



## **CITY COUNCIL WORKSESSION MEETING AGENDA**

**Online via Zoom**

**Tuesday, May 24, 2022  
5:30 PM**

1. Call to Order
2. Roll Call
- [3.](#) Ordinance No. O2022-004, Binding Site Plans (Brad Medrud)
- [4.](#) Community Survey (Ann Cook)
- [5.](#) City Operations & Maintenance Facility – Community Workshop Follow-up (Ann Cook)
6. Mayor/City Administrator's Report
  - a. Council Communications
7. Adjourn

### **Remote Meeting Information**

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### **Accommodations**

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TO: City Council  
 FROM: Brad Medrud, Planning Manager  
 DATE: May 24, 2022  
 SUBJECT: Ordinance No. O2022-004, Binding Site Plans

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1) Recommended Action:

Conduct a worksession and schedule the ordinance for consideration by the City Council on June 7, 2022

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2) Background:

The intent of the ordinance is to clarify requirements for binding site plans in Tumwater Municipal Code (TMC) Titles 15 *Buildings and Construction* and 17 *Land Division*.

The current regulations for binding site plans have not been substantially updated since 1996. The regulations in TMC 17.08 *Binding site plans* do not clearly relate to the requirements for binding site plans found elsewhere in TMC Title 17 *Land Division* or to the vesting requirements contained in TMC Chapter 15.44 *Vesting of development rights*.

Binding site plans are an alternative method of land division authorized in RCW 58.17.035. Binding site plans may only be used for land divisions for:

- Industrial or commercial uses
- Lease of manufactured homes or travel trailers – typically a manufactured home park
- Condominiums

A binding site plan provides exact locations and detail for the type of information appropriately addressed as a part of land division, such as infrastructure and other requirements typical of subdivisions.

The Planning Commission conducted a public hearing on the ordinance on March 22, 2022 and left the record open for staff to review and respond to public comments received at the hearing at their April 11, 2022 meeting. The Planning Commission recommended approval of the ordinance at their April 11, 2022 meeting. The General Government Committee held a briefing on May 11, 2022 and forwarded the ordinance to a City Council worksession.

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3) Policy Support:

Economic Development Plan Goal 1: “Establish a development climate that stimulates economic activity and desirable investment.”

Economic Development Plan Strategy 1.D: “Ensure a predictable and efficient experience for business owners and developers seeking to invest in Tumwater.”

Land Use Element Implementation Policy 11 of Section 3.3: “Modify the land use regulatory review, permitting, and approval system for consistency with the Growth Management Act

and adopted plans to ensure predictability and allow processing of development permits in a timely and fair manner.”

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4) Alternatives:

☐ None

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5) Fiscal Notes:

This is an internally funded work program task.

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4) Attachments:

- A. Staff Report
- B. Binding Site Plans (Ordinance No. O2022-004)
- C. Presentation



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**BINDING SITE PLAN AMENDMENTS  
(ORDINANCE NO. O2022-004)  
STAFF REPORT  
CITY COUNCIL WORKSESSION**

**Issue**

The City's current regulations for binding site plans have not been substantially updated since 1996. The regulations in TMC 17.08 *Binding site plans* do not clearly relate to the requirements for binding site plans found elsewhere in TMC Title 17 *Land Division* or to the vesting requirements contained in TMC Chapter 15.44 *Vesting of development rights*.

**Summary**

The proposed amendments are intended to establish clear requirements for the type of development that can utilize a binding site plan, the list of submittal requirements for a binding site plan application, and the criteria and process for review and approval of a binding site plan.

**Background**

Binding site plans are an alternative method of land division authorized in RCW 58.17.035 *Alternative method of land division—Binding site plans*. Binding site plans may only be used for land divisions for:

- Industrial or commercial uses
- Lease of manufactured homes or travel trailers – typically a manufactured home park
- Condominiums

A binding site plan provides exact locations and detail for the type of information appropriately addressed as a part of land division, such as infrastructure and other requirements typical of subdivisions.

The amendments are a part of the approved 2022 Long Range Planning work program.

**Binding Site Plan Amendments**

The following is a summary of the proposed binding site plan amendments found in Ordinance No. O2022-004:

1. Table 14.08.030 (Decision process)

In response to public comment received at the public hearing on March 22, 2022 concerning phasing in TMC 17.14.090, staff added the process for phased binding site plan approval to the decision process table. Staff's recommendation is that approval of binding site plans without phasing would be administrative, but phased binding site plan approval would require Hearing Examiner approval.

2. TMC Chapter 15.44 Vesting of Development Rights

Added "binding site plan" to sections that specify the type of land division that is vested to clarify how and when binding site plan applications are vested.

3. 17.08.010 Binding site plan

Added an "Intent" section which mentions the differences between binding site plans and the traditional platting process. Clarified that binding site plans can be utilized for manufactured home parks. The code already states that condominium and commercial and industrial developments are allowed to utilize binding site plans. State law allows manufactured home parks to use this method of land division as well. Also added references to the land division processes addressed in the other portions of TMC Title 17 Land Division.

4. 17.14.045 Review criteria for binding site plans

Added new section for criteria specific to binding site plans that deal with the following:

- Building envelopes and land uses
- Parking lot plans
- Access, roads, and utilities
- Previously approved uses
- Open space tracts, critical areas and buffers, and utility easements
- Uses allowed in the underlying zone district
- Development of the entire parcel or lot
- Adjacent properties and future development

Staff reviewed the public comment received at the public hearing on March 22, 2022 on new section TMC 17.14.045(H). Staff determined that new section TMC 17.14.045(H) does not create an obligation to develop a property or phasing when it is not proposed by the applicant, but proposes the following change to the section for clarification:

*H. If there is adjacent property that is under the same ownership as the property being divided, then the location and sizing of shared and public*

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**BINDING SITE PLANS (O2022-004)**

*amenities such as streets, access, utilities, and open space and recreation areas shall be taken into account so the development ~~is congruent with~~ does not preclude future adjacent development.*

5. 17.14.050 Administrative consideration

Required findings for approval are added that are specific to binding site plans and include the following:

- Consistency with the Comprehensive Plan, the Tumwater Development Guide, the Tumwater Municipal Code, and state laws
- A statement that uses approved for the property and the conditions under which they are allowed are binding to the property
- A statement that a binding site plan may not create new nonconforming uses or structures or increase the nonconformity of existing nonconforming uses or structures
- A reference to the criteria in TMC 17.14.040 was also added

6. 17.14.080 Duration of approval

“Binding site plan” was added to the section to clarify that it applies to binding site plans. Like other land divisions, such as plats, short plats, etc., the initial period of approval is for five years with up to three additional one-year extensions are allowed.

7. 17.14.090 Phasing of development

Phasing of a residential binding site plan is allowed if it contains ten or more residential dwellings. This is consistent with the SEPA exemption threshold that Tumwater has adopted for short plats. Commercial or industrial binding site plans over 20 acres in size are allowed to phase development. Non-phased binding site plans are administratively approved whereas phased binding site plans require approval of the Hearing Examiner.

### **Public Approval Process**

The Planning Commission held a briefing on the proposed amendments on February 8, 2022 and a worksession on February 22, 2022.

An Environmental Checklist for a non-project action was prepared on February 1, 2022 under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC and a Determination of Non-Significance was issued on February 17, 2022.

The ordinance was sent to the Washington State Department of Commerce on January 6, 2022 for the required 60-day review before the proposed text amendments were adopted, in accordance with RCW 36.70A.106.

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### **BINDING SITE PLANS (O2022-004)**

A Notice of Public Hearing for the Planning Commission was issued on March 11, 2022 prior to a public hearing. The notice was posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.

The Planning Commission held a public hearing for the proposed amendments on March 22, 2022. The public hearing was continued on April 12, 2022, to allow staff to review and respond to public comments and for further deliberations. Following the public hearing and deliberations, the Planning Commission made a recommendation that Council consider the proposed amendments in Ordinance No. O2022-004.

The General Government Committee reviewed the proposed amendments in a briefing on May 11, 2022 and recommended that the ordinance be discussed at a City Council worksession on May 24, 2022. The City Council is scheduled to consider the amendments on June 7, 2022.

### **Public Notification**

A Notice of Public Hearing for the Planning Commission was issued, posted, mailed to interested parties, and published in *The Olympian* on March 11, 2022, after the Planning Commission set the public hearing date on February 22, 2022.

### **Staff Conclusions**

1. The proposed text amendments are consistent with the goals of the Washington State Growth Management Act.
  - a. This ordinance is consistent with Goal 7 of the Growth Management Act which states:
 

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

The Ordinance establishes concise requirements for the application, review process, and approval of binding site plans.
2. The proposed amendments are consistent with the Economic Development Plan because the proposed amendments improve the clarity and specificity of the regulations for submittal, review, and approval of binding site plans.
  - a. Goal #1 of the Economic Development Plan states:
 

*“Establish a development climate that stimulates economic activity and desirable investment.”*
  - b. The text of the Economic Development Plan states that one of the ways to support Goal #1 is:

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### **BINDING SITE PLANS (O2022-004)**

*“...by making ongoing improvements to existing development regulations, systems, and processes.”*

c. Action item 1.D. of the Economic Development Plan states:

*“Ensure a predictable and efficient experience for business owners and developers seeking to invest in Tumwater.”*

This Ordinance improves the existing regulations for the application, review process, and approval of binding site plans.

3. Based on the above review and analysis, staff concludes that the proposed text amendments are consistent with the requirements of the Washington State Growth Management Act and the Tumwater Comprehensive Plan.

### **Planning Commission Recommendation**

The Planning Commission recommends approval of the proposed amendments as shown in Ordinance No. O2022-004.

### **Effects of the Proposed Amendments**

The proposed text amendments would necessitate changes to the Tumwater Municipal Code as shown in Ordinance No. O2022-004.

### **Staff Contact**

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**ORDINANCE NO. O2022-004**

**AN ORDINANCE** of the City Council of the City of Tumwater, Washington updating binding site plan requirements by amending Tumwater Municipal Code (TMC) Titles 15, *Buildings and Construction*, and 17, *Land Division*, as more particularly described herein.

