



CITY OF
TUMWATER

**GENERAL GOVERNMENT COMMITTEE - SPECIAL
MEETING AGENDA**

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

**Tuesday, March 18, 2025
8:00 AM**

1. Call to Order
2. Roll Call
3. Approval of Minutes: General Government Committee, January 8, 2025 & February 18, 2025
4. 2025 Comprehensive Plan Periodic Update – Climate Element, Resilience Sub-Element (Community Development Department)
5. 2025 Comprehensive Plan Periodic Update – Housing Goals, Policies, and Implementation Actions (Community Development Department)
6. Food System Plan – Development Update (Community Development Department)
7. Contract Approval for a 12-Year Multifamily Tax Exemption for the Yorkshire Apartments (TUM-25-0140) (Community Development Department)
8. Service Provider Agreement with the Thurston Regional Planning Council for Transportation Modeling (Community Development Department)
9. Adjourn

Meeting Information

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

Watch Online

<https://us02web.zoom.us/j/82802880393?pwd=3PKM4B80zFe9a0ReNyGc1WRMnB4nFU.1>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 828 0288 0393 and Passcode 196848.

Public Comment

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

Post Meeting

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

wa.municodemeetings.com.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City's ADA Coordinator directly, call (360) 754-4129 or email ADACoordinator@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384.

**TUMWATER GENERAL GOVERNMENT COMMITTEE
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JANUARY 8, 2025 PAGE 1**

CONVENE: 8:00 a.m.

PRESENT: Chair Michael Althausser and Councilmembers Joan Cathey and Leatta Dahlhoff.

Staff: City Administrator Lisa Parks, City Attorney Karen Kirkpatrick, Community Development Department Director Michael Matlock, Finance Department Director Troy Niemeyer, Water Resources and Sustainability Department Director Dan Smith, Deputy Director of Community Development Department Brad Medrud, Sustainability Manager Alyssa Jones Wood, Housing and Land Use Planner Erika Smith-Erickson, and Associate Planner Dana Bowers.

CHANGES TO AGENDA: A discussion on committee meeting times was added to the end of the agenda.

2025 COMPREHENSIVE PLAN PERIODIC UPDATE – CLIMATE ELEMENT: Councilmember Cathey commented that her review of the draft Climate Element struck a chord with the recent fires in her hometown in California that are likely to be attributed to the effects of climate change creating a horrific situation for those who lost their homes and livelihoods.

Manager Jones Wood presented the draft Climate Element and reviewed the goals and timelines within the draft. The draft Climate Element was released for public review.

The new Climate Element is in response to the effects of climate change as well as a mandate by the state to develop the element with specific requirements to include a Climate Mitigation Sub-Element to reduce greenhouse gas emissions, vehicle miles traveled, and achieving new greenhouse gas emissions reduction targets, and a Climate Resilience Sub-Element addressing climate adaptation. Environmental justice is also required throughout the new element.

Community engagement to date includes the establishment of a Climate Policy Advisory Team (CPAT) comprised of individuals from affected communities and stakeholders. The CPAT reviews drafts of the Climate Element and provides comments and feedback.

Manager Jones Wood reviewed the numerous types of public engagement and outreach efforts staff has completed to date to receive comments and feedback on the Climate Element.

Three overarching goals in the Climate Element are intended to focus on greenhouse gas emissions mitigation and adaptation:

- Ensuring environmental justice by providing all members of the Tumwater community with an equitable opportunity to learn about

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climate impacts, influence policy decisions, and take actions to enhance community resilience.

- Increase the City’s capacity to implement climate action priorities.
- Address that changing weather and climate patterns driven by human generated emissions will affect every aspect of life in Tumwater and plan for impacts such as increased heat, wildfire, and flooding while working to reduce local emissions.

Goals in the Climate Mitigation Sub-Element include:

- Reduce greenhouse gas emissions from all building types through energy conservation measures prioritizing the deployment of financial resources and programs that help finance or subsidize improvements across Tumwater.
- Expand the use of on-site renewable energy technology (e.g., solar photovoltaics, battery storage, etc.) across all building types by providing funds, code changes, and educational programs.
- Reduce greenhouse gas emissions by making it easier for people to shift to low-/zero-carbon transportation modes through policy, programming, and regional partnerships.
- Reduce vehicle miles traveled by using permitting, regulatory, and other land use tools to promote multi-modal transportation options and the use of public transit throughout and beyond Tumwater.
- Strengthen existing policy and regulations to deploy and enhance natural carbon solutions that are ecosystem-appropriate, store carbon, and offer co-benefits such as pollution reduction, wildlife habitat, and climate resilience.

At least one goal is required for different sectors in the Resilience Sub-Element. Sectors include *Agriculture & Food Systems, Buildings & Energy, Cultural Resource, Economic Development, Ecosystems, Transportation, Waste Management, Water Resources, and Zoning & Development.*

Resilience Sub-Element goals for the sectors include:

- Ensure that buildings and energy infrastructure can accommodate renewable energy opportunities, keep the community safe, and can withstand and recover from extreme weather and natural hazards worsened by climate change.
- Increase preparedness for acute climate impacts and improve the resilience of Tumwater’s people and systems against climate hazards.
- Preserve, protect, and sustain cultural sites and resources in alignment with the values and needs of Tribes, traditional stewards, and frontline communities.
- With climate, growth, and environmental changes in mind,

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

- Ensure that zoning and development decisions support compact urban development, prevent displacement, and foster system-wide resilience, including a resilient local economy.
- Ensure that the local transportation system, including infrastructure, routes, and non-motorized travel modes, fosters connectivity and can withstand and recover quickly from climate impacts.
- Protect and improve water quality and availability.
- Expand local food justice to address climate impacts and increase access to nourishing, affordable, culturally appropriate, and climate-friendly foods while expanding local use of composting.

Councilmember Dahlhoff questioned how the goals also support rural areas of the City in terms of the lack of transit services and the many households not served by City water and sewer utilities. Manager Jones Wood responded that she would review the document from that perspective while also noting that the City is charged with planning for an increase in the population through compact urban development. The goals that often align with rural areas are ecosystem services, wildlife corridors, and preserving habitat and cultural sites. The conflict is the requirement that the City must reduce vehicle miles traveled in areas that do not have access to light rail or other rapid transit services. The City is dependent upon Intercity Transit expanding bus service to other areas of the City.

Councilmember Dahlhoff commented on the importance of properly messaging the community while acknowledging that many areas lack sidewalks, transit service, or are not served by City utilities. Residents encounter difficulties in accessing areas that lack sidewalks and crosswalks. Often, areas in the City have county roads that are narrower and do not provide adequate space to add sidewalks. She spoke to the importance of residents supporting the goals if many are lacking the services as depicted in the goals.

Manager Jones Wood shared a Gantt chart of different actions categorized by starting/ending dates and ongoing actions by dates. Actions for the Climate Mitigation Sub-Element are concentrated within the next 6 years with many of the actions ongoing.

Actions for the Resilience Sub-Element are scheduled to begin in the next biennium due to funding; however, funding in the current biennium is available to initiate a vulnerability assessment of climate hazards in 2026 following the adoption of the Climate Element.

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Councilmember Cathey referred to some language within the element of allowed activities and uses that could occur within protected wetlands and fish and wildlife habitat conservation areas. The language is disturbing because uses are not allowed in protected areas. Manager Jones Wood explained that all protected areas require some form of maintenance, such as stormwater, beaver activity, or other maintenance activities associated with wetlands and protected habitat areas. It is important that those activities are allowed within those areas.

Councilmember Cathey shared some feedback from a local family tracking progress on the development of the Climate Element. They questioned why the City has not promoted transportation options with the school district to Black Hills High School as many students drive to school or their parents drop them off and pick them up at school. The resident inquired about the possibility of the City working with the schools to encourage students to ride school buses. She asked about the possibility of the City contacting the school district to discuss actions by the school district to reduce the impacts of climate change by encouraging students to use school buses for transportation to and from school. Manager Jones Wood affirmed the possibility of meeting with school officials to promote discussions to achieve the goal of increasing school bus utilization by students. During a recent event at the Tumwater Library, she spoke to several students from New Market Skills Center who addressed the need for bus expansion in Tumwater and the lack of any transit service to Black Lake High School. Similar comments were shared by several attendees during the open house in August 2024.

Councilmember Cathey said another resident spoke to her about the lack of food resources and residents being hungry. They questioned the possibility that food hunger exists in the City. Manager Jones Wood said she values the conversations and relationships she has established with many food bank clients at Mountain View Church during food distribution events. The department often provides a tabletop on a quarterly basis to share information about City services and programs and build relationships with food bank clients, volunteers, and staff.

Deputy Director Medrud referred to the conversation surrounding rural and urban services. Because the intent is to evolve and change over time, it is important to consider how those changes will occur in terms of more accessibility, sidewalks, and transportation options while preserving areas that need to be protected.

**ORDINANCE NO.
O2024-008, GENERAL
COMMERCIAL
RESIDENTIAL**

Deputy Director Medrud presented the proposed ordinance amending the code to allow specific residential uses within the General Commercial zone district. The proposal would allow high-intensity mixed-use residential use in response to development activity the City is

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**MIXED-USE
AMENDMENTS:**

experiencing in General Commercial zone districts, as well as to assist the City in meeting its housing goals.

Currently, residential uses allowed in the General Commercial zone are mixed-use development located within a certain distance of a state higher educational facility. He cited the example of the area surrounding the South Puget Sound Community College and residential uses supporting students living near the collage. Another allowed residential use is high-rise residential of five stories or more.

The City has been focusing efforts on transitioning both commercial and mixed use zones by requiring some level of mixed use development (residential use + commercial use). Currently, the City lacks land in the General Commercial zones for the most highest and intense commercial use within the City leading to some caution as to allowed uses in those areas. Staff recommends removing the high-rise residential as a conditional use within the zone and replacing the use as permitted for multi-family residential structures with minimum density of 40 dwelling units per acre that are part of a mixed-use development within the same structure or on the site. The first requirement is the density of 40 units per acre to ensure the most efficient use of the land and placement of residential uses in close proximity to general commercial uses to encourage walkability and the availability of local services.

The second component is to ensure a mix of non-residential and commercial uses within a mixed-use development. Proposed provisions require those commercial uses to occupy at least 25% of the total square footage of the structure (first floor of a four-story building). For uses located on the site, commercial use must be at least 40% of the total project site.

Deputy Director Medrud described the intent and outcome of the proposal in response to questions. The proposal was reviewed by the Planning Commission. The Commission conducted a public hearing on December 10, 2024 and recommended the Council approve the ordinance as presented. Staff requests the committee place the ordinance on the January 21, 2025 City Council Consideration Calendar with a recommendation to approve and authorize the Mayor to sign.

Councilmember Cathey asked whether the proposal would include existing commercial uses on site that could also include adding a residential element. Deputy Director Medrud said the option would be available to a property owner redeveloping the property. For example, an existing commercial use with extensive parking space could build a residential component if the development meets the density requirements and the site percentage requirements of residential and commercial uses. The proposal offers another option while avoiding just residential uses on

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commercial properties.

Councilmember Dahlhoff requested that the presentation to the Council include a map of all General Commercial zones in the City. She asked staff to describe the rationale for the required percentages of uses to avoid a sense that the amounts are arbitrary. Deputy Director Medrud explained that staff explored percentages by researching other examples and current activities in the market, as well as ensuring the percentages are appropriate for the City’s environment. Once enacted, the percentages are non-negotiable. Throughout ongoing discussions with developers regarding the proposed changes, no developer addressed the percentages as problematic or unable to achieve.

Councilmember Cathey asked whether an affordable housing component is included in the proposal. Deputy Director Medrud advised that as part of the Housing Element and Development Code updates, staff is exploring affordable housing options as part of a comprehensive review. This proposal was focused to meet current needs.

In response to comments by the committee, Deputy Director Medrud said the proposal essentially removes the requirement for a conditional use permit to construct residential uses.

MOTION: Councilmember Cathey moved, seconded by Councilmember Dahlhoff, to recommend placement of Ordinance No. O2024-008 on the January 21, 2025, City Council consideration calendar with a recommendation to approve and authorize the Mayor to sign.

MEETING SCHEDULE: Chair Althauser reported on his work conflicts with the February, March, and April meetings. He asked about the potential of rescheduling the meetings on the Tuesday following the committee’s second Wednesday of the month meeting.

City Administrator Parks advised that staff would communicate with members to ensure the rescheduled meetings are not in conflict with other meetings. The meetings will be published as “Special Meetings.” Agendas for special meetings cannot be changed during a special meeting.

ADJOURNMENT: With there being no further business, Chair Althauser adjourned the meeting at 8:55 a.m.

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

**TUMWATER GENERAL GOVERNMENT COMMITTEE
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CONVENE: 8:00 a.m.

PRESENT: Chair Michael Althausser and Councilmembers Joan Cathey and Leatta Dahlhoff.

Staff: City Administrator Lisa Parks, City Attorney Karen Kirkpatrick, Community Development Department Director Michael Matlock, Finance Department Director Troy Niemeyer, Deputy Director of Community Development Department Brad Medrud, Sustainability Manager Alyssa Jones Wood, Housing and Land Use Planner Erika Smith-Erickson, and Associate Planner Dana Bowers.

**APPROVAL OF
MINUTES: GENERAL
GOVERNMENT
COMMITTEE,
DECEMBER 11, 2024:**

MOTION: Councilmember Dahlhoff moved, seconded by Councilmember Cathey, to approve the December 11, 2024 minutes as presented. A voice vote approved the motion unanimously.

SERVICE PROVIDER AGREEMENT WITH ICF JONES & STOKES, LLC FOR BUSH PRAIRIE HABITAT CONSERVATION PLAN PHASE 4: Deputy Director Medrud reported that currently, the WDFW Phase 4 grant is funding the ongoing work to develop the Habitat Conservation Plan. The proposed contract is approximately for \$500,000 to assist in preparing a public draft of the HCP this year and to initiate the NEPA/SEPA review process. The request is to place the proposed action on the Consent Calendar for the February 18, 2025 City Council meeting with a recommendation to approve and authorize the Mayor to sign the agreement.

MOTION: Councilmember Dahlhoff moved, seconded by Councilmember Cathey, to place the Service Provider Agreement with ICF Jones & Stokes, LLC for Bush Prairie Habitat Conservation Plan Phase 4 on the February 18, 2025, City Council Consent Calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.

FIRST AMENDMENT TO SERVICE PROVIDER AGREEMENT WITH HATC FOR TUMWATER INN – AFFORDABLE SENIOR HOUSING: Deputy Director Medrud reported the request includes two components. Previously, the City Council allocated \$275,000 of General Government funds to the Housing Authority of Thurston County for mediation and relocation assistance for residents residing at the project site. The amendment extends the contract through the end of March 2025 and reallocates funds to mediation costs because relocation assistance costs were less than anticipated while mediation costs were higher than forecasted.

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MOTION: Councilmember Cathey moved, seconded by Councilmember Dahlhoff, to place the First Amendment to Service Provider Agreement with HATC for Tumwater Inn – Affordable Senior Housing on the February 18, 2025, City Council Consent Calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.

ORDINANCE NO. O2025-004, SUSPENDING ANNUAL COMPREHENSIVE PLAN AMENDMENTS: Deputy Director Medrud reported the proposed ordinance extends the term for suspending the annual Comprehensive Plan Amendments process to December 31, 2025. Originally, the ordinance established the deadline of June 30, 2025 for suspension of the annual Comprehensive Plan Amendment process; however, recent legislation extended the deadline of the Comprehensive Plan Periodic Update to December 31, 2025. Staff is requesting an extension of the suspension of annual Comprehensive Plan amendments until December 31, 2025 to coincide with the extension of the periodic review.

MOTION: Councilmember Dahlhoff moved, seconded by Councilmember Cathey, to Place Ordinance No. O2024-004 amending Chapter 18.60 of the Tumwater Municipal Code, on the March 4, 2025, City Council Consideration Calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.

2025 COMPREHENSIVE PLAN PERIODIC UPDATE – CLIMATE ELEMENT: Manager Jones Wood briefed members on the Greenhouse Gas Emissions Sub-Element of the Climate Element and actions to reduce overall greenhouse gas emissions, vehicle miles traveled, and to consider environmental justice to avoid worsening and reducing environmental health disparities.

GREENHOUSE GAS REDUCTION SUB-ELEMENT: Community engagement on the Climate Element to date has included:

- Continued participation from the Climate Policy Advisory Team
- In-person open house at ASHHO Cultural Community Center on August 14, 2024
- Sponsored online open house from August 15 – October 31, 2024
- Feedback from the Thurston Climate Mitigation Collaborative’s Community Advisory Workgroup
- Meeting with Thurston Climate Action Team’s Community Organizer
- Direct emails to community based organizations, non-profits, interested community members, and Affinity Groups
- Tabled at the Thurston County Food Bank to encourage participation in online open house
- Presented the draft Climate Element to the South Sound Asian and Pacific Islanders Coalition
- Draft Climate Element was released for public comment online

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through January 31, 2025.

- Tabled at Thurston County Food Bank and Tumwater Library in January to solicit participation in review/public comment of the draft Element
- Posted several social media announcements
- Forthcoming Community Assembly hosted by Thurston Climate Action Team

Climate mitigation and adaption are often intertwined and overlap in addressing climate change involving multi-modal transportation, energy efficiency and electrification, reducing vehicle miles traveled, and natural carbon sinks.

Manager Jones Wood asked a series of questions for several goals and actions in the Sub-Element:

- Are there any general or specific comments regarding the Goals?
- Are there any recommended shifts in action timelines?
- Are there any unintended consequences or burdens associated with policies and/or actions under the Goals?
- Would anyone in the community be left out by any policy and/or action under the Goals, and if so, how could it be resolved?
- Using the icons of actions of publicly identified priorities, which ones could or would create impacts, and what would be the extent of any impacts?
- Are there any additional thoughts to share related to the Goals and associated policies and actions?

Manager Jones Wood reviewed and requested feedback on Goal CL-4, *Reduce greenhouse gas emissions from all building types through energy conservation measures, prioritizing the deployment of financial resources and programs that help finance or subsidize improvement across Tumwater.*

Councilmember Dahlhoff asked whether “all building types” pertains only to City-owned buildings. Manager Jones Wood advised that the goal pertains to all buildings in the City both public and private. One example of an implementation action is:

Provide educational resources and/or technical assistance to industry professionals and building owners and managers on energy efficient building design, retrofits, and operations for new and existing buildings. The proposed actions by the City could help with many other actions individuals could take without assistance from the City.

Chair Althaus asked whether the implementation/policy for CL-4.2.2, *“Require energy performance ratings and disclosures for rental dwelling units at times of application so that tenants are informed before making*

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rental decisions” would require an ordinance as opposed to a program. Manager Jones Wood responded that if the City required the action an ordinance would be necessary. Efforts on the implementation could begin in 2027 and require one to five years to complete based on staff’s estimate. Chair Althausen cited the possibility of a legislative bill that may have required the action by local governments, which might prompt the need to begin efforts rather than later. Manager Jones Wood replied that several bills were introduced during the session addressing many actions within the Element. The bills may require action by jurisdictions or just provide some additional guidance for moving forward with a requirement. The Clean Building Performance Standards adopted several years ago applies to multifamily residential up to a specific square footage in size. The law includes a requirement for an energy performance rating for large apartment buildings.