**WHEREAS**, TMC Title 17 *Land Division* contain the requirements for binding site plans; and

**WHEREAS**, TMC Chapter 17.08 *Binding site plans* has not been substantially updated since 1996; and

**WHEREAS**, TMC Chapter 17.08 *Binding site plans* does not clearly relate to the requirements for binding site plans found elsewhere in TMC Title 17 *Land Division*; and

**WHEREAS**, TMC Chapter 15.44 *Vesting of development rights* contains the requirements for vesting for preliminary plat or preliminary short plat applications but needs to be updated to address binding site plan applications; and

**WHEREAS**, TMC Chapter 15.44 *Vesting of development rights* has not been substantially updated since it was adopted in 2010; and

**WHEREAS**, the City is required to plan under Chapter 36.70A RCW, the Growth Management Act; and

**WHEREAS**, Goal #7 of the Growth Management Act states "...applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability"; and

**WHEREAS**, this ordinance establishes concise requirements for the application, review process, and approval of binding site plans; and

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

**WHEREAS**, the City has adopted a Comprehensive Plan, in accordance with the Growth Management Act; and

**WHEREAS**, the Economic Development Plan and the Land Use Element are elements of the Comprehensive Plan; and

**WHEREAS**, Goal 1 of the Economic Development Plan is “Establish a development climate that stimulates economic activity and desirable investment”; and

**WHEREAS**, the Economic Development Plan mentions that one of the ways to support Goal 1 is “...by making ongoing improvements to existing development regulations, systems, and processes”; and

**WHEREAS**, Strategy 1.D of the Economic Development Plan is “Ensure a predictable and efficient experience for business owners and developers seeking to invest in Tumwater”; and

**WHEREAS**, clear and consistent development regulations support Goal 1 and Strategy 1.D of the Economic Development Plan; and

**WHEREAS**, the proposed amendments to TMC Titles 15, *Buildings and Construction*, and 17, *Land Division*, improve the clarity and specificity of the regulations for the submission, review process, decision making, and approval for binding site plans; and

**WHEREAS**, the proposed amendments to TMC Titles 15, *Buildings and Construction*, and 17, *Land Division*, are consistent with the Economic Development Plan; and

**WHEREAS**, Implementation Policy 11 of Section 3.3 of the Land Use Element states, “Modify the land use regulatory review, permitting, and approval system for consistency with the Growth Management Act and adopted plans to ensure predictability and allow processing of development permits in a timely and fair manner”; and

**WHEREAS**, this ordinance is consistent with Implementation Policy 11 of Section 3.3 of the Land Use Element because it clarifies and refines the process for reviewing and approving binding site plans; and

**WHEREAS**, this ordinance is consistent with the Comprehensive Plan; and

**WHEREAS**, in accordance with RCW 36.70A.106 and WAC 365-196-630, a notice of intent to adopt the proposed new development regulations was sent to the State of Washington Department of Commerce and to other state agencies on January 6, 2022 to allow for a sixty-day review and comment period, which comment period ended prior to adoption of this ordinance; and

**WHEREAS**, an Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act (Chapter 43.21C RCW) on

February 1, 2022, pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance (DNS) was issued on February 17, 2022; and

**WHEREAS**, the Attorney General *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property* (September 2018) was reviewed and utilized by the City in objectively evaluating the proposed amendments; and

**WHEREAS**, the Planning Commission received a briefing on the proposed code amendments on February 8, 2022 and held a worksession on February 22, 2022; and

**WHEREAS**, a Notice of Public Hearing for the Planning Commission was issued on March 11, 2022 prior to the public hearing. The notice was posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*; and

**WHEREAS**, the Planning Commission held a public hearing on March 22, 2022 and continued the discussion on April 12, 2022; and

**WHEREAS**, following the public hearing and deliberations, the Planning Commission recommended the proposed code amendments to the Tumwater Municipal Code to the City Council; and

**WHEREAS**, the General Government Committee held a briefing on the proposed code amendments on May 11, 2022; and

**WHEREAS**, the City Council discussed the proposed code amendments in a worksession on May 24, 2022; and

**WHEREAS**, the City Council considered the proposed code amendments June 7, 2022; 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.** Table 14.08.030 of the Tumwater Municipal Code is hereby amended to read as follows:

Table 14.08.030

**Key: R = Recommendation to Higher Review Authority; D = Decision;  
A = Appeal Decision; C = Closed Record Appeal Hearing;  
OP = Open Record Predetermination Hearing**

	HISTORIC COMMISSION	COMMUNITY DEVELOPMENT DEPARTMENT STAFF	DEVELOPMENT REVIEW COMMITTEE	HEARING EXAMINER	PLANNING COMMISSION	CITY COUNCIL
<b>ZONING</b>						
CONDITIONAL USE PERMITS			R	D(OP)		
VARIANCE			R	D(OP)		
SITE-SPECIFIC REZONES REQUIRED AS A RESULT OF A COMPREHENSIVE PLAN CHANGE					R(OP)	D(OP)
SITE-SPECIFIC REZONES NOT REQUIRING A COMPREHENSIVE PLAN AMENDMENT		R		D(OP)		
ZONING TEXT AMENDMENT (DEV. REG. CHANGES)					R(OP)	D(OP)
AREA WIDE MAP AMENDMENT					R(OP)	D(OP)
HOME OCCUPATION		D		A(OP)		
CERTIFICATE OF APPROPRIATENES S	D	R		A(C)		
<b>COMPREHENSIVE PLAN</b>						
<u>COMPREHENSIVE</u> -PLAN- TEXT AMENDMENT					R(OP)	D(OP)
<u>COMPREHENSIVE</u> -PLAN- MAP AMENDMENT					R(OP)	D(OP)
<b>LAND DIVISION</b>						
REPLAT			R	D(OP)		
PLAT VACATION			R	D(OP)		
BLA		D		A(OP)		
LOT CONSOLIDATION		D		A(OP)		
PRELIMINARY PLAT			R	D(OP)		
SHORT PLAT		D		A(OP)		
FINAL PLAT		D		A(OP)		

	HISTORIC COMMISSION	COMMUNITY DEVELOPMENT DEPARTMENT STAFF	DEVELOPMENT REVIEW COMMITTEE	HEARING EXAMINER	PLANNING COMMISSION	CITY COUNCIL
PUD			R	D(OP)		
BINDING SITE PLAN			D	A(OP)		
<u>BINDING SITE PLAN - PHASED</u>			<u>R</u>	<u>D (OP)</u>		
PLAT TIME EXTENSION		D		A(OP)		
PLAT ALTERATION W/ HEARING		R		D(OP)		
PLAT ALTERATION W/O HEARING		D		A(OP)		
<b>ENVIRONMENTAL</b>						
WETLAND PERMIT		D		A(OP)		
TREE PLANS		D		A(OP)		
SEPA DET.		D		A(OP)		
<b>SHORELINES</b>						
SUB. DEV. PERMIT			R	D(OP)		
CONDITIONAL USE PERMIT			R	D(OP) (1)		
VARIANCE			R	D(OP) (1)		
EXEMPT		D		A(OP)		
<b>OTHER</b>						
DEV. CODE INTERPRETATIONS		D		A(OP)		
BUILDING PERMIT PER IBC		D		A(OP)		
ADMINISTRATIVE ORDERS		D		A(OP)		
CIVIL PENALTIES		D		A(OP)		
REASONABLE USE EXCEPTIONS		R		D(OP)		
BUILDING MOVING PERMIT		D		A(OP)		
GRADING PERMIT PER IBC		D		A(OP)		
IMPACT FEE DETERMINATIONS		D		A(OP)		
CONCURRENCY DETERMINATIONS		D		A(OP)		

Table 14.08.030 Explanatory Notes:

1. Decisions on shoreline conditional use permits are issued by the city and the local decision can be appealed. The city's decision is sent to the Washington State Department of Ecology for further review and approval or disapproval. After the city appeal process and Ecology's review processes are complete, appeals may be made to

the Shorelines Hearings Board within twenty-one days of the “date of filing” as defined in RCW 90.58.140(6).

**Section 2.** Section 15.44.020 of the Tumwater Municipal Code is hereby amended to read as follows:

**15.44.020 Intent.**

It is the intent of the city of Tumwater to comply with RCW 19.27.095 and 58.17.033 by defining when a valid and fully complete building permit application for a structure and a valid and fully complete binding site plan, preliminary plat, or preliminary short plat application exists for the purpose of establishing the point of vesting of development rights.

(Ord. O2010-017, Amended, 12/21/2010; Ord. 1332, Added, 07/07/1992)

**Section 3.** Section 15.44.030 of the Tumwater Municipal Code is hereby amended to read as follows:

**15.44.030 Definition.**

A. For the purpose of this code, a “valid and fully complete building permit application” means the following information has been provided for any construction project:

1. The legal description, or the tax parcel number assigned pursuant to RCW 84.40.160, and the street address if available, and may include any other identification of the construction site by the prime contractor.

2. The property owner’s name, address and phone number.

3. The prime contractor’s business name, address, phone number, and current state contractor registration number.

4. Either:

- a. The name, address and phone number of the office of the lender administering the interim construction financing, if any; or

- b. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than fifty percent of the total amount of the construction project.

5. If any of the information required by subsection (A)(4) of this section is not available at the time the application is submitted, the applicant shall so state and the application shall be processed forthwith and the permit issued as if the information had been supplied. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information.

6. Plans, specifications and reports, as required by this title.

7. A completed environmental checklist for applicable projects.

8. Accompanying the building permit application, a completed application and all information required to be filed for:

- a. Preliminary site plan review application;
- b. Zoning conditional use permit;
- c. Zoning variance;
- d. Zoning planned unit development;
- e. Zoning certificate of appropriateness;
- f. Shoreline permit, conditional use permit or variance;
- g. Site development/grading permit;
- h. Land clearing permit;
- i. Wetland permit;
- j. Wireless communications facility permit;
- k. Wetland or fish and wildlife habitat protection reasonable use exception;
- l. Any other land use or environmental permit in effect on the date of application.

9. Payment of all fees, including but not limited to items listed in subsections (A)(7) and (8) of this section, plan check fees required under the provisions of the Tumwater Municipal Code, and resolutions setting forth fees.

B. For the purpose of this code, a valid and fully complete binding site plan, preliminary plat, or preliminary short plat application requires at a minimum that the following information has been provided:

1. Submittal of all plans, reports, and other materials required by the city's development guide, TMC Title 17, Land Division, and other applicable development regulations, and shall include the following general information:

- a. A completed binding site plan, preliminary plat, or preliminary short plat application form and intake checklist;
- b. A verified statement by the applicant that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all the owners of the affected property;
- c. A property and/or legal description of the site for all applications, as required by the applicable development regulations;
- d. The application fee;
- e. Evidence of adequate water supply as required by RCW 19.27.097;
- f. Evidence of sewer availability, or approval and authorization to construct a community or individual sewer or septic system.