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

Chair Althausen inquired as to the actions that would require a change in the code(s). Manager Jones Wood cited the action, “require solar-ready construction for all building types,” as one example; however, the draft may be revised to reflect “incentivizing instead of requiring” as the City currently requires solar ready construction for residential construction. A code change would be required for other building types such as commercial or industrial. Several of the implementation actions could entail a code update or offering a menu of different options. It is also important to balance tree canopy and solar requirements. Actions in the Resilience Sub-Element include other options for commercial and industrial developments for different sustainable roof choices, such as solar ready, cool roof, or blue roof to help reduce greenhouse gas emissions or extreme heat.

Councilmember Cathey cited the action of pursuing private/public partnerships and asked whether staff is prepared for a change in terms of the current Federal Administration’s anti-environmental position and potential impact on the City’s ability to receive grants. Manager Jones Wood acknowledged that the position by the Federal Administration undermines many of the proposed actions and would eliminate support that would have resulted in a successful implementation of the goals and actions.

Manager Jones Wood reviewed and requested feedback on Goal CL-6, *Reduce greenhouse gas emissions by making it easier for people to shift to low-/zero-carbon transportation modes through policy, programming, and regional partnerships.* Community feedback supports improving the

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safety of biking and walking in Tumwater.

Councilmember Dahlhoff noted that many of the actions and incentives are interrelated between many departments within the City. She asked how staff plans to track actions and outcomes. She cited conversations with the transportation staff in terms of sidewalk installations and the lack of access to reach a newly constructed sidewalk. Manager Jones Wood advised that all departments involved with any of the actions have been consulted and are aware of the specific actions that might pertain to the department. For example, the Transportation Element includes actions such as production of a bike and pedestrian plan with actions. Staff communications are consistent between different departments to ensure scopes of work are aligned with grant proposals, contracts, goals in the Thurston Climate Mitigation Plan, and other City actions.

Councilmember Dahlhoff asked how staff plans to track actions or elements that align with a specific City board or commission. She cited the example of her installation of solar panels on her home's roof. The recommendation from the tree company was to remove the trees. She asked how staff plans to track the work of commissions and boards as an advisory to the Council. Manager Jones Wood advised that the Tree Board's actions are limited to requests from the Council or are in response to implementation actions within the Urban Forestry Management Plan. Tree Board members also received a copy of the Climate Element for review. Councilmember Dahlhoff suggested that as efforts progress on the elements, staff should consider some applicable elements that might be appropriate for a board or commission to provide some support to assist in achieving some of the outcomes.

City Attorney Kirkpatrick advised that any direction to an advisory body requires a consensus by the City Council.

Councilmember Cathey questioned whether outreach and communications in the community have identified whether there has been an increase in walking and biking by community members. Manager Jones Wood affirmed an increase, in part because of more opportunities to share information with staff in different forums, such as during discussions on reducing vehicle miles traveled. Many in the community have conveyed that active transportation in Tumwater is lacking or they do not feel safe. Many have indicated the Climate Element should address the need seriously and that more progress should be achieved. Conversely, others have commented that they do not believe active transportation should be of focus as the City is a car-centric community. However, louder and more frequent voices support improvements to increase active transportation in Tumwater.

Manager Jones Wood reviewed and requested feedback on Goal CL-7,

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

Chair Althauser commented that he frequently receives comments from constituents about biking, walking, access to transit, and the lack of feeling safe when biking throughout the City.

Chair Althauser disconnected from the meeting at 8:34 a.m.

Manager Jones Wood reviewed and requested feedback on Goal CL-8, *Strengthen existing policy and regulations to deploy and enhance natural carbon solutions that are ecosystem-appropriate, store carbon, and offer co-benefits such as pollution reductions, wildlife habitat, and climate resilience.*

Manager Jones Wood advised that many of the actions are also included in the Urban Forestry Management Plan and the Thurston Climate Mitigation Plan.

Councilmember Dahlhoff asked whether the list of actions has been provided to the Tree Board for review. Manager Jones Wood advised that the Tree Board was provided a copy of the Element but not for input as a member of the Tree Board but as a member of the community.

Councilmember Dahlhoff advised of her intent to forward an email to City Administrator Parks and Mayor Sullivan asking for review with the Council, as she would like the actions referred to the Tree Board. Manager Jones Wood added that she provides an update to the Tree Board during each meeting on the status of the Climate Element.

Councilmember Cathey suggested the Tree Board's focus could be on the impact of trees through preservation of mature trees. Manager Jones Wood responded that many actions in the Resilience Sub-Element are tree and habitat-specific. The Tree Board has requested a name change to Urban Forestry Advisory Board to enable the Board to provide assistance and suggestions on vegetation and habitats.

Manager Jones Wood said the committee is scheduled to review the Resilience Sub-Element at its March meeting. She reviewed timelines for actions within the Greenhouse Gas Emissions Sub-Element Gantt chart.

Discussion ensued on the importance of the Climate Element representing the entire community of urban and rural areas and different types of residential structures to ensure the entire community benefits from all efforts and actions. Councilmember Cathey asked how the City identifies rural areas within the City. Deputy Director Medrud explained that many

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rural areas that were annexed by the City are transitioning to urban as required under the Growth Management Act. However, many of those areas in the City will require a substantial amount of public investment to convert to an urban environment.

ADJOURNMENT: With there being no further business, Councilmember Dahlhoff adjourned the meeting at 8:44 a.m.

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

TO: General Government Committee
FROM: Alyssa Jones Wood, Sustainability Manager
DATE: March 18, 2025
SUBJECT: 2025 Comprehensive Plan Periodic Update – Climate Element, Resilience Sub-Element

1) Recommended Action:

This is a discussion item about the Resilience Sub-element of the new Climate Element for the 2025 Comprehensive Plan periodic update.

2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan. [2025 Comprehensive Plan Update | City of Tumwater, WA](#) contains links to guidance materials and information about the update.

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

3) Policy Support:

City Council Strategic Priorities and Council Goals 2025 - 2026

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

4) Alternatives:

None.

5) Fiscal Notes:

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

- 6) Attachments:
- A. Staff Report
 - B. Draft Climate Element
 - C. Presentation

STAFF REPORT



Date: March 18, 2025
To: General Government Committee
From: Alyssa Jones Wood, Sustainability Manager

2025 Comprehensive Plan Update – Climate Element

On a ten-year cycle, Tumwater is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. To meet the deliverables for the Climate grant contract with the Washington State Department of Commerce, Tumwater must complete a draft of the new Climate Element by June 30, 2025.

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

The intent of this agenda item is to discuss the draft goals, policies, actions, and associated timelines of the Resilience sub-element of new Climate Element.

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1. New Requirements

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

The legislation includes the following key changes:

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

2. Growth Management Act – Climate Change and Resiliency Goal

The state Growth Management Act (Chapter 36.70A RCW) requires that the City demonstrate that each Element in its Comprehensive Plan meets the relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of the City’s Comprehensive Plan and development regulations.

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

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

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

3. Sub-Elements

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

A. Climate Mitigation

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

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

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

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

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

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

The figure below is from the Thurston County 2022 GHG Emissions Inventory (by the Department of Commerce) and show current GHG emissions and the breakdown of GHG emissions by sector.

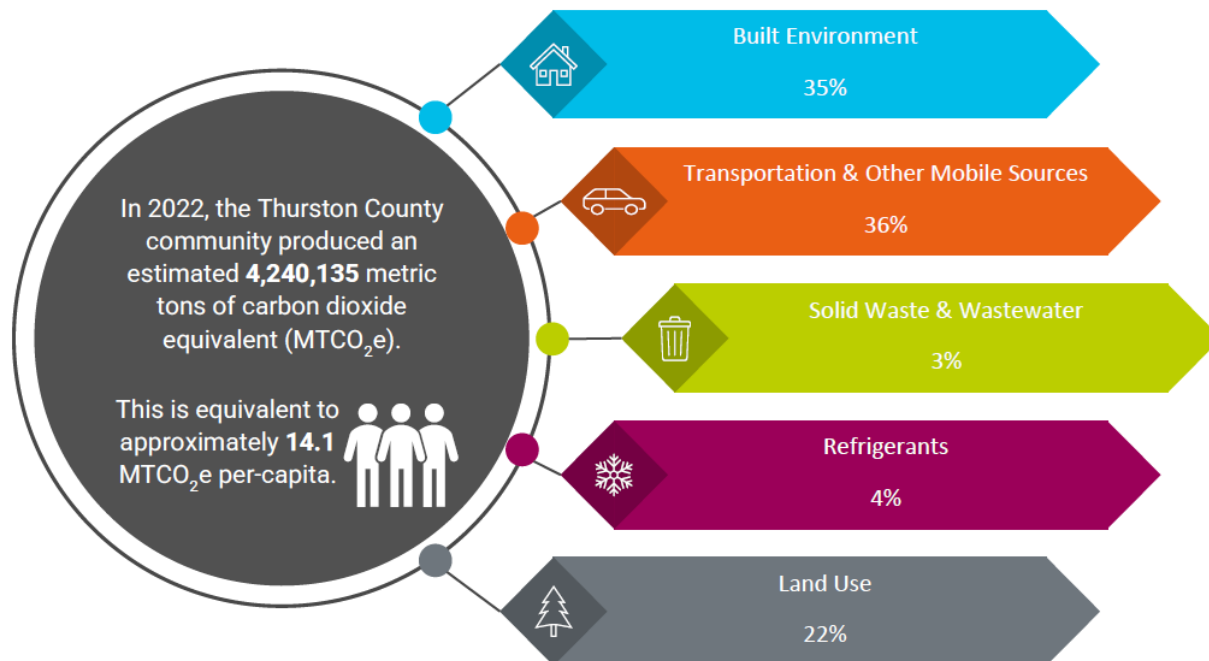


Figure 1. 2022 Emissions by Sector

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

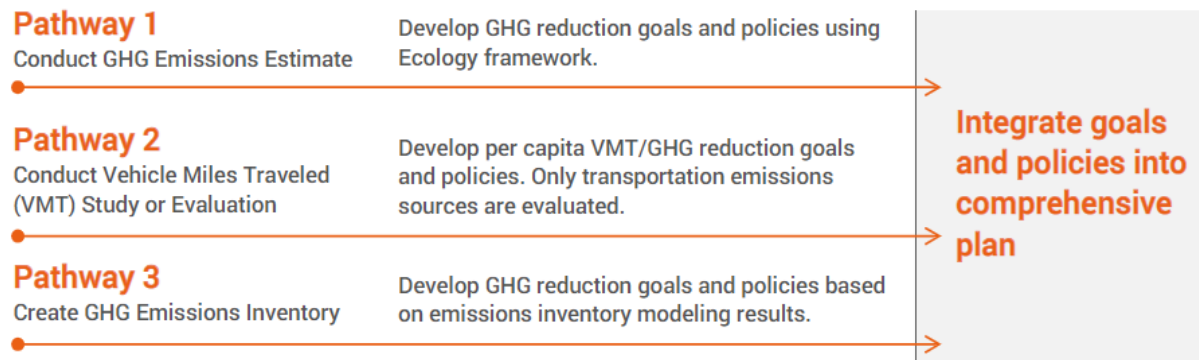


Figure 2. Pathway summary for GHG sub-element.

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

B. Climate Resilience

RCW 70A.65.010 defines climate resilience as:

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

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



Figure 3. Steps and pathways to integrate resilience into Comprehensive Plan.

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

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

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

4. Environmental Justice

The new state legislation requires that the Climate Element must:

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

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

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

5. Transportation and Land Use Changes

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

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

6. Goals, Policies, and Implementation Actions Review

A. Introduction

Example from the current Climate Element:

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

Policy Action

CL-2.2 Develop a program funding strategy to support equitable access to climate mitigation and adaptation programs developed by the City.

CL-2.2.1. Review actions outlined in the Climate Element to determine what kinds of funding will be needed to support the programs created therein.

Goals and policies describe how the City proposes to address identified needs. Goals are statements of desired outcomes or intended achievements. Policies are specific statements that guide actions and provide a framework for future decision-making. Actions are specific implementations of goals and policies.

B. Policy Strength Continuum

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

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

C. Draft Time Period and the Climate Crisis

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

The City of Tumwater, and all governments working on climate change, are faced with a paradox of the urgency of action and the necessity of working at the speed of trust with community, especially those in the community who have been historically marginalized, left out, or forgotten. Staff have done their best to balance the urgency of action, the anticipated speed of trust for actions, community demand, existing commitments (GHG targets), and internal capacity to draft timelines for each action in the Climate Element. Bringing this paradox to light is not intended to be interpreted as an excuse, but rather careful consideration and nuance that staff are incorporating into their work as they address the climate crisis.

D. Initial Review

Attachment B is the initial draft of the Climate Element. This draft has been reviewed by staff and the Climate Policy Advisory Team (CPAT). This draft is not final, and feedback provided by the community and General Government Committee will be incorporated as much as possible.

Appendix A – Guidance

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

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

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

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

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

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

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

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

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

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

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Goals, Policies, and Implementation Actions

City of Tumwater 2025 Comprehensive Plan

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

DRAFT VERSION
Updated December 31, 2024

December 2024

Ordinance No. O2025-0XX



Climate Element

Goals, Policies, and Implementation Actions



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Acronyms and Abbreviations Used in Document

ASD – Administrative Services Department.

CBO – **Community Based Organization**

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

CDD – Tumwater Community Development Department

City – City of Tumwater

Commerce - Washington State Department of Commerce

County – Thurston County

CPAT – Climate Policy Advisory Team

DAHP – Washington State Department of Archaeology and Historic Preservation

EDC – Thurston Economic Development Council

EV – Electric Vehicle

EXD – Tumwater Executive Department

Fire & EMS – Fire and Emergency Medical Services Department.

FIN – Tumwater Finance Department

GHG – Greenhouse Gas

LID – Low Impact Development

PRFD – Tumwater Parks, Recreation, & Facilities Department

RCW – Revised Code of Washington

TCAT – Thurston Climate Action Team

TED – Tumwater Transportation & Engineering Department

TMC – Tumwater Municipal Code



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

TRPC – Thurston County Regional Planning Council

UFMP – Urban Forestry Management Plan

WRS – Tumwater Water Resources & Sustainability Department

WSDOT - Washington State Department of Transportation

Key Terms and Definitions

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

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

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

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

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

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

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

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



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Frontline Community²: Those communities that experience the effects of climate change “first and worst” while also having significantly lower capacity to adapt and reduced access to resources and political power to respond to those risks. Though not limited to these groups, frontline communities generally include communities of color, Indigenous peoples, and low-income communities. These communities have also not historically had access to City decision making processes.

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

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

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

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

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

Overburdened Community⁴: According to RCW 70A.02.010 (11), denotes a geographic area where vulnerable populations face combined, multiple environmental harms and health impacts, and includes, but is not limited to, highly impacted communities as defined in RCW 19.405.020.

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

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

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

⁴ See Note 1

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Vulnerable Populations⁵: According to RCW 70A.02.010 (14), includes population groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms, due to: adverse socioeconomic factors, high housing and transportation costs relative to income, limited access to nutritious food and adequate health care, linguistic isolation, and other factors that negatively affect health outcomes and increase vulnerability to the effects of environmental harms; and sensitivity factors, such as low birth weight and higher rates of hospitalization. Vulnerable populations can include but are not limited to: racial or ethnic minorities, low-income populations, populations disproportionately impacted by environmental harm, and populations of workers experiencing environmental harm.

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⁵ See Note 1

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1. Introduction

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

This section of the Climate Element specifies goals, policies, and actions meant to set forth a direction to advance equity, sustainability, and resilience in Tumwater. The goals, policies, and actions also serve to ensure coordination with separate Comprehensive Plan Elements, regional plans, and County-Wide Planning Policies. Additionally, they serve as the plan for implementing certain actions within the Climate Element.



A. How to Read this Element

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

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

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

Actions and policies are marked with the appropriate icon if they fall into any of the below categories:

	<p><u>Equity-focused Action</u> Action helps the City achieve equity goals. These actions include financial programs, outreach activities, legislative changes, and other strategies designed to empower frontline and historically excluded communities to pursue climate adaptation and mitigation activities.</p>
	<p><u>Publicly Identified Priority</u> Action was developed out of conversations with and feedback from Tumwater community members. Community members contributed their input through an in-person workshop, a virtual open house, and a Climate Policy Advisory Team (CPAT) that worked closely with the City to develop specific policy language.</p>



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2. Growth Management Act – Element Goals

The State Growth Management Act (Chapter 36.70A RCW) requires that the City show that each Element in its Comprehensive Plan meets the relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of the City's Comprehensive Plan and development regulations.

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

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

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

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3. County-Wide Planning Policies

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

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

II. Urban Growth Areas

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

[...]

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

[...]

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

3.4 Provide Capacity to accommodate planned growth by:

[...]

b. Protecting ground water supplies from contamination and maintaining groundwater in adequate supply by identifying and reserving future supplies well in advance of need.

[...]

VII. Economic Development and Employment

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

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

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

[...]

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

g. Protecting resource lands.

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- h. Encouraging the utilization and development of areas designated for industrial use, consistent with the environmental policies in these countywide policies.*
- i. Connecting economic health with personal health and well-being and the advancement of environmental health.*
- j. Adding incentives for business to demonstrate their environmental sustainability including reduction in greenhouse gas emissions.*

[...]

X. Environmental Quality

- 10.1 Recognize our dependence on natural systems and maintain a balance between human uses and the natural environment.*
- 10.2 Establish a pattern and intensity of land and resource use that is in concert with the ability of land and resources to sustain such use, reduce the effects of the built environment on the natural environment, conserve natural resources, and enable continued resource use, through:*
 - [...]
 - c. Planning for the amount of population that can be sustained by our air, land and water resources without degrading livability and environmental quality.*
 - [...]
- 10.3 Protect the soil, air, surface water, and groundwater quality, including through:*
 - Reducing dependence on the use of chemicals and other products that pollute and, when their use is necessary, minimizing releases to the environment.*
 - Ensuring adequate clean water is available to support household and commercial needs while sustaining ecological systems through conservation, balancing of uses, and reuse.*
 - Protecting ground and surface water and the water of the Puget Sound from further degradation by adopting and participating in comprehensive, multi-jurisdictional programs to protect and monitor water resources for all uses.*
- 10.5 Acknowledge that changing weather and climate patterns will impact the human, natural, and built environments and plan for impact such as increase wildfire, flooding, and sea-level rise.*
- 10.6 Protect and restore natural ecosystems, such as, forests, prairies, wetlands, surface and groundwater resources, that provide habitat for aquatic and terrestrial plants and animals.*
- 10.7 Provide for public access to natural resource lands, while ensuring that uses and economic activity, which are allowed within those lands, are sustainable.*

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

The Climate Element is based upon the themes of equity, sustainability, and resilience.

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4. Summary of Element Goals

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

Goals are not listed in order of priority.