(Ord. O2010-017, Amended, 12/21/2010; Ord. 1332, Added, 07/07/1992)

**Section 4.** Section 15.44.040 of the Tumwater Municipal Code is hereby amended to read as follows:

**15.44.040 Vesting of development rights.**

A. A valid and fully complete building permit application for a structure that is allowable under TMC Title 18, Zoning, or other land use control ordinances in effect on the date of the application shall be vested under the building permit ordinance in effect at the time of application, and the zoning or other land use control ordinances in effect on the date of application.

B. A valid and fully complete binding site plan, preliminary plat, or preliminary short plat application that is allowable under TMC Title 17, Land Division, and TMC Title 18, Zoning, or other land use control ordinances in effect on the date of the application shall be vested under binding site plan, subdivision, or short subdivision ordinances and zoning or other land use control ordinances in effect on the date of application; provided, that the provisions of RCW 58.17.170 shall dictate the development regulations applicable to a preliminary plat application for development or use of land subject to an unexpired subdivision approval (this provision shall not apply to land subject to an unexpired short subdivision approval).

(Ord. O2010-017, Amended, 12/21/2010; Ord. 1332, Added, 07/07/1992)

**Section 5.** Section 17.08.010 of the Tumwater Municipal Code is hereby amended to read as follows:

**17.08.010 Binding site plans.**

A. The intent of this section is to provide an alternative method of land division for the sale or lease of commercial or industrial zoned properties, condominiums, and manufactured home parks that is more flexible than traditional land division procedures. Binding site plans allow for shared access, parking, streets and other required aspects of development such as park and open space areas. Binding site plans promote orderly and efficient growth and expedite the land use review process.

AB. Divisions of land into lots, parcels, or tracts zoned for industrial and/or commercial use or specifically intended for condominiums or manufactured home parks may be processed as a binding site plan. The city shall approve a binding site plan following the process in TMC Title 17, Land Division, when it has been shown to conform to the requirements of the zoning code; provided, that said lots, parcels or tracts shall not be sold or transferred unless the binding site plan and a record of survey map, which is prepared in compliance with Chapter 58.09 RCW, and which includes a legal description of each lot, parcel or tract being created, is approved by the department of community development and filed for record in the county auditor's office.

C. The department of community development shall certify that the survey map conforms to the requirements of the zoning code, land division code, and development standards, and affix its signature to the survey prior to recording; provided further, that the binding site plan and all of its requirements shall be legally enforceable on the purchaser or other person acquiring ownership of the lot, parcel or tract; and provided further, that sale or transfer of such a lot, parcel or tract in violation of the binding site plan, or without obtaining binding site plan approval, shall be considered a violation of this title and shall be restrained by injunctive action and be illegal as provided in Chapter 58.17 RCW.

(Ord. O2011-002, Amended, 03/01/2011; Ord. O96-004, Amended, 04/16/1996; Ord. 1308, Added, 10/15/1991)

**Section 6.** Section 17.14.045 of the Tumwater Municipal Code is hereby created and is to read as follows:

**17.14.045 Review criteria for binding site plans.**

In addition to the review criteria of TMC 17.14.040, binding site plans shall meet the following:

- A. A binding site plan shall depict building envelopes and all existing and proposed land uses if known.
- B. A parking lot plan is required for the binding site plan. The plan shall allocate parking to each lot or condominium unit or specify joint use parking. Proposed lots containing legally existing structures and uses need not meet current parking regulations. Proposed lots without legally existing structures or uses must meet current parking regulations.
- C. Access to each lot or condominium unit within the binding site plan shall be depicted. Existing access to legally existing structures and uses need not meet emergency vehicle access standards. Access to proposed lots and new development without legally established structures or uses shall meet current standards.
- D. Binding site plans shall be reviewed for storm drainage, roads, water supply, existing sanitary sewage disposal, access or easement for vehicles, survey requirements, utilities, and fire protection for any lot, tract, parcel or site, and for zoning requirements, previous decisions, accuracy of legal description, ownership, lot dimensions, and improvements on the lots.
- E. A binding site plan cannot amend or conflict with previously granted use permit approvals or conditions of approval.
- F. A binding site plan shall depict any open space tract, required recreational areas, critical area buffers, and utility easements.
- G. Proposed uses must be as allowed in the underlying zone district. Should the proposed use require a conditional use permit, said permit shall be requested and

reviewed concurrently or prior to approval of the binding site plan. Binding site plan approval does not constitute approval for other required use permits.

H. If there is adjacent property that is under the same ownership as the property being divided, then the location and sizing of shared and public amenities such as streets, access, utilities, and open space and recreation areas shall be taken into account so the development does not preclude future adjacent development.

I. Binding site plans shall account for the development of all of the land of a parcel or lot or parcels or lots under the same ownership.

**Section 7.** Section 17.14.050 of the Tumwater Municipal Code is hereby amended to read as follows:

**17.14.050 Administrative consideration.**

A. All preliminary short plats, binding site plans, and large lot subdivisions shall be reviewed by the development review committee based on the standards contained in this title and any other applicable ordinances or policies. If the proposed division is determined to meet the applicable standards and only if written findings that are appropriate, as provided in RCW 58.17.110, are made, it shall be approved.

B. Additional findings required for binding site plan approval.

1. The limitations and conditions for the uses depicted on the binding site plan are consistent with applicable ordinances, plans, and policies, including but not limited to, the comprehensive plan, the development guide, the municipal code, and state laws;

2. Specific use types and conditions shall be binding on the property and shall remain in effect for all future owners of the site unless altered in accordance with TMC 17.14.110; and

3. The binding site plan does not create a nonconforming use or structure or increase the nonconformity of any nonconforming uses or structures on the site in accordance with TMC 18.54.

(Ord. 1308, Added, 10/15/1991)

**Section 8.** Section 17.14.080 of the Tumwater Municipal Code is hereby amended to read as follows:

**17.14.080 Duration of approval.**

Approvals under RCW 58.17.140 are valid for a period of seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat or binding site plan approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the Shoreline Management Act, and the preliminary plat is approved on or before December 31, 2007.

A. An initial one-year extension, which has been filed at least thirty days prior to the expiration of the period of approval, may be granted by the community development director or his/her designee upon a finding that the applicant has attempted in good faith to submit the final plat or binding site plan within the period of approval. Submittal of complete engineering plans for the land division plat prior to the expiration of the approval period time limit shall constitute a good faith effort.

B. Two additional one-year extensions may be administratively granted, which shall be reviewed for compliance with the following:

1. The applicant has pursued submitting the final plat or binding site plan in good faith. Submittal of complete engineering plans for the plat-land division prior to the expiration of the approval period time limit shall constitute a good faith effort on the part of the applicant;

2. There have been no changes to the comprehensive plan, zoning ordinance, development standards or other applicable codes which are inconsistent with the approved preliminary plat or binding site plan, unless such changes can be incorporated into the existing plat-land division without significantly altering the plat as originally approved by the hearing examiner or binding site plan as originally approved administratively or by the hearing examiner; and

3. There are no other significant changed conditions that would render filing of the preliminary plat or recording of the binding site plan contrary to the public health, safety, or general welfare.

C. For preliminary plats approved prior to January 1, 2008, which are affected by the United States Fish and Wildlife Service's requirement for a habitat conservation plan protecting federally listed species, the community development director or his/her designee may issue time extensions in one-year increments until a citywide or individual habitat conservation plan is approved by the U.S. Fish and Wildlife Service, but in no case shall time extensions exceed three years. During such extensions granted pursuant to this subsection, the plat shall continue to be subject to the conditions of approval and vested rights that applied to the approved phased preliminary plat prior to the extension, with the exception of storm drainage standards, design guidelines and building and fire codes, unless it would significantly alter the plat as approved by the hearing examiner.

(Ord. O2016-022, Amended, 01/03/2017; Ord. O2016-010, Amended, 08/02/2016; Ord. O2011-002, Amended, 03/01/2011; Ord. O2010-004, Amended, 05/04/2010; Ord. O2000-004, Amended, 07/18/2000; Ord. O96-004, Amended, 04/16/1996; Ord. 1308, Added, 10/15/1991)

**Section 9.** Section 17.14.090 of the Tumwater Municipal Code is hereby amended to read as follows:

**17.14.090 Phased development.**

A. ~~Residential developments-preliminary plats~~ containing more than one hundred dwelling units and commercial or industrial ~~developments-preliminary plats~~ covering more than twenty acres are eligible to attain final plat approval in phases. Residential binding site plans containing ten or more dwelling units and commercial or industrial binding site plans covering more than twenty acres are eligible to attain approval in phases. Phased approval of final plats and binding site plans is limited to developments with at least two but not more than four phases.

Upon receipt of the recommendation from the development review committee, the hearing examiner shall hold a public hearing and shall review the phased land division in accordance with this title, the recommendations of the development review committee, reports of other agencies and officials, if any, and the hearing testimony. At the hearing, the hearing examiner shall consider and may alter any part of the proposed phased development. The hearing examiner may approve, approve with conditions, or disapprove the phasing plan. The phasing of binding site plans shall follow the procedures for *Binding Site Plan-Phasing* approval in Table 14.08.030.

The preliminary plat or binding site plan for a phased development shall show the number of phases, the area each phase encompasses, and the sequence for submission for recording of the various phases. A submittal for a phased development shall demonstrate how transportation, access, traffic, stormwater, parks and open space, critical areas, and utilities will be addressed for all phases of the development.

The period of time between the date of the preliminary approval of the phased land division by the hearing examiner and the date of filing for final plat approval for the first phase shall be consistent with TMC 17.14.080. The period of time between the date of preliminary approval of the phased land division by the hearing examiner and the completion of the first phase of a phased binding site plan, and the recording of such document(s) shall be consistent with TMC 17.14.080.

Construction plans for each phase of a phased development shall include stormwater management facilities that comply with all state and local requirements in effect at the beginning of the time period allotted for that phase.

Applications for final plat or binding site plan approval for each successive phase must be submitted within three years of the submittal for final plat or binding site plan approval on the previous phase, except as provided below.