A. Overarching Climate Goals

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

B. Greenhouse Gas Reduction Goals

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



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

C. Climate Resilience Goals

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

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

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

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

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

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

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

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

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5. Element Goals, Policies, and Implementation Actions

A. Overarching Climate Goals

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

Environmental justice must be central to any effort to mitigate and adapt to climate change. Tumwater’s frontline communities⁶ who experience the impacts of climate change “first and worst” are already feeling the burden of climate impacts, while having contributed the least to causing and worsening climate change. The City must create opportunities for members of frontline communities to make meaningful changes to climate policy and must also ensure frontline communities have access to resources to adapt to climate impacts.

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

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

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

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

Climate Element

Goals, Policies, and Implementation Actions

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

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


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

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



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Goals, Policies, and Implementation Actions

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

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Goals, Policies, and Implementation Actions



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

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

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

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

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Climate Element

Goals, Policies, and Implementation Actions

Greenhouse Gas Reduction Sub-Element

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

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B. Greenhouse Gas Reduction Targets

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

Municipal GHG Emissions Targets

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

Community-wide GHG Emissions Targets

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

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

C. Greenhouse Gas Reduction Goals

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

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

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Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Lead	Period	Notes
CL-4.1 Reduce energy use across building types.			
CL-4.1.1 Provide educational resources and/or technical assistance to industry professionals and building owners and managers on energy-efficient building design, retrofits, and operations for new and existing buildings.	CDD, WRS	Start: 2025 Ongoing	
CL-4.1.2 Partner with public, private, non-profit, and faith-based organizations to construct and highlight high-profile demonstration buildings that use innovative energy efficiency and/or technology to limit energy use.	CDD, WRS	Start: 2026 Ongoing	
CL-4.1.3 Establish policies and programs to lower costs and pollution from fossil fuel consumption by incentivizing green building standards (i.e., building frameworks that are environmentally responsible and resource-efficient). (see CL. 5.2, 5.3, 5.4).	CDD, WRS	Start: 2026 Ongoing	
CL-4.1.4 Develop data methodology to monitor use and impacts of green building incentives (i.e., encouraging buildings that are environmentally responsible and resource-efficient) and inform recommendations for policy or programs.	CDD, WRS	Start: 2026 Ongoing	
CL-4.1.5 Partner with Puget Sound Energy (PSE) to promote and/or deploy energy efficiency programs, local funds, and customer enrollment in clean energy projects and programs.	CDD, WRS	Start: 2025 Ongoing	
CL-4.2 Reduce energy use in existing residential buildings.			
CL-4.2.1 Require energy performance ratings and disclosures for dwelling units at times of listing for sale so that prospective buyers are informed before making purchasing decisions.	CDD, WRS	Start: 2026 Ongoing	

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Goals, Policies, and Implementation Actions



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

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

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

⁹ Roofs designed to reflect more sunlight, thus lowering building temperatures.



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Goals, Policies, and Implementation Actions

CL-4.4.3 Explore developing guidelines for deconstruction and salvaging materials for reuse.	CDD	Start: 2026 Complete: est. 5 years	
CL-4.5 Convert to alternative fuel sources.			
CL-4.5.1 Educate community members on options for electric appliances and the benefits of pairing electrification with the installation of renewable energy. Create incentives to support fuel switching.	WRS	Start: 2025 Ongoing	

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

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

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

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

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

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

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

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



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

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

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

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Goals, Policies, and Implementation Actions



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

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Policies and Implementation Actions	Lead	Period	Notes
reduce GHG emissions, and use street-level improvements to connect neighborhoods without the population to support fixed routes transit options. Tumwater will engage homeowners' associations for representation and feedback. Expansion of service will include an analysis of climate impacts to ensure the program does not result in an increase in GHG emissions.			

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

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

Policies and Implementation Actions	Lead	Period	Notes
CL-8.1 Preserve tree canopy and support habitat restoration and conservation to sequester carbon.			
CL-8.1.1 Adopt and implement a coordinated reforestation and afforestation program guided by the UFMP with goals and policies to support stormwater management. Consider how existing or future tree canopy can support stormwater management and water quality improvements in receiving waters. Include goals for maintaining or increasing canopy in overburdened communities.	WRS	Start: 2026 Complete: est. 1-5 years	



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Policies and Implementation Actions	Lead	Period	Notes
CL-8.1.2 Establish goals for preserving existing mature tree canopy in alignment with TMC 16.08 . Include guidelines and incentives for maintaining larger, more established trees.	WRS	Start: 2025 Complete: est. >1 year	
CL-8.1.3 Support implementation of habitat conservation plans (HCPs) that allow for state required development and provide for preservation and restoration of prairie habitat for endangered and threatened prairie species.	CDD	Ongoing	
CL-8.1.4 Continue to champion statewide conservation efforts to protect, restore, and manage wetlands and riparian habitat.	CDD	Ongoing	
CL-8.1.5 Build relationships and capacity among regional partners to ensure successful and effective data coordination and program alignment.	WRS	Ongoing	
CL-8.1.6 Maximize tree canopy coverage in surface parking lots. Establish an initiative for identifying impervious surfaces across parking lots for potential reforestation or conversion.	WRS, CDD	Start: 2025 Complete: est. 1-5 years	



Climate Element

Goals, Policies, and Implementation Actions

Resilience Sub-Element




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

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D. Climate Resilience Goals



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

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

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

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Policies and Implementation Actions		Lead	Period	Notes
CL-9.2	Plan energy infrastructure to be able to integrate with an increase in renewable energy sources, including increasing energy storage capacity to improve energy grid resilience.	CDD, WRS, Fire and EMS	Start: 2026	
CL-9.2.1	Identify key public facilities that must remain operational during a hazard event that impacts power availability.	CDD, TED, PRFD, WRS, Fire and EMS	Start: 2026 Complete: est. <1 year	
CL-9.2.2	Identify sites to install local microgrid solar and battery storage facilities that will lead to negligible or low impacts on local habitats, infrastructure, and human health.	TED, PRFD, WRS, CDD	Start: 2027 Complete: est. 2-3 years	
CL-9.2.3	Install locally distributed renewable energy generation and battery storage infrastructure at identified key public facilities to ensure continuity of operations for a minimum of 24 hours.	TED, PRFD, WRS, CDD	Start: 2030 Complete: est. 5-10 years	
CL-9.3	Require buildings in high-risk areas¹⁰ to be designed and built to be resilient to natural hazards and extreme weather worsened by climate change.	CDD	Start: 2028	
CL-9.3.1	Adopt and enforce fire-resilience standards for new and redeveloped sites in high-risk wildfire areas identified by the State of Washington's Wildland-Urban Interface Map (forthcoming).	CDD	Start: 2028 Complete: est. 4-5 years	Period contingent on release of revised WUI map.
CL-9.3.2	Require a hazard assessment and climate risk planning for new and existing buildings in designated high-risk areas, designing for enhanced resilience and mandating building practices that.	CDD, WRS	Start: 2032 Ongoing	

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

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

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


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

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






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

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

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

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



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Goals, Policies, and Implementation Actions

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

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Goals, Policies, and Implementation Actions



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







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Goals, Policies, and Implementation Actions

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

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Goals, Policies, and Implementation Actions

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

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Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Lead	Period	Notes
CL-10.8.3 Identify facilities that serve high-risk populations to create incentive programs encouraging infrastructure updates for clean indoor air. Updates should include HVAC system improvements.	WRS	Start: 2030 Complete: est. 1-5 years	
CL-10.9 Ensure community members have resources to shelter in place or to adequately reach temporary shelter.	WRS	Start: 2025	
CL-10.9.1 Coordinate with other agencies and jurisdictions to provide more cooling centers with 24-hour capacity. Offer 24-hour capacity for all of Tumwater's heat-vulnerable residents including seniors, low-income, and houseless individuals. Shelter locations should be sited equitably throughout the city, with priority for opening locations near the highest concentrations of heat-vulnerable residents.	WRS, County Health Department	Start: 2025 Complete: est. 5-10 years	
CL-10.9.2 Coordinate with local businesses, community centers, and other neighborhood hubs to assess the potential of using these spaces as cooling centers. Provide sites that agree to participate in this program with resources detailing how to set up an equitable and functional cooling center.	WRS, County Health Department	Start: 2025 Complete: est. 5-10 years	
CL-10.9.3 Develop outreach programs or materials to increase awareness and education on individual emergency preparedness (e.g. Two Weeks Ready).	Fire and EMS, WRS	Start: 2025 Complete: est. <1 year	
CL-10.10 Increase language accessibility of emergency services, plans, and resources.	ASD, CDD, WRS	Start: 2025	
CL-10.10.1 Establish on-call contracts for language interpretation and translation services, including ASL.	ASD, CDD, WRS	Start: 2025 Complete: est. <1 year	







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Goals, Policies, and Implementation Actions

Policies and Implementation Actions	Lead	Period	Notes
CL-10.10.2 Utilize on-call contracts for language services to translate all emergency resources and plans.	ASD, CDD, WRS	Ongoing upon adoption of relevant plans	







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

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

Policies and Implementation Actions	Lead	Period	Notes
CL-11.1 Enhance partnership between the Tribes and the City, integrating Tribal expertise, opinions, and values into climate planning efforts, projects, and programs.	ED, WRS, Tribes	Start: 2025	
CL-11.1.1 In collaboration with the Tribes, establish guidelines and standards for incorporating Traditional Ecological Knowledge into City programs and planning efforts to adapt to climate change impacts.	WRS, Tribes	Start: 2025 Complete: est. 5 years	 
CL-11.1.2 Integrate the Tribal Stewards Curriculum or an alternative approved by Tribal representatives into regular City training schedules.	WRS, Tribes	Start: 2030 Complete: est. 5 years	 
CL-11.2 In accordance with Tribal treaty rights, protect, enhance, and restore ecosystems and culturally important consumptive and non-consumptive resources including foods, medicinal plants, places, and materials that could be adversely impacted by climate change.	WRS, Tribes	Start: 2025	

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Goals, Policies, and Implementation Actions

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

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

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

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Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Lead	Period	Notes
CL-12.1 Manage Tumwater’s urban forest in line with the most recent UFMP and current climate projections and guidance.	City	Start: 2025	
CL-12.1.1 Enact the updated Tree Ordinance.	City	Start: 2025 Complete: < 1 year	
CL-12.1.2 Protect and enhance the climate resilience of urban forests by implementing the most recent UFMP. Prioritize implementation of UFMP actions that provide benefits for frontline communities.	WRS	Ongoing	
CL-12.1.3 Update the UFMP every five years, including updated tree species selection and planting guidance, and integrate the most recent available climate data into each new edition of the Plan. Climate guidance consideration should include projections for heat, precipitation, pests, and any other relevant emergent information.	WRS	Start: 2027 Reassess every 5 years	
CL-12.1.4 Develop and share guidance with community members that identifies native drought- and pest-resistant trees, shrubs, and grasses. Encourage their use over non-native, non-resilient species in urban forest plantings and in restoration efforts to support climate resilience.	WRS	Start: 2027 Complete: est. 2 years	
CL-12.1.5 Develop a program to analyze and address the climate impacts and risks of pests and disease on Tumwater’s urban forest.	WRS	Start: 2027 Complete: est. 5-7 years	
CL-12.1.6 Assess tree canopy and forests including parks, greenbelts and urban forests to identify potential wildfire risk zones and develop strategies to mitigate that risk.	WRS, PRFD	Start: 2038 Complete: est. 8 years	

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Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Lead	Period	Notes
CL-12.2 Protect, restore, and connect streams, riparian zones, estuaries, wetlands, and floodplains to increase resiliency to climate change and reduce flood risk.	WRS, CDD	Start: 2028	
CL-12.2.1 Conduct inventory of watersheds throughout Tumwater, including an assessment of overall health and connectivity and the type and degree of restoration or protection needed	WRS	Start: 2028 Complete: est. 3 years	
CL-12.2.2 Protect and restore wetlands and corridors between wetlands to provide biological and hydrological connectivity that fosters resilience to climate impacts.	WRS, CDD	Start: 2031 Complete: est. 8 years	
CL-12.2.3 Protect and restore riparian vegetation to reduce erosion, provide shade, and support other functions that improve the climate resilience of streams.	WRS, CDD	Start: 2031 Complete: est. 8 years	
CL-12.2.4 Collaborate with relevant parties to prioritize where and how beavers can be incorporated strategically to address climate change impacts on water quality, streamflow volume, and riparian habitat without causing any adverse impacts to Oregon Spotted Frog habitat.	WRS	Start: 2028 Complete: est. 2 years	
CL-12.3 Manage Tumwater's natural resources to protect, restore, and connect native ecosystems and foster habitats that are resilient to climate change.	CDD, WRS	Start: 2030	
CL-12.3.1 Collaborate with other regional partners to inventory potential climate refugia sites in Tumwater that will require protection and to assess existing habitat protections, habitat quality levels, and connectivity.	WRS, Tribes, County, TRPC, Climate Refugia Coalition	Start: 2032 Complete: est. 5 years	

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Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Lead	Period	Notes
CL-12.3.2 Develop an Ecosystem Restoration Plan or a Natural Resource Management Plan and adopt relevant measures from other relevant existing plans. The plan(s) must address existing stressors, consider climate change impacts, emphasize taking a precautionary approach to reduce risk of environmental harm, and guide adaptive management.	WRS	Start: 2030 Complete: est. 5 years	Use National Fish, Wildlife and Plants Climate Adaptation Strategy
CL-12.3.3 Locate funding to implement the Ecosystem Restoration Plan and/or Natural Resource Management Plan	WRS, CDD	Start: 2035 Complete: est. 2 years	
CL-12.4 Increase the climate resilience of native fish species and aquatic ecosystems by reducing the impact of threats such as aquatic invasive species, invasive plants, pollutants, and changes in seasonal water flow.	WRS	Start: 2025	
CL-12.4.1 Conduct a study of existing threats to native fish and aquatic ecosystems to prioritize which threats are addressed.	WRS, TRPC	Start: 2025 Complete: est. 2 years	
CL-12.4.2 Develop an Aquatic Resilience Strategy that addresses each unique threat identified.	WRS	Start: 2027 Complete: est. 1 year	
CL-12.4.3 Implement the Aquatic Resilience Strategy.	WRS	Start: 2028 Complete: est. 5 years	
CL-12.5 Advocate for prioritizing maintenance of habitat integrity and function when working with regulatory agencies to determine allowed activities and uses within protected wetlands and Fish and Wildlife Habitat Conservation Areas (FWHCAs).	WRS	Start: 2025	
CL-12.5.1 Identify programs that will have a substantive impact on fish and wildlife habitat.	WRS	Start: 2025 Complete: est. 3 years	

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Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Lead	Period	Notes
CL-12.5.2 Review and amend local policies, rules, and management activities to eliminate potential negative impacts on fish and wildlife habitat and take advantage of opportunities to incorporate positive impacts.	WRS, TED, PRFD, CDD	Start: 2028 Ongoing	
CL-12.6 Take early action to eliminate or control non-native invasive species, including insects and plants that take advantage of climate change, especially where invasives threaten native species or ecosystem function.	WRS	Start: 2026	
CL-12.6.1 Develop and implement a monitoring plan to assess how invasive species are spreading and impacting local plant communities.	WRS	Start: 2026 Complete: est. 2 years	
CL-12.6.2 Partner with regional stakeholders and experts to develop an Invasive Insect and Pest Management Plan based on collected data. Utilize an integrated approach that includes a wide variety of strategies, including at a minimum: (a) management of established pest infestations, (b) widespread use of and restoration of native plants resilient to regional pest threats; (c) regular monitoring activities, and (d) requirements to include invasive species prevention plans in future projects.	WRS	Start: 2028 Complete: est. 5 years	

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

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

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Goals, Policies, and Implementation Actions









Policies and Implementation Actions	Lead	Period	Notes
CL-13.1 Develop anti-displacement programs in overburdened communities when increasing densities.	CDD, WRS	Start: 2025	
CL-13.1.1 Review existing anti-displacement and equity decision-making tools and use these to develop guidance specific to Tumwater for future housing and zoning decisions.	CDD, WRS	Start: 2025 Complete: est. 2 years	
CL-13.1.2 Conduct extensive outreach activities in frontline communities at risk of displacement to collaboratively develop a set of anti-displacement strategies.	CDD, WRS	Start: 2027 Complete: est. 3 years	
CL-13.1.3 Review land use maps and Comprehensive Vulnerability Assessment findings to identify regions at high-risk of disaster displacement such as barriers to rebuilding housing in high-risk areas and develop strategies in collaboration with impacted communities to develop solutions.	CDD, WRS	Start: 2028 Complete: est. 5 years	
CL-13.2 Form a working group to secure Tumwater's economic resilience.	EXD, WRS	Start: 2025	
CL-13.2.1 Develop partnerships within the local business community and in collaboration with existing economic organizations and other stakeholders to set up a working group to analyze projected economic impacts on Tumwater.	EXD, WRS, Chambers of Commerce, EDC	Start: 2027 Complete: est. 2 years	
CL-13.2.2 Provide resources to the local Economic Resilience Working Group to inform the development of an economic resilience component of the Economic Development Plan.	EXD, WRS	Start: 2029 Complete: est. 1-2 years	

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Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Lead	Period	Notes
CL-13.2.3 Coordinate with partners to incorporate continuity of operations thinking into the County's Comprehensive Emergency Management Plan.	EXD, WRS, Economic Resilience Working Group, County	Start: 2029 Complete: est. 4 years	
CL-13.2.4 Form partnerships with organizations that aid workers affected by climate change who are transitioning to new fields of employment to share their services with Tumwater community members.	EXD, WRS	Start: 2025 Complete: est. 7 years	 
CL-13.3 Embed environmental justice in City land use decisions.	CDD, WRS	Start: 2025	 
CL-13.3.1 Develop an Environmental Justice Audit process, using the State Department of Ecology guidance as well as US EPA guidance to inform Tumwater's audit process.	CDD, WRS	Start: 2025 Complete: 3 years	
CL-13.3.2 Conduct a city-wide environmental justice audit prior to amending land use designations.	WRS & CDD	Start: 2028 Ongoing as needed	
CL-13.4 Restore and maintain critical areas, non-regulated open space areas, and the floodplain to maximize climate resilience and ecosystem benefits.	WRS	Start: 2026	
CL-13.4.1 Inventory existing and projected vulnerabilities of critical areas, open spaces, and floodplain-adjacent parcels.	WRS	Start: 2026 Complete: est. 2 years	
CL-13.4.2 Identify maintenance and restoration actions needed to keep critical areas and open spaces resilient. Prepare a report outlining the recommended actions which should incorporate green and gray-green infrastructure that will enhance natural systems into recommended actions.	WRS & TED	Start: 2028 Complete: 3 years	


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Goals, Policies, and Implementation Actions

Policies and Implementation Actions	Lead	Period	Notes
CL-13.4.3 When new State best available science is issued, update critical areas ordinances.	CDD	Ongoing	
CL-13.4.4 Coordinate with FEMA to update floodplain and flood risk maps for the region based on projected extreme precipitation, increased winter streamflow, and sea-level rise due to climate change.	CDD, FEMA	Start: 2026 Complete: est. 6 years	
CL-13.4.5 Review best available science for buffers and setbacks for steep slopes vulnerable to erosion exacerbated by climate change, and establish new minimums, if necessary, so that improvements are not required to protect structures during their expected life.	CDD	Start: 2026 Reassess every 2 years	
CL-13.5 Identify and implement strategies for reducing residential development pressure in the wildland-urban interface.	CDD	Start: 2030	
CL-13.5.1 Identify areas with high fire risk and explore the feasibility of land use changes to reduce further development in these areas.	CDD	Start: 2032 Complete: est. 1-3 years	Longer expected period due to uncertainty around WUI mapping
CL-13.5.2 Establish incentives and regulations to maintain open space buffers to reduce wildfire risk.	WRS, CDD	Start: 2030 Complete: est. 3-5 years	
CL-13.6 Encourage the location of new development in areas where exposure to climate hazards is low and ecological impacts are minimized.	CDD	Start: 2025	
CL-13.6.1 Develop design guidelines for climate-resilient multi-use development. Guidelines should require residential development to be designed for passive survivability under future climate projections.	CDD	Start: 2030 Complete: est. 5 years	