B. For phased preliminary plats approved prior to January 1, 2008, which are affected by the United States Fish and Wildlife Service's requirement for a habitat conservation plan protecting federally listed habitat and/or species, the community development director or his/her designee may issue time extensions in one-year increments until a citywide or individual habitat conservation plan is completed, but in no case shall time extensions exceed three years. During such extensions granted

pursuant to this subsection, the plat shall continue to be subject to the conditions of approval and vested rights that applied to the approved phased preliminary plat prior to the extension, with the exception of storm drainage standards, design guidelines and building and fire codes, unless it would significantly alter the plat as approved by the hearing examiner.

C. Time extensions that are granted pursuant to these regulations shall continue to be subject to the conditions of approval and vested rights that applied to the approved phased preliminary plat or binding site plan prior to the extension, with the exception of stormwater management regulations and building and fire codes, except as provided under subsection B of this section. If time extensions are granted pursuant to these regulations, subsequent phases shall meet current stormwater management regulations and building and fire codes. The director's decision shall be a final decision of the city of Tumwater and not subject to administrative appeal.

(Ord. O2016-022, Amended, 01/03/2017; Ord. O2016-010, Amended, 08/02/2016; Ord. O2011-015, Amended, 12/20/2011; Ord. O2010-004, Amended, 05/04/2010; Ord. O2000-004, Added, 07/18/2000)

**Section 10. 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 11. Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 12. 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.

**Section 13. Effective Date.** This ordinance shall become effective thirty (30) days after passage, approval, and publication as provided by law.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF TUMWATER

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

ATTEST:

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

APPROVED AS TO FORM:

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

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

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

# Binding Site Plans

## Ordinance No. O2022-004

May 24, 2022

City Council Worksession



# Background

- Amendment work approved by City Council as part of the 2022 Long Range Planning Work Program
- A binding site plan provides exact locations and detail for the type of information appropriately addressed as a part of land division, such as infrastructure and other requirements typical of subdivisions

# Background

RCW 58.17.035 authorizes binding site plans as an alternative method of land division for:

1. Industrial or commercial uses
2. Manufactured home parks
3. Condominiums

# Background

## TMC 17.08 *Binding Site Plans*:

1. Section has not been substantially updated since 1996
2. Does not clearly relate to the requirements found elsewhere in Title 17 *Land Division*
3. Does not clearly relate to the requirements for vesting found in Chapter 15.44 *Vesting of Development Rights*

# Proposed Amendments

1. Table 14.08.030 (Decision process)
  - In response to public comment received at the public hearing on phasing in TMC 17.14.090, added process for phased binding site plan approval to the decision process table
  - Approval of binding site plans without phasing would be administrative, but phased binding site plan approval would require Hearing Examiner approval

# Proposed Amendments

## 2. TMC 15.44 *Vesting of Development Rights*:

Added “binding site plan” to sections that specify the type of land division that is vested to clarify how and when binding site plan applications are vested

# Proposed Amendments

## 3. TMC 17.08.010 *Binding site plan*:

- Added language regarding the benefits of binding site plans and their differences from traditional land division processes
- Clarified that binding site plans can be utilized for manufactured home parks
- Also added references to the land division processes addressed in the other portions of TMC Title 17  
*Land Division*

# Proposed Amendments

4. TMC 17.14.040 *Review Criteria* (Existing for all land divisions)
- Public health, safety and general welfare
  - Utilities - water, sewer, stormwater, etc.
  - Infrastructure - Streets, sidewalks, bike lanes, etc.
  - Schools, school grounds, and safe walking conditions
  - Parks and open space
  - Fire protection and other public services
  - Environment - Shoreline areas, flood hazards, etc.

# Proposed Amendments

5. TMC 17.14.045 *Review criteria for binding site plans* (Additional new review criteria specific to binding site plans):
- Building envelopes and land uses
  - Parking lot plans
  - Access, roads and utilities
  - Previously approved uses, open space tracts, critical areas and buffers, and utility easements
  - Uses allowed in the underlying zone district
  - Addressing development of an entire lot
  - Adjacent properties and future development

# Proposed Amendments

## 6. TMC 17.14.050 *Administrative consideration* (Added findings for approval of binding site plans):

- Consistency with the Comprehensive Plan, the Tumwater Development Guide, the Tumwater Municipal Code, and state laws
- A statement that uses approved for the property and the conditions under which they are allowed are binding to the property

# Proposed Amendments

## 7. TMC 17.14.050 *Administrative consideration* (Added findings for approval of binding site plans):

- A statement that a binding site plan may not create new nonconforming uses or structures or increase the nonconformity of existing nonconforming uses or structures
- Added reference to review criteria in TMC 17.14.040

# Proposed Amendments

## 8. TMC 17.14.080 *Duration*:

- “Binding site plan” was added to the section to clarify that it applies to binding site plans
- Like other land divisions, such as plats, short plats, etc., the initial period of approval is for five years and up to three additional one-year extensions are allowed

# Proposed Amendments

## 9. TMC 17.14.090 *Phasing of development*:

- Residential binding site plan phasing allowed there are ten or more residential dwellings consistent with the SEPA exemption threshold for short plats
- Commercial or industrial binding site plans over 20 acres in size are allowed to phase development
- Phased binding site plans require Hearing Examiner approval
- Non-phased binding site plans are administrative approval

# Next Steps

## City Council Review and Approval Process:

- June 7, 2022 – City Council Consideration

TO: City Council  
FROM: Ann Cook, Communications Manager  
DATE: May 24, 2022  
SUBJECT: Community Survey

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1) Recommended Action:

Discussion only.

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2) Background:

At the May 10, 2022 Worksession, Council was presented with the results of the 2022 Community Survey that examined community perceptions around safety, affordable housing and engagement.

Council indicated a desire to have follow-up discussions about the results. The link to the presentation is: <https://weblink.ci.tumwater.wa.us/public/0/doc/486225/Page1.aspx>

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3) Policy Support:

2021-2022 Strategic Priority: *"Provide and Sustain Quality Public Safety Services"*

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4) Alternatives:

This is discussion only.

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5) Fiscal Notes:

The contract for the survey was not to exceed \$25,000.00.

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6) Attachments:

See the link to the prior presentation of survey results.

TO: City Council  
FROM: Ann Cook, Communications Manager  
DATE: May 24, 2022  
SUBJECT: City Operations & Maintenance Facility – Community Workshop Follow-up

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1) Recommended Actions:

Review the attached memo and the updated plan for the City Operations & Maintenance Facility. Make a recommendation to the full Council at a Worksession.

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2) Background:

The attachments provide background on the proposed project. On May 18 the City hosted a community workshop as directed by Council with the intent of sharing current information about the project and hearing the community's concerns. The meeting was attended by about 70 people who met with staff at three information stations focused on the transportation impacts and mitigation (including the 79<sup>th</sup>/HWY 99 roundabout), the facility design and layout, and the future park. It included an opportunity for people to suggest amenities and design features they would like included in the park. Participants were invited to share their overall comments as the final activity. The attendee feedback forms are included as attachments.

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3) Policy Support:

\*Strategic Goal: "Refine and Sustain a Great Organization"  
- Develop and implement strategy for construction of a new public works operations and maintenance facility

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4) Alternatives:

- ☐ This is a discussion item. The next step is the negotiation and approval of a contract for architectural and engineering services.
- 

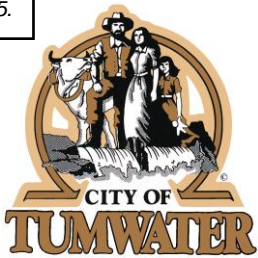
5) Fiscal Notes:

The fiscal strategy is provided in the memo. It will require an update to reflect projected cost escalation.

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6) Attachments:

- A. November 20, 2021 Background Memo
- B. Workshop Executive Summary
- C. Workshop Feedback Forms
- D. PW O&M Facility Open House Flyer



City Hall  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-5855  
Fax: 360-754-4138

## MEMORANDUM

TO: Mayor Pete Kmet  
City Council Budget and Finance Committee

FROM: John Doan, City Administrator

DATE: November 20, 2021

RE: Maintenance & Operations Facility Scope and Financing

### **REQUESTED ACTION**

Staff is requesting the Council review and authorize the changes in the scope and financing plan for the proposed Maintenance & Operations Facility. This memo reviews the project history and the prior concept plan that was approved by Council and propose a new alternative plan along with an updated financial strategy. The specific next step is to authorize staff to select a project designer and negotiate a contract to prepare a final design and bidding. This would include permitting and meetings with the community.

### **CURRENT PLAN**

#### **History**

The City has two operations facilities. One is the Public Works Shops, located behind City Hall, and the other is Parks and Facilities Shops at the SW corner of Israel Road and Capitol Blvd. The Public Works Shops site was built and started in use in 1988 after the City outgrew the former site on Tumwater Hill which is now Jim Brown Park. The Parks and Facilities location previously belonged to the Port and was transferred to the City in 1966. In 1987, a bond issue approved the purchase of fire engines and improvements to what was called the “south end fire station” at this location. The Fire Department moved from the former City Hall complex that is now Old Town Center (OTC) later in 1987. In 2000, the Fire Department moved to Station T-1 and the former south end fire station site was repurposed by Parks and Facilities. This facility had little renovation to either bring it up to code or to make it suitable for the office, storage, and operational uses in Parks and Facilities.

The underlying ownership of the PW Shops is with the General Fund. This property includes a storage yard for materials (sand, gravel, pipe, light poles, etc.), covered

and uncovered vehicle parking (most vehicles are pick-up trucks), offices with public and staff access, employee lunchroom/meeting room, and maintenance and repair facilities. While the primary tenant is the three utilities, other uses include an open, fenced and secure vehicle storage for Police evidence, secure enclosed storage for other Police evidence, fleet vehicle parking for several General Fund departments, a gas and diesel fueling facility with underground tanks, a shed with volunteer and emergency supplies, and secure storage for Parks and Recreation. The City's Fleet Maintenance (Equipment Repair/Replacement Fund) is also located in the facility. They are responsible for the maintenance of all City vehicles except fire engines.

The Parks and Facilities Building is owned by the General Fund but has an underlying deed restriction dating back to the FAA that limits the use and potential sale of the property, keeping it in City or Port use. The Port has indicated they no longer have an interest in the property.

Both of these operations facilities need extensive upgrades to meet codes, energy savings, modern office design, technology, security, and operational efficiency. They have also outgrown the space for the operations as the population of the City has more than tripled since the time those facilities were opened. More critically, the geographic size of the City has grown by more than 2.5 times since 1985. The scope of City operations (miles of streets, number of parks and facilities, number of streetlights and traffic signals, sewage lift stations, and stormwater facilities) has also increased in those 35 years.