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Goals, Policies, and Implementation Actions

Policies and Implementation Actions	Lead	Period	Notes
CL-13.6.2 Update the regional Transfer of Development Rights program to meet state-mandated growth requirements while preventing urban sprawl and protecting key ecosystems.	County, CDD	Start: 2028 Complete: est. 1-2 years	
CL-13.6.3 Develop hazard-specific overlay zones and create design guidelines, codes, and guidebooks that will lead to climate resilient development.	WRS, CDD, TED	Start: 2028 Complete: est. 10 years	
CL-13.6.4 Update development regulations on a regular basis to incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.	CDD	Start: 2025 Reassess every 5 years	
CL-13.7 Support local businesses' efforts to bolster climate preparedness and continuity of operations.	EXD, WRS	Start: 2035	
CL-13.7.1 In partnership key stakeholders, draft recommendations for new building codes and incentive programs that help installation of on-site renewable energy and battery storage.	EXD, Chambers of Commerce, Thurston EDC, Economic Resilience Working Group	Start: 2035 Complete: est. 3 years	
CL-13.8 In areas with significant vulnerability to climate hazards, facilitate and support long-term community visioning including consideration of managed retreat.	CDD, WRS	Start: 2026	
CL-13.8.1 Utilize information from the Comprehensive Vulnerability Assessment to identify areas at high risk from climate impacts that will require substantial adaptation activities or the managed retreat of the entire community.	CDD, WRS	Start: 2028 Complete: est. 7 years	






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Goals, Policies, and Implementation Actions

Policies and Implementation Actions	Lead	Period	Notes
CL-13.8.2 Conduct regular outreach activities with identified high-risk communities and other key stakeholders (Transportation, developers, etc.) to educate them on risks.	CDD, WRS	Start: 2028 Ongoing	
CL-13.8.3 Review adaptation plans for communities in other cities and neighborhoods facing similar risks.	CDD, WRS	Start: 2026 Complete: est. 1 year	
CL-13.8.4 Establish long term action plans with at-risk communities, with distinct phases for different increasing levels of risk.	CDD, WRS	Start: 2027 Complete: est. 3-5 years	





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

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

Policies and Implementation Actions	Lead	Period	Notes
CL-14.1 Improve street connectivity, transit accessibility, and walkability, including sidewalks and street crossings, to ease emergency evacuation.	TED	Start: 2028	
CL-14.1.1 Assess Tumwater's street network to find gaps in street connectivity and transit access.	TED	Start: 2028 Complete: est. 5 years	
CL-14.1.2 Redesign streets in alignment with complete streets mandate where possible, eliminating connectivity gaps to facilitate smoother evacuations and create whole communities connected by safe walking routes.	TED	Start: 2035 Complete: est. >10 years	

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Policies and Implementation Actions	Lead	Period	Notes
CL-14.1.3 Work with Intercity Transit to expand their transit program that provides evacuation aid to community members who do not or cannot drive, utilizing the vulnerable population database established by CL-10.1.2.	Intercity Transit, Fire and EMS	Start: 2029 Complete: est. 8 years	
CL-14.2 Prioritize access to and restoration of water bodies and water-adjacent sites when designing and siting new and expanded transportation infrastructure.	TED, WRS	Ongoing	
CL-14.3 Improve habitat connectivity wherever possible when constructing and redeveloping roadways.	TED, WRS. WSDOT	Start: 2028	
CL-14.3.1 Integrate habitat connectivity considerations into road construction and redevelopment projects, reviewing plans for opportunities to make roads more permeable for both aquatic and terrestrial species through actions like widening culverts.	TED, WRS, WSDOT	Start: 2028 Ongoing	
CL-14.4 Facilitate quick recovery of the whole multimodal transportation system after disruption from disasters or extreme weather events.	TED	Start: 2028	
CL-14.4.1 Develop transportation recovery plans that ensure recovery of one aspect of the transportation system does not inhibit recovery of other forms of transportation. For example, snow plowing should not restrict access to bike lanes.	TED	Start: 2028 Complete: est. 5 years	
CL-14.4.2 Prioritize infrastructure needed for the recovery of Intercity Transit in the aftermath of an extreme weather event.	TED, Intercity Transit	Ongoing	


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



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

Policies and Implementation Actions	Lead	Period	Notes
CL-15.1 Manage Tumwater’s water sustainably, ensuring there is adequate quantity and quality of water available for future generations.	WRS	Start: 2025	
CL-15.1.1 Develop guidance for Tumwater residents, businesses, and developers on sustainable water management practices. Topics may include smart irrigation, drought tolerant plant selection, etc.	WRS	Start: 2025 Complete: est. 1-2 years	
CL-15.1.2 Study projected climate hazard impacts on water quality & quantity and develop strategies to protect and preserve water for Tumwater's future.	WRS	Ongoing (as new projections are available)	
CL-15.1.3 Evaluate the long-term adequacy of water delivery infrastructure to ensure that changes in hydrological patterns can be anticipated and managed effectively. Changes in hydrological patterns may include increases in flooding frequency or reduction of late-summer water availability associated with climate change.	WRS	Start: 2028 Complete: est. 3-4 years	
CL-15.1.4 Assess current groundwater reservoirs for any projected climate impacts, including saltwater intrusion, contamination, and reduced quantities. If necessary, develop and implement strategies to mitigate impacts.	WRS	Start: 2028 Complete: est. 4-5 years	
CL-15.2 Improve the City’s drought resilience through water reclamation and conservation measures, drought-tolerant landscape design, and advocacy.	WRS, CDD	Start: 2025	

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Policies and Implementation Actions	Lead	Period	Notes
CL-15.2.1 Expand use of reclaimed water at City facilities when resources are available and expand municipal reclaimed water systems.	WRS	Start: 2026 Reassess every 2 years	
CL-15.2.2 Allow onsite non-potable water systems such as rain cisterns to reduce water demand in private-sector commercial and residential buildings.	WRS	Start: 2025 Complete: est. 4-6 years	
CL-15.2.3 Promote rain gardens, dormant lawns and lawn alternatives, as well as native and drought-tolerant landscaping choices. Secure funding to establish an incentive or rebate program for community members who use native and drought-tolerant landscaping options.	WRS	Start: 2025 Ongoing	
CL-15.2.4 Establish a demonstration area for lawn alternatives that highlights native and drought-tolerant landscaping.	WRS & Parks, Recreation, & Facilities Department	Start: 2026 Complete: est. 1 year	
CL-15.2.5 Lobby at the county health department and state level agencies for the reuse of greywater on-site in buildings for flushing toilets, irrigation.	WRS	Start: 2025 Ongoing	
CL-15.2.6 Lobby at state level to prioritize using water resources in alignment with public interests.	WRS	Start: 2025 Ongoing	
CL-15.3 Develop and implement a comprehensive drought resilience strategy that factors in projected climate impacts and sets action levels for different drought stages.	WRS	Start: 2026	
CL-15.3.1 Conduct outreach to understand current water resource needs (i.e. water-reliant livelihoods).	WRS	Start: 2026 Complete: est. 1 year	

Climate Element

Goals, Policies, and Implementation Actions





Policies and Implementation Actions	Lead	Period	Notes
CL-15.3.2 Draft measures to ensure low-income residents and residents whose income relies on water availability continue to receive water at a fair rate.	WRS	Start: 2027 Complete: est. 2 years	
CL-15.4 Increase use of Low-Impact Development (LID) infrastructure projects that help capture, filter, store, and reuse stormwater runoff.	WRS	Start: 2025	
CL-15.4.1 Continue to prioritize funding for LID infrastructure projects using Stormwater Utility Funds.	WRS	Ongoing	
CL-15.4.2 For all stormwater project designs, require use of improved stormwater runoff modeling that uses future rainfall projections.	WRS	Ongoing	
CL-15.4.3 Share guidance for different types of LID best management practices with developers to use in future projects.	WRS	Start: 2025 Ongoing	
CL-15.5 Assess current and projected future water demand and water storage.	WRS	Start: 2030	
CL-15.5.1 Evaluate current water storage capacity against projected water availability and population growth to discover whether additional storage is required.	WRS	Start: 2030 Complete: est. 2 years	
CL-15.5.2 Identify preferred methods and sites for more water storage through community outreach and a comprehensive review of water storage options.	WRS	Start: 2032 Complete: est. 3 years	
CL-15.5.3 Construct and maintain new water-storage systems as needed.	WRS	Ongoing	