In May 2002, the City adopted the Tumwater Town Center Plan which envisioned a higher density and mixed-use development in the Town Center Area (primarily bounded by Capitol Blvd., Tumwater Blvd., Linderson and Israel.) That plan envisioned a park or public plaza space on the PW property and anticipated a street grid that bounded almost all sides of the PW Shops site. A subsequent City campus master plan envisioned the extension of the street grid and the conversion of the PW Shops site to a park surrounded by office, retail, school, and residential uses.

The Parks and Facilities site was not proposed for a specific new use in the Plan because of the lease restrictions but recognized the adjacent intersection as a gateway giving it significance for development. The Tumwater's Farmers Market has operated out of the Parks and Facilities site during the summer for several hours, one day per week until 2021 when they moved to the elementary school. The Market managers have expressed a desire to expand the market into a permanent location that could accommodate more vendors and days. There have also been conversations about the Night Market being located at this site when the City operations leave.

### The Current Plan

In 2011, the City began looking at options for the relocation of the Public Works operations. In addition to having outgrown the facilities both in size and nature of the operation, the use for a shops facility was inconsistent with the uses associated

with the Town Center (office, retail, education, residential, recreational) and impeded the future park development. The decision was made to look for a site that could integrate the current Public Works Shops functions with Parks and Facilities, opening the door to some greater efficiency and shared space. A new facility would also introduce the opportunity for the existing sites to be redeveloped consistent with the Town Center Plan.

The parameters of a new site included good access and proximity to the work, availability of space (about 10 acres), ownership, and affordability. Land in Mottman was too small and not proximate to the City core. Port land was not desirable because of the cost and inability to purchase property. Available land in the Littlerock commercial area was central, but expensive and took away from retail revenue-generating opportunities. Land on 93<sup>rd</sup> was not central and had significant infrastructure and mitigation costs.

The closure of the Trails End Arena during the recession of 2008 presented an opportunity for the City. The site was sufficient size to accommodate the shops and additional uses. It gave the City the opportunity to clean up a blighted property that presented a significant eyesore and hazard. It had decent proximity, particularly to the developing south part of the City and was near City Hall. Although a portion of the site had pocket gophers, other parts of the site were heavily disturbed and void of gophers. A portion was also a historic kettle and provided an opportunity to protect wetlands, slopes, and trees and provide permanent open space.

The presence of the prior use meant the property came with water, sewer and transportation impact fee credits, reducing the cost of future development. The City made the decision to acquire the property in July 2014 for \$800,000. In late 2018, the City demolished the main arena building and surrounding barns in order to reduce risk of vandalism or fire. The demolition cost was \$490,401 including abatement testing and project management.

In 2016, the City hired TCF Architecture (Council Authorization on September 20, 2016) to develop master planning and pre-design for the site. Among the design elements were:

- Include the Street, Fleet, Utilities, and Police storage functions
- Include the Parks and Facilities operations functions
- Include the Transportation, Engineering, and Water Resources office functions (formerly Public Works engineering) – this was later deleted as a cost saving measure
- Include a meeting room that could be available for community use
- Set aside space for a future park
- Alternative office design that allowed for greater flexibility and utilization
- Energy conservation measures, including solar and alternative stormwater management.

The cost of the preliminary planning was \$155,000. The estimated split for the project at that planning stage was 40% General Fund and 60% Utilities.

In January 2018, the City Council reviewed the design options and authorized the staff to engage with the public about the project and indicate a preference for what had been called Alternative A, which had the main facility on the western 6 acres and a park on the east.<sup>1</sup>

A project open house was held by the City on March 22, 2018. Approximately 50 people attended and asked lots of questions. There was general support for the park and meeting space. There was also general support for the Public Works Shops being on the west side of the property, especially since the alternative allowed under the zoning at that time would be a large apartment complex or another commercial operation at this location. There was also understanding that the close proximity of the Public Works Shops to the neighborhood would bring faster services to their part of the City.

Given this feedback, the City decided to proceed with the alternative that had the operations site on the 6-acre west side, and the east side (where the arena was) slated for employee parking and a future park. The kettle in the back would remain undeveloped and enhanced to improve natural functions and provide limited public access. As the next step in the process, the City agreed to pursue the gopher mitigation necessary for this project to proceed.

Since that time, several factors have come into place to impact the project.

- In 2017, the City acquired ten gopher mitigation credits for the purpose of supporting this project estimated at 6-7 credits. (0.8 credits have been used on the Tumwater Blvd. to 73<sup>rd</sup> Ave Hwy 99 improvement project and some additional credits will be needed for a future roundabout at 79<sup>th</sup> Ave and Old 99). These credits are owned by the General Fund. Although the City has acquired these credits, U.S. Fish and Wildlife Service (USFWS) still requires the City to submit a Habitat Conservation Plan (HCP) for the development of this site. The City's consultant has developed and submitted a proposed HCP to the Service. While we are awaiting an official response, preliminary feedback from USFWS indicates they support this approach.
- In 2018, the City voters passed the Metropolitan Park District levy which provides funding for parks and frees up impact fee funds for a neighborhood park at this location.
- The City included funding for this project beginning in 2017 with a 1% increase in City utility rates in 2017 and 2018, 2% increases in each year

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<sup>1</sup> In addition to the Public Works Committee, the facility was discussed at worksessions on September 13, 2016, and January 9, 2019. It was before the full Council for actions on July 1, 2014 (purchase), September 20, 2016 (hire architects), and September 25, 2018 (authorize demolition).

from 2019-2021. The adopted budget includes a rate increase of 2% in 2022. This has raised \$2.7M towards the project to date.

- The General Fund had also set aside \$1 M in the General Fund CFP towards its project share. The plan had been to impose a city Utility Tax to raise the remainder of the General Fund share. The preliminary assessment was a 2% Utility Tax for 20 years would generate sufficient funds to pay the debt on the General Fund share. On an average City residential utility bill of \$109.78 it would be \$2.19 per month.
- In autumn 2020, the US Fish and Wildlife Service informed the City that they would proceed with the review of the Habitat Conservation Plan that had been submitted previously. They have also agreed to include the RAB at 79<sup>th</sup> and Old Hwy 99 as part of this project. Delays by the Service have impacted the City's ability to proceed on a faster schedule.
- Since the time of the adopted design and the cost estimate, construction costs have continued to increase significantly. Although staff had hoped that costs would go back, they have not, even in the pandemic. The lack of availability of materials and the significant amount of on-going construction has kept costs high.
- In early 2021, the City's Legislative Agenda included an ask for \$150,000 in Capital Budget funding to support a public meeting room in this project. The funding would allow for security, separate restroom access, a public entrance, and other upgrades to allow for secure public access.
- The site would need to tie into the City's extensive fiber optic cable system. This would be paid by the City's E-Fiber fund at a cost of \$200,000.

## **COST ESTIMATES**

### **Planning Level Design**

As of 2019, the planning level cost for the new Operations Facility project was \$30M for a 2022 build year and the 40/60 split with General Fund and Utilities resulted in a General Fund cost of \$12M. This estimate did not include the costs of the park. With a delay in project permitting and increase in construction costs, the estimate has escalated to \$32.4M for a 2023 build year. These costs do not include prior expenditures of over \$2.1M for land, preliminary design, demolition, and habitat mitigation credits. They also do not include any offsite costs, such as the roundabout.

### **New Alternative Project**

In light of the high costs and the impacts to the General Fund, where there are numerous competing priorities, Mayor Kmet asked that staff develop a second

alternative to reduce the General Fund share yet achieve goals to support the General Fund activities (streets, parks, facilities, police). A new Alternative has been developed with these features:

- Remove Parks, Facilities and Police functions from the Trails End site in order to reduce the share to be paid by the General Fund. It also reduces the project scope and avoids having parking on the east parcel at this time. It would leave Streets as a General Fund element at Trails End, along with Fleet which is partially funded with the General Fund. The site design would accommodate the future inclusion of a Parks and Facilities maintenance shop at the site.
- The redevelopment of the existing shops site behind City Hall into a park would be put on hold. The redevelopment was envisioned in the City Campus master planning work, but was not funded in Impact Fees or the Parks District (MPD). The community value as a park would occur with development of residential and other uses in the vicinity. Development of this park is likely at least 20 years away.
- Parks and Facilities would utilize the existing shops site for their operations. It would provide sufficient space for storage of vehicles, employee parking, office space, storage, and yard area. The Police would continue to use their storage and an additional enclosed bay would be provided for secure storage. The Parks offices that are located in City Hall would move to the shops, consolidating operations and administration into a single location. It would also provide improved public access. The Parks offices in the basement of City Hall would be available for other much needed uses. Some work is required to update the existing shops facilities and create administrative offices (paint, lighting, HVAC, furniture, etc.) These are estimated to cost \$1,375,000 and would be paid for by the General Fund and 50% by Park Impact Fees.
- With Parks and Facilities operations moving to the shops, it frees up the current Parks and Facilities building on the corner of Capital and Israel. This property has been used as the home of the Tumwater Farmers Market. Because this property cannot be sold by the City, it must either revert to the Port or be used for another public purpose. With some minor upgrades and improvements, the building could be available for expanded use by the Farmers Market. The estimated costs of paint, signage, awnings, restrooms, and HVAC are \$615,000. These are assumed to be General Fund costs. It may be possible to obtain grant or a State Capital Budget legislative appropriation.
- The intersection of Old Hwy 99 and 79<sup>th</sup> Ave has been an area of concern for the community in SE Tumwater. While not meeting signal warrants, the geometry of the intersection makes turning movements challenging. The City is currently completing a corridor study for Old Hwy 99 and the current findings recommend a roundabout for the intersection to improve safety

without sacrificing capacity. The City facility will further increase the need for improvements at that intersection. The estimated cost of the roundabout and intersection improvements is \$2.5M. Consistent with other private development, it is assumed the Transportation CFP would pay half the cost and the development would pay the other half. The USFWS has allowed the City to expand the HCP for the Maintenance Facility to include the authorization of the roundabout.

### Cost Estimate – Alternative Design

The new cost estimate, which includes the current Shops renovation, the re-use of the Parks and Facilities building, and the development contribution to the roundabout brings the total cost to \$32,700,000, assuming this would be built in 2023. The General Fund for the Trails End shops reduces from 40% to approximately 33%, or \$9,090,000. In addition, the General Fund would pay for the improvements to the future and current Parks and Facilities spaces. This brings their total contribution to \$10,742,000.

With this revised proposal, the costs for the General Fund are lower and there is greater benefit provided by this revised project scope including:

- Provision of the roundabout to address current community needs. Without the development project contribution, the Transportation CFP would have to cover the entire costs, further delaying the project.
- Conversion of the former Public Works site to a public use, ideally, a farmers or night market.
- Delay of the conversion of the current shops to a Park until a future time when park revenues would be available. This would reduce costs of demolition of the existing structures.
- Creates additional space within City Hall for other needed uses.

The actual splits between funds are:

Fund Split Scenarios (excludes prior costs for planning, demolition, land, mitigation credits, etc.)

							Add roundabout, Trails End Park, fiber, public meeting space, Arts, PW to Parks conversion, Parks to Market conversion		Recommended initial budget due to unmatched construction cost volatility*
	2019 Planning Level Cost Estimate for 2022 Build Year		2020 Planning Level Cost Estimate for 2023 Build Year		Reduce scope by eliminating Parks and Police elements of the new facility				
General Fund	40.0%	\$ 12,000,000	40.0%	\$ 12,960,000	32.5%	\$9,090,000	32.8%	\$10,742,000	\$11,820,000
Water Utility	30.0%	\$ 9,000,000	30.0%	\$ 9,720,000	33.2%	\$9,290,000	30.2%	\$9,900,572	\$10,890,000
Sewer Utility	15.0%	\$ 4,500,000	15.0%	\$ 4,860,000	17.1%	\$4,776,500	15.5%	\$5,090,860	\$5,600,000
Storm Utility	15.0%	\$ 4,500,000	15.0%	\$ 4,860,000	17.1%	\$4,786,500	15.6%	\$5,101,442	\$5,610,000
Parks Impact							1.0%	\$325,000	\$360,000
Transpo Impact							3.8%	\$1,260,126	\$1,390,000
Fiber							0.6%	\$200,000	\$220,000
Grant							0.5%	\$150,000	\$170,000
Arts									
		\$30,000,000		\$32,400,000		\$27,943,000		\$32,770,000	\$36,060,000

Staff advises that all costs shown are based on mid-year 2020 construction cost trends. Year over year building construction costs rose more in 2021 than we have seen since 1978. At this time, we have to assume 2021 was an outlier and that building construction costs will normalize as we progress through design. Regardless, the cost estimates will be refined through design as the project elements are more defined and construct cost outlook becomes is more predictable.

### **STAFF RECOMMENDATION**

Staff recommendation is to proceed with this alternative concept with a base project estimate of \$36,060,000. Even though the total project cost is higher, it reduces the General Fund share and results in greater public benefit from the project. There is a real need for the improvements that are delivered by this proposal. The facilities for utilities, streets, parks, facilities, and police are “behind the scenes” activities but are essential to the effective operation of those City functions. The two outdated facilities are in need of improvements even if the project doesn’t happen. The prior City energy conservation measures were not implemented at those facilities. The City’s foresight of building a structure for funding the project starting in 2017 has reduced the pain to utility rate payers. The Utility tax structure for the General Fund share can be coordinated with utility rate increases to make funding less painful. The City offers numerous means to help people struggling with utility rates. By comparison, the City utility rates are below the rates in other cities.

In summary, staff recommends we proceed with the detailed design, permitting, and public meetings.

### **RECOMMENDED FUNDING STRATEGY**

For the utilities share, it is recommended the City stay the course with the component of the annual utility rate increase being dedicated to this project. The revenue that has been collected and will be collected over the coming years is available to pay down debt that would be issued for the project. Given increased costs, at this time, we estimate that the utilities will need a final 1% increase in 2023 to fund their share of the project. After 2023, no increase would be required and the cash for the debt service would be built into the rates. After retiring the debt in 30 years, the City Council could decide what to do with that built-in rate component.

For the General Fund component, it is recommended the City impose a 4%<sup>2</sup> initial utility tax, that gradually ramps down over the life of the 30-year bond issuance<sup>3</sup>. The issuance is not the full amount of the General Fund contribution because the General Fund has cash saved for the project and would get credit for the ownership

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<sup>2</sup> The preliminary schedule is a utility tax of 4% in years 1-5, 3.5% in years 6-10, 3% in years 11-20, 2.5% in years 21-28, and 2.0% in years 29-30. At the end of 30 years, the tax could be retired.

<sup>3</sup> The current utility tax on City utilities is 6%, the same as it is for private utilities. The Council cannot increase the tax on private utilities beyond 6% without a public vote. No vote is required to set the tax on City utilities, regardless of the rate.

of the gopher mitigation credits. At the end of the debt issuance, the City could decide to reduce the utility tax back to 6%.

### **IMPLICATIONS OF NO ACTION**

Failure to proceed with the project at this time, would result in the following negative results:

- The approx. \$2M would be at least in part wasted.
- The City would need to look for alternative storage space particularly related to police and other General Fund activities.
- The shops and parks/facilities buildings will require significant investment to renovate, bring to code, and address energy issues.
- The farmers and/or night market will continue to look for locations.
- The roundabout at 79<sup>th</sup> and Old Hwy 99 will be delayed because of lack of funding and the requirement to wait for the City-wide HCP.
- Cost for the park at Trails End will increase beyond budget because it won't be able to share infrastructure costs with the maintenance facility
- The City would have to return the funding from the Legislature which hurts the City's ability to obtain future grants.
- Lending rates are currently very low and waiting could result in high interest rates, meaning higher costs for borrowing.

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting | Wednesday, May 18, 2022

Executive Summary

At the direction of the City Council, staff hosted a Community Meeting at Tumwater City Hall on Wednesday, May 18, 2022, to update the community on planning for the new Operations & Maintenance Facility and Neighborhood Park. The Community Meeting was structured into three separate one-hour sessions with attendees 25 per session.

To meet the Council's objective of reengaging the surrounding neighborhood to provide updated information and then gather informed feedback, the Community Meeting was a modified open house with three Information Stations: Facility Design, Neighborhood Park Design, and Traffic/Road Design. The Information Stations were staffed by a subject matter expert who shared key information using presentation boards and other visuals. Attendees were encouraged to ask questions and share their concerns. A recorder at each station captured broad themes, areas of concern shared by attendees, and follow-up items. The recorder also kept a count of attendees visiting their station each hour.

Attendees were also urged to fill out Feedback Forms before leaving the meeting.

Broad themes heard at the Traffic/Road Design Information Station:

- Project looks great!
- What is the timing?
- Questions about round-about/sidewalks
- Cherry trees should be saved/replanted
- How is the facility funded?
- Facility will negatively impact 2,400 people or 700 homes

Broad themes heard at the Neighborhood Park Design Station:

- Embrace the history of the site
- Amenities such as restrooms, shelters, benches, paths
- Opportunities for active versus passive recreation
- Dogs yes/no

Broad themes heard at the Facility Design Station:

- Interest in how site was selected
- Facility operating hours
- Concern about traffic on 79<sup>th</sup> around the facility
- Concern about vehicles operating at the facility, idling of diesel
- Need for landscape buffer, sound wall
- Need to clean up the site from previous use as arena
- Need to secure the building, deal quickly with graffiti

Total attendance 69: 70 registered; 12 registrants did not attend; 10 attended without pre-registration

Visitors at Information Stations:

56 Facility Design  
55 Neighborhood Park  
35 Transportation Design

The meeting was publicized on the City website and social media channels Facebook and Nextdoor, and the HOA presidents were contacted by email. All residents in the adjacent neighborhoods received a postcard notification about the meeting with registration information. At the meeting start, 70 of the available 75 registrations were filled.

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

WELL DONE !!  
😊

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

HOPE IT WORKS. SO MANY PEOPLE DON'T KNOW HOW TO DRIVE  
THROUGH THEM.

Feedback relating to neighborhood park design elements and overall theme

GOOD JOB!

Name: TOM CREASIA

Phone: \_\_\_\_\_ Email: [REDACTED]

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Absolutely very excited about  
roundabout! Very good. Sayer,  
like walkability

Feedback relating to neighborhood park design elements and overall theme

Like size of park. Like road  
use plans for trucks. Wonderful  
to have a park within walking  
distance.

Name: Dottie Freeman

Phone: [REDACTED] Email: [REDACTED]

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

looks good. Thanks for the photos that were so very helpful.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

It is better than what it is now.  
Hope it works well.

Hope traffic slows down and everyone can  
be SAFE!

Feedback relating to neighborhood park design elements and overall theme

looks good

" Looks great for all ages.

Name: John & Harriet Clark

Phone: [REDACTED] Email: [REDACTED]

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

I am opposed to having all the trucks & vehicles stored in our neighborhood. The noise pollution and traffic is not appropriate for ~~a~~ established neighborhoods with 4 neighborhoods.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

We need a sidewalk the last few feet to get to Spuds. It is a safety hazard

Feedback relating to neighborhood park design elements and overall theme

neighbor hood park is fine

Name: Renee Bert

Phone: [REDACTED] Email: [REDACTED]

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

\* Thanks for the attention to environmental impact

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

\* Round about slows folks down & cuts down on racing down 99.

Feedback relating to neighborhood park design elements and overall theme

\* Peaceful piece of land for dogs, people while accommodating wildlife

Name: Martha Grimm

Phone: [REDACTED] Email: [REDACTED]

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

This will be great and  
can't wait for you  
to get started

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Looks Good and hope  
the flow of traffic will  
be while the project  
is developed

Feedback relating to neighborhood park design elements and overall theme

Did not see complete details  
but concept looks good  
Beats what is there now.

Name:

Gerald Crawford

Phone:

[REDACTED]

Email:

[REDACTED]

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

Property buffers near Sterling Crossing appear inadequate.  
Happy the facility is on the one side, hope the park is actually built.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Rundabout should be put in, regardless of O & M Facility. Keep allowing Kaufman to build with no traffic impact analysis or mitigation measures.

Feedback relating to neighborhood park design elements and overall theme

I hope the number of maint. vehicles does not increase.  
~~Why~~ When was the area zoned General Commercial? This zoning is nowhere else in the bigger area around residential.

Name: \_\_\_\_\_

Bayce Brown

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## Operations &amp; Maintenance Facility and Neighborhood Park

## Community Meeting

Wednesday, May 18, 2022

## Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

- Same design as City of Tumwater building? (It's very nice)
- Try to keep flowering trees along 79<sup>th</sup>
- Consider a wider buffer along the ~~Feet~~ Sterling Crossing play area (north side of OM facility)

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

- Support round-about -
- Be sure most traffic from 79<sup>th</sup> heads to 99 and not Trails Road.
- Need speed control on 79<sup>th</sup> - its being used as a speedway. It needs to be done now as part of plan

Feedback relating to neighborhood park design elements and overall theme

- Start neighborhood planning now. Form a neighborhood planning committee.
- Themes of Bush Prairie, prairie plantings + the old stable
- Walking, bikes, wildlife + nature education, room for future community garden plots, small play area
- ADA parking needed for elders in neighborhood
- Most people use area now as to walk dogs. A dog park would attract outsiders but consider how

Name: Cynthia Swanberg

Phone: [REDACTED] Email: [REDACTED]

Note - there are a lot of deer in area  
will need to consider it in plantings.

→ Heavily dogs will use it

Native plantings

Keep Garry Oak with a wide buffer

Make an area to pick blackberries

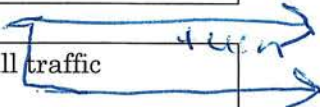
Consider planting food trees - apples, berries  
etc.

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

- ① I'm concerned about O&M facility <sup>thru</sup> traffic on Trails End Dr. It is very narrow, lacks striping and there are kids + walkers using it. Having extra traffic and large vehicles produce an even greater concern. School buses drop off children as well (we have to pull over to pass when there are cars parked on the side).
- ② I would like to see the secondary (Northern most) side entrance removed and only have traffic access 79th Ave, it is larger and better built.

~~XXXX~~ Please see back for more! 

Feedback relating to intersection improvements at 79th Ave and Old Highway 99 and overall traffic

It sounds nice

Thank you to your staff for organizing, meeting and sharing this info tonight!

Feedback relating to neighborhood park design elements and overall theme

I'm not wild about the facility overflow parking on it. It would be nice to keep parking out of it and have it be a local, neighborhood community park.

Other than that, it sounds nice

Name: Karen Kowalski

- ③ I'm very concerned about this proposed project. I don't understand why such a commercial facility is being put into a residential area. It is surrounded on 3 sides by neighborhoods - some 800+ houses! I'm concerned as to what it will do to property values.
- ④ I'm concerned about the increased traffic, noise, after hours work that <sup>residents</sup> will be exposed to. I'm concerned about the safety of kids + walkers.

Other cities are not locating their Public Works in neighborhoods (Edmonds, Lynwood, Mt Lake Terrace, Boxer and many, many more) and I'm not sure why Tumwater is doing so. I understand you are arguing this as zoning use - however the Zoning is wrong and should be updated to reflect the current neighborhood status that it is surrounded by.

- ⑤ I am all for a new O&M facility - it just needs to be in an appropriate location and not in a neighborhood.
- ⑥ I love our Craft Brewery district and Spuds! I really want to keep our neighborhood small, ~~and~~ local and intimate! I'd like to see more single family, retirement housing + duplexes to support our local districts brewery district!

Thank You!!

## Operations &amp; Maintenance Facility and Neighborhood Park

## Community Meeting

Wednesday, May 18, 2022

## Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

I appreciate the main entrance is as far west as possible. I hope hedges and bushes will be used to help shield the neighborhood, and hope the finishes on the buildings will be less industrial looking and more finished and "business" or home-like.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Need a walking path from the South Side of 79<sup>th</sup> Ave going North across the roundabout.

Feedback relating to neighborhood park design elements and overall theme

Looking forward to having a good size neighborhood park to take my family + dog to enjoy each others' company playing pickleball, picnicing, and playing basketball or just relaxing. Funding for the park is part of a special levy and delaying construction if other parts of this 3-prong plan don't go forward feels like the money has been paid in for no reason. The park should move forward regardless.

Name: Barb Jensen

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

DON'T HAVE ENOUGH INFO OR KNOWLEDGE OF THE NEEDS.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

ROUNDABOUT FIRST. PARK SECOND, FACILITY THIRD.  
IS MY PREFERENCE.

Feedback relating to neighborhood park design elements and overall theme

EMPHASIS ON NEIGHBORHOOD PARK. DON'T  
ADD AMMENITIES (WATER SPOUTS, ETC.) OR USES  
(DOG PARK) THAT BRING IN TRAFFIC & PEOPLE  
WHO DON'T CARE ABOUT THE TREATMENT OF  
THE PLACE.

Name: JIM HENDRICKSON

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

A wall as a sound buffer would be nice for the Sterling Crossing neighbors

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Feedback relating to neighborhood park design elements and overall theme

A much better plan than originally proposed  
When I last spoke to Parks we were given a one-acre park - 15 acres is more appropriate for the population.

Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

Good attention being paid to buffers via landscaping. Thank you!

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

The roundabout can't happen soon enough!

Feedback relating to neighborhood park design elements and overall theme

Looking forward to see it come to life

Name: Karin Hendrickson

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

*Better than last reported*

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

*Round about will be good. - need crosswalk*

Feedback relating to neighborhood park design elements and overall theme

*This will be a great asset to all of the neighborhoods in the area. I did not see a design I talk about.*

Name: Helen

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

You seem to have it covered.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

A good opportunity to sidewalk Old 99 to  
Tumwater Blvd

Feedback relating to neighborhood park design elements and overall theme

George Washington Bush - historic farm  
Use the slope for seating and put a stage +  
shell at the bottom for community concerts  
etc.

Name: David Kuhns Sr.

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

Better than whats there!

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Needed at 79<sup>th</sup> & Henderson

Feedback relating to neighborhood park design elements and overall theme

Name: D. Yorkam Gelding St.

Phone: [REDACTED] Email: [REDACTED]

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

The plans look good to me. Hopefully some of our ideas are incorporated.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

The sidewalks are gladly welcome and necessary.

Feedback relating to neighborhood park design elements and overall theme

Maintaining/creating a horse theme would be awesome.

Name: Tim Flynn

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

The overall format was great!

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

I'm not sure how the that will work — sometimes a light is better —

Feedback relating to neighborhood park design elements and overall theme

Thank you for the opportunity to express our voice!

Name: Barb M... ..

## Operations &amp; Maintenance Facility and Neighborhood Park

## Community Meeting

Wednesday, May 18, 2022

## Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

APPEARS to be well thought out.  
 SMALL CONCERN REGARDING PARKING  
 for PARK USE and PLACEMENT OF  
 NO PARKING SIGNS ON South Side of 79th  
 by the bike lane as added removal for  
 Bike Safety.

Feedback relating to intersection improvements at 79th Ave and Old Highway 99 and overall traffic

TRAFFIC Circle will be A big  
 IMPROVEMENT + hopefully slow  
 down TRAFFIC.

Feedback relating to neighborhood park design elements and overall theme

Theme to Remain as "horse" theme  
 for historical purposes of Trails end.  
 Neighborhood themes & STREET NAMES  
 are All Themes of "horse sports theme".

Name: TRACY FICKER

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

Oppose maintenance facility & project, even with all of the charges. Would support the land being rezoned residential and sold. Residential development would be much more compatible with the neighborhood, ~~&~~ which →

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Appreciate design of roundabout.  
The need is there already.

Feedback relating to neighborhood park design elements and overall theme

look forward to seeing a park develop. Would like to be informed about future meetings. Would be great to have a park that our kids can safely walk + ~~B~~ bike to.

Name: Kim Howard

is already significantly impacted  
by the light industrial development  
at the west end of 79th.

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

Thank you so much for choosing the parcel closest to the neighborhoods for the Park

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Thank You !

Feedback relating to neighborhood park design elements and overall theme

keep lighting to minimum  
Plenty of dog waste stations please  
lots of benches & walking trails

Name:

Diane & Scott Buckley

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

I would hope the city would require recycling of metal on horse farms rather than letting contractor trash metal which is in short supply today.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Concerned about sidewalk on north side. Walking to Round about on south side is OK but how will you safely cross at round about to go Spaulds?

Feedback relating to neighborhood park design elements and overall theme

Will this make the greenbelt for Bad Prairie part of the public park?

Name: Brie Moorman

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

I appreciate the consideration that was taken for the neighborhoods nearby.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

It will be really nice to have something to slow people down on old 99 so you can pull out! Also like more sidewalks overall for walking safety in the area.

Feedback relating to neighborhood park design elements and overall theme

I like the ideas, but want to make sure they keep in mind the dog walkers - there are a lot of them in the area.

Name: Kim Miller

Phone: [REDACTED]

Email: [REDACTED]

## Operations &amp; Maintenance Facility and Neighborhood Park

## Community Meeting

Wednesday, May 18, 2022

## Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

I understand that the cherry blossom trees along 79<sup>th</sup> b/t Trails End and Arab will be removed for road expansion. Those are my favorite part of driving home. Can you please replant them when you are done with expansion?

Also, it would be wonderful to have some areas that would be well planted and provide a beautiful backdrop for family/ from photos.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Please pay attention to the landscaping in the middle of the round about so that whatever is planted can be maintained easily and well and looks nice even when maintenance crews can't get to it in a timely fashion. I noticed many plantings along Tumwater Blvd. that were likely expensive to install and then after a year or two of not being able to properly maintain them they were ripped out and replaced with lawn. I wouldn't want to see money wasted like that here and I'd like to see it plantings look well year round.

Feedback relating to neighborhood park design elements and overall theme

I love the idea of an exercise station - many of us walk the neighborhood and having a place to stop + do a circuit would be great.

Name: Alida Abbott

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

Unfortunately, I am not an expert on what is appropriate in terms of ~~buffers~~ <sup>buffers</sup>. I think "hiding" the innards of the facility as much as possible through walls or dense trees/bushes. Anything to reduce noise to the surrounding community should be considered.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

For Trails End Dr, I am concerned about increased traffic ~~due~~ due to the convenience factor of using Trails End Dr. (employees in personal vehicles). I am also concerned about unmonitored parking lots ~~that~~ that are NOT locked after-hours. That can be an invitation for trouble.

Feedback relating to neighborhood park design elements and overall theme

Name: Tim Gill

## Operations &amp; Maintenance Facility and Neighborhood Park

## Community Meeting

Wednesday, May 18, 2022

## Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

Looks very organized  
 Landscaping lighting & Buffers look like  
 it will make area look so much better

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

This will be a great improvement to  
 the intersection. Much easier to get  
 on and off 79th Ave. Look forward  
 to it!

Feedback relating to neighborhood park design elements and overall theme

Appears like there will be lot of thought  
 & planning to provide a park that will  
 be a great addition to the area

Name: E. GaurEmail: [REDACTED]

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

Facility design looks good  
I like the green theme

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

The Roundabout will be a big improvement

Feedback relating to neighborhood park design elements and overall theme

Walking trails, great idea  
Swing set & other equipment will  
be great for kids

Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

Looks like a lot of previous information provided by folks was incorporated into new details. The layout and buffers look good.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Some concerns about doing everything at once, but understand the need to not have construction drag on forever. Better to move forward now before traffic gets worse.

Feedback relating to neighborhood park design elements and overall theme

Appreciate the space and think it will be important to the neighborhoods in that area.

Name: Cathy Cole

Phone: \_\_\_\_\_ Email: [REDACTED]

## Operations &amp; Maintenance Facility and Neighborhood Park

## Community Meeting

Wednesday, May 18, 2022

## Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

- good overview - holding forward to more detailed options & drawings for feedback
- present options - preferred why other options, issues & why not primary choice

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Good view to traffic calming  
 Consider linkage of roundabout to 79<sup>th</sup> traffic & changes to traffic type, flow, volume

Feedback relating to neighborhood park design elements and overall theme

good feedback - see facility design feedback

Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

Appreciated seeing the concept,  
Glad to see the facility scaled back a  
bit.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

At - glad to see plans to  
straighten the 79<sup>th</sup> Ave intersection +  
add a roundabout

Feedback relating to neighborhood park design elements and overall theme

Without a dog park, there is no value  
to this for me.

Name: Sheyl Hutcherson

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## Operations &amp; Maintenance Facility and Neighborhood Park

## Community Meeting

Wednesday, May 18, 2022

## Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

no real problem with overall design.  
 However, feel that in extra rather than  
 best use is driving project forward.  
 Three sides of project adjoin residential  
 areas with shared egress - not ideal and  
 probably unique for a project of this  
 nature within Thurston County.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Should be done irrespective of  
 Project Proposal.

Feedback relating to neighborhood park design elements and overall theme

Probably little potential as a destination park.  
 A passive theme affording open space for  
 walking, kite flying and other low impact  
 uses requiring limited infrastructure.

Note: Personnel wearing masks reduced  
 the quality of communication as facial  
 expressions are critical to effective  
 exchanges.

Name: Terry Oxley

## Operations &amp; Maintenance Facility and Neighborhood Park

## Community Meeting

Wednesday, May 18, 2022

## Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

Positive impression and acceptable  
for the neighborhoods surrounding  
the area.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Looks good - much better left turning  
capabilities, from 79<sup>th</sup> to south old  
Hwy 99. Completion of sidewalk on 79<sup>th</sup>  
will be great addition.

Feedback relating to neighborhood park design elements and overall theme

Appreciate the opportunity to have  
input on design and amenities and  
theme. Park is a great idea and  
will be a welcome addition.

Name: \_\_\_\_\_

Rich + Carolyn Ladd

## Operations &amp; Maintenance Facility and Neighborhood Park

## Community Meeting

Wednesday, May 18, 2022

## Attendee Feedback

Feedback relating to facility design, landscaping, lighting, and property buffers

LOVE THE PUBLIC WORKS FACILITY. EVERYTHING ABOUT IT.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

I THINK IT'S A GREAT IDEA, AS WELL AS ANOTHER AT HENDERSON.

Feedback relating to neighborhood park design elements and overall theme

SINCE THERE WOULD BE NO DOG OPTION, I AM VERY DISAPPOINTED. I SEE NO ADVANTAGE TO ANYTHING PROPOSED FOR THE PARK THAT NEIGHBORS DON'T ALREADY HAVE AVAILABLE AT THEIR HOMES OR ON STREETS (TRAILS FOR WALKING). IT SEEMS MORE LIKE A MAGNET FOR URBAN RESIDENTS TO DRIVE INTO TUMWATER

Name: RICK MANUGIAN

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

Good thoughts so far on preserving  
quality of life around our home.  
Anti-idling policy a real plus.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

good idea on the dedicated R turn lane  
towards Tumwater. That will make it  
easier to get into traffic.

Feedback relating to neighborhood park design elements and overall theme

would like to see the equestrian theme be  
preserved due to the history of the area.  
- encourage dog-dedicated - if possible  
- like suggestion of walking paths and limited  
parking to discourage over run by cars.

Name: Laura Hall

Operations & Maintenance Facility and Neighborhood Park  
Community Meeting  
Wednesday, May 18, 2022

**Attendee Feedback**

Feedback relating to facility design, landscaping, lighting, and property buffers

Like what I saw. So glad to  
Light Buffers Important.

Feedback relating to intersection improvements at 79<sup>th</sup> Ave and Old Highway 99 and overall traffic

Thank you for dedicated right turn  
from 79<sup>th</sup> to 99.

Feedback relating to neighborhood park design elements and overall theme

Keep park parking to minimum. Some  
way to slow down All Traffic on 79<sup>th</sup>  
Would like dedicated off leash dog park area

Name: Michael Hall



## Planning for the Future

The Operations and Maintenance (O & M) and Parks Facilities departments are currently housed in two separate facilities, at two separate locations near City Hall. Tumwater is growing and the existing facilities are no longer able to efficiently support necessary City operations and meet the needs of our community.

## Facility Hours, Staffing, and Fleet Vehicles

- Facility will be open and in use between 6:00 a.m. and 5:30 p.m., Monday through Friday.
- 36 employees will be assigned to the new O&M Facility, including one Admin Assistant and 2 Managers
- There are 40 vehicles in the fleet—18 of those are pick-ups, vans, and SUVs.
- Staffing and vehicle trips at facility have been reduced by nearly 30 percent.

## Noise Mitigation

- This is a pull-thru facility that eliminates noise from back-up beepers
- A new anti-idling policy will limit excessive noise and diesel fumes from vehicles while onsite at the facility.
- Most work occurs in the field not at the shop. The fleet vehicles will not typically be operated at this facility.
- A diesel generator is on site for emergency back-up. This is an all-electric facility with solar panels.

## Parking

- Current design has 50 parking spaces east of Trails End Drive and 24 parking spaces to the west (initial concept showed 100 parking spaces.)
- Current parking plans will accommodate the expected growth of staff over the next 20 to 30 years.
- The small parking lot east of Trails End Drive is intended to be used by City staff and to accommodate users of the small community meeting space proposed for the facility.

## Design and Landscaping

Current plan will include additional covered parking area, landscape buffer, and enclosed storage to improve appearance of facility.

## Community Meeting Room

The facility will include a small meeting space for up to 30 people. The meeting space will be made available for community use outside of normal operating hours.

## Questions?

Contact us by email, [communications@ci.tumwater.wa.us](mailto:communications@ci.tumwater.wa.us) or call (360) 754-4123. For more information visit us online! [www.ci.tumwater.wa.us/OMFacility](http://www.ci.tumwater.wa.us/OMFacility)

# Operations & Maintenance Facility and Neighborhood Park

## Q & A

**Q: Can the City use the current Public Works facility located by City Hall as a storage spot for trucks, gravel, fuel, and other supplies?**

A: The Operations and Maintenance crews must relocate – and practically speaking, the City needs all of the equipment, crews, and supplies in one location to operate safely and efficiently. The current Public Works facility will be repurposed for Parks, Recreation, and Facilities division. The Parks Operations and Facilities Maintenance divisions have outgrown their current location and were originally planned to relocate to the new O&M Facility. Those Divisions were removed from the future O&M Facility following the March 2018 Open House as a mitigation strategy to reduce staff, vehicles, and cost of the future Facility.

**Q: Can you move the Facility but continue with the plans to build a Neighborhood Park?**

A: Dedication of land for the park is one of several actions the City is proposing to mitigate the impacts of the O&M Facility project. The current plan includes providing approximately 15 acres, over 65% of the property, as a Neighborhood Park. If the O&M Facility is not constructed at this site, a park on this property may not be feasible. Development and construction of the Park is dependent upon the City owning and developing the site. The original purchase of the property and site preparation, including the demolition of nuisance buildings, was funded by Utility and General Funds as part of the O&M Facility project. All or a significant portion of the property would need to be sold to recover the costs and repay the funds. This does not necessarily mean the neighborhood park in the vicinity would be canceled entirely, but rather it would be delayed, and new property may be needed. It may be possible that a portion of the site could be retained, but the park would still need to be significantly smaller.

**Q: Is there a plan to build a sidewalk along the north edge of 79th Avenue SE to Old Highway 99?**

A: The City will construct a sidewalk on the north side of 79th Avenue at the Operations Facility and along the City owned property where the neighborhood park will be located; however, it will not extend to Old Highway 99. The sidewalk on the south side of 79th Avenue will extend to Old Highway 99 after construction of a roundabout at the intersection of Old Highway 99 and 79th Avenue is complete. There is not sufficient right of way to finish the sidewalk on the north side of 79th Avenue in the vicinity of Arab Drive and River Drive, and there are gopher impacts that cannot be mitigated at this time.

**Q: Why is such a large portion of the property dedicated to City parking?**

A: In an initial concept, there were 100 parking spaces east of Trails End Drive for City staff use. The City has since reduced the size of the building and staffing at the Facility by 30%. The new plans include 50 parking spaces east of Trails End Drive and 24 parking spaces to the west and will accommodate the expected growth of staff over the next 20 to 30 years. The small parking lot east of Trails End Drive is intended to be used by City staff and to accommodate users of the small community meeting space proposed for the Facility. It is anticipated that most people visiting the park will be walking there from nearby neighborhoods. Street parking will be available for those driving to the park.

**Q: Have other sites been considered for the future O&M Facility?**

A: In 2011, the City searched to relocate the Operations & Maintenance crews. In 2014, the property located on 79th Avenue in the Bush Prairie area (former Trails End Arena) was no longer in operation as an event center and available for purchase. The 22.4 acres site includes two separate parcels of land separated by Trails End Drive. The property was considered and evaluated for its potential as the new Operations & Maintenance Facility. The property was deemed suitable to site the new Facility with space for a new neighborhood park.

**Q: Has the City completed a feasibility study?**

A: The City has completed many elements of a typical feasibility study. The results have not been compiled into a single feasibility study document. In 2016, the City hired a consultant to complete predesign work for a new Facility. The consultant identified City goals and objectives for the new Facility, including:

- Planning for long term growth;
- Determining space needs and general criteria for each function to be accommodated at the site;
- Identifying sustainable design strategies for site and building development;
- Providing several site layout alternatives while establishing the preferred layout;
- Evaluating options to minimize environmental impacts on the surrounding neighborhoods and;
- Preparing cost estimates.