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

Climate Element

Goals, Policies, and Implementation Actions





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

Policies and Implementation Actions	Lead	Period	Notes
CL-16.1 Improve local food justice through collaboration, education, and advocacy.	WRS	Start: 2025	
CL-16.1.1 Implement the Food System Plan, updating it periodically as necessary.	CDD, WRS	Start: 2025 Complete: est. 1-2 years	
CL-16.1.2 Identify relevant stakeholders who can further sustainable, climate-adapted, and equitable food distribution in Tumwater.	CDD, WRS	Start: 2025 Complete: est. 1 year	
CL-16.1.3 Establish opportunities for the community to provide and engage in local and sustainable food production and consumption, such as farmers markets and community gardens.	WRS	Start: 2025 Complete: est. 2-5 years	
CL-16.1.4 Work with urban farms and community gardens to invest in climate-resilient water storage solutions such as natural rainwater collection.	WRS	Start: 2027 Complete: est. 3 years	
CL-16.1.5 Advocate for state-wide regulations that protect producers and consumers from climate change impacts on the food system.	WRS	Ongoing	
CL-16.1.6 Collaborate with community members to identify culturally important foods and develop strategies to secure access to these, incorporating strategies into an update to the Food System Plan.	WRS	Start: 2030 Complete: est. 2-3 years	
CL-16.2 Increase composting in urban agriculture and by private residences.	WRS	Start: 2026	
CL-16.2.1 Develop outreach materials to promote and educate on composting methods and systems.	WRS	Start: 2026 Complete: est. 1 year	

Climate Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Lead	Period	Notes
CL-16.2.2 Develop an incentive program for residents to install and utilize composting systems.	WRS	Start: 2031 Complete: 1-2 years	
CL-16.3 Expand consistent access to food for Tumwater community members.	WRS	Start: 2025	 
CL-16.3.1 Coordinate with the County to expand access to food bank services.	WRS, County	Start: 2025 Complete: est. 1-3 years	
CL-16.3.2 Conduct community outreach to find gaps and barriers in consistent access to nutritious food.	WRS	Start: 2026 Complete: est. 1 year	

DRAFT

2025 Comprehensive Plan Update Climate Change Element Resilience Sub-Element Review

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

Alyssa Jones Wood, Sustainability Manager
General Government Committee March 18, 2025



Intent

Discuss the draft Resilience Sub-Element of the new Climate Change Element of the Tumwater Comprehensive Plan



New State Climate Element Requirements

1. A **climate mitigation sub-element** to address actions to reduce overall greenhouse gas emissions and vehicle miles traveled
2. A **climate resilience sub-element** to address climate adaptation
3. Consideration of **environmental justice** to avoid worsening environmental health disparities

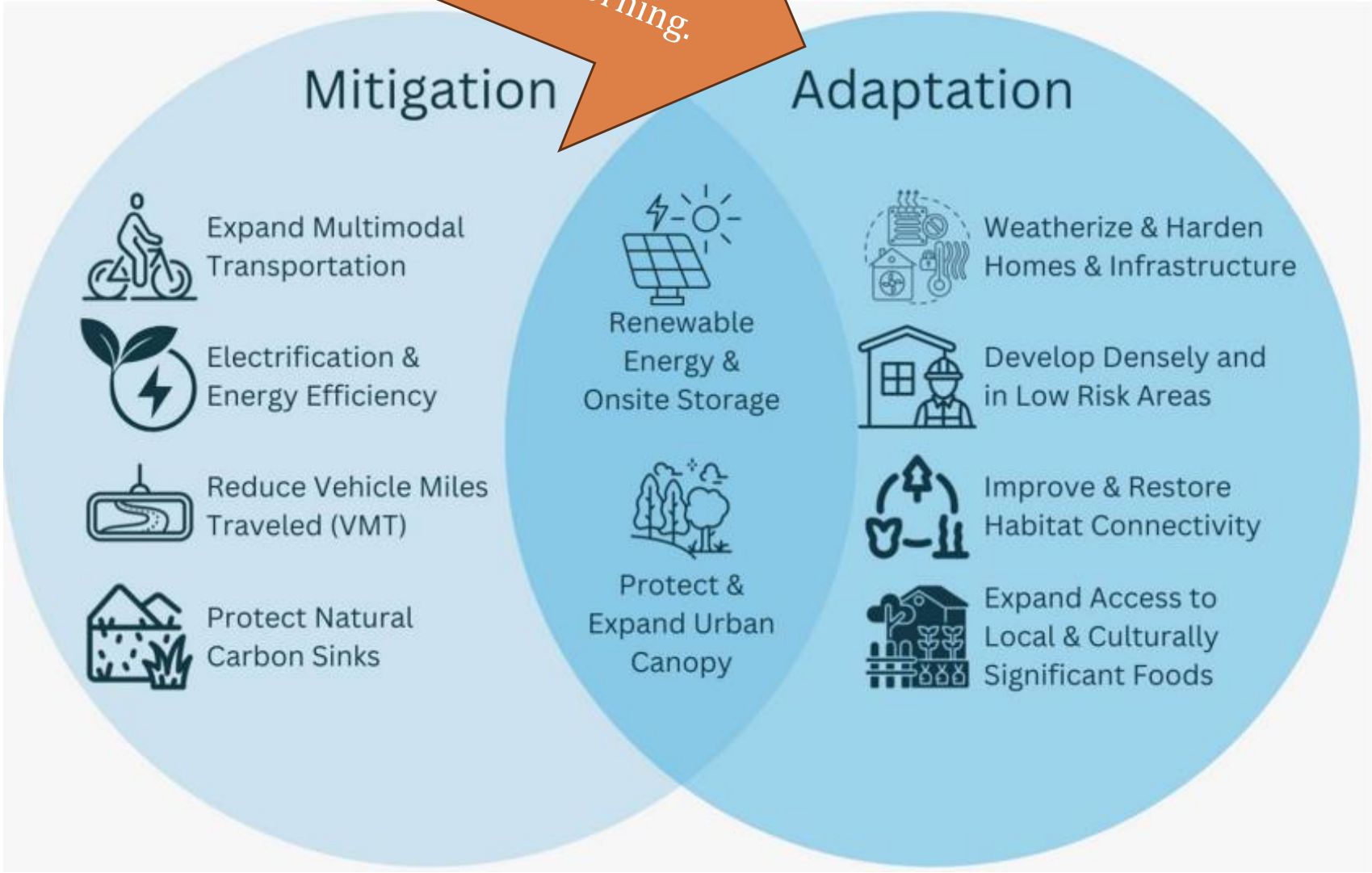


Community Engagement to Date

- Continued participation from the Climate Policy Advisory Team (CPAT)
- Held in-person open house at ASHHO on August 14, 2024
 - About 60 participants
- Opened online open house from August 15 – October 31, 2024
- Feedback provided by the Thurston Climate Mitigation Collaborative's Community Advisory Workgroup
- Meeting with Thurston Climate Action Team's Community Organizer
- Direct emails with Community Based Organizations, Non-Profits, interested community members, and Affinity Groups
- Tabled at the Thurston County Food Bank and Tumwater Timberland Library
- Presented to the South Sound Asian and Pacific Islanders Coalition twice
- The draft Climate Element was open for Public Comment online through January 31.
- Social media posts
- Community Assembly hosted by Thurston Climate Action Team



We're focused here this morning.

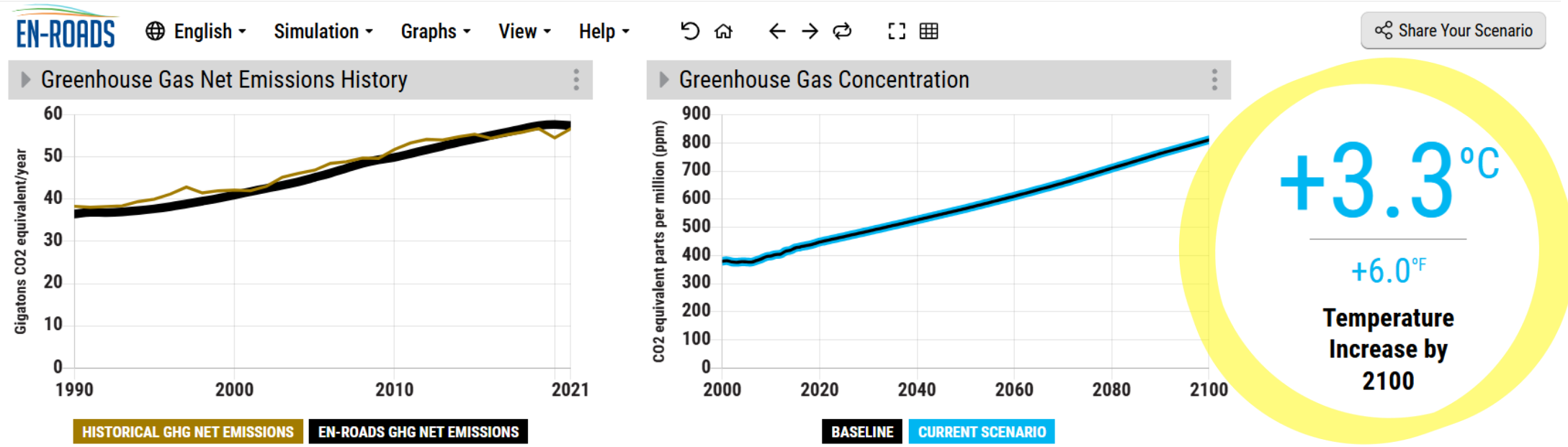


Key Terms

- **Adaptation:** The process of adjusting to new climate conditions in order to reduce risks to valued assets
- **Climate Resilience:** The ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts to our natural systems, infrastructure, and communities
- **Passive Survivability:** Building to ensure that residences will remain at a safe temperature for occupants if the power goes out and that they will overall require less power to keep at a regulated temperature. Can also entail building single-family residences with one room designed to maintain comfortable temperatures or multifamily residences with a designated common area designed to serve this same function. Building for passive survivability also reduces demand on local energy infrastructure.



Tumwater Forecast to be in “High Emission” Scenario



WHEREAS, the United Nations Framework Convention on Climate Change’s “Paris Agreement,” which the United States and other nations brokered in late 2015, includes the 2°C target; and

WHEREAS, the City of Tumwater is greatly concerned about the economic, public health, and environmental impacts of climate change on all communities in the Thurston County region; and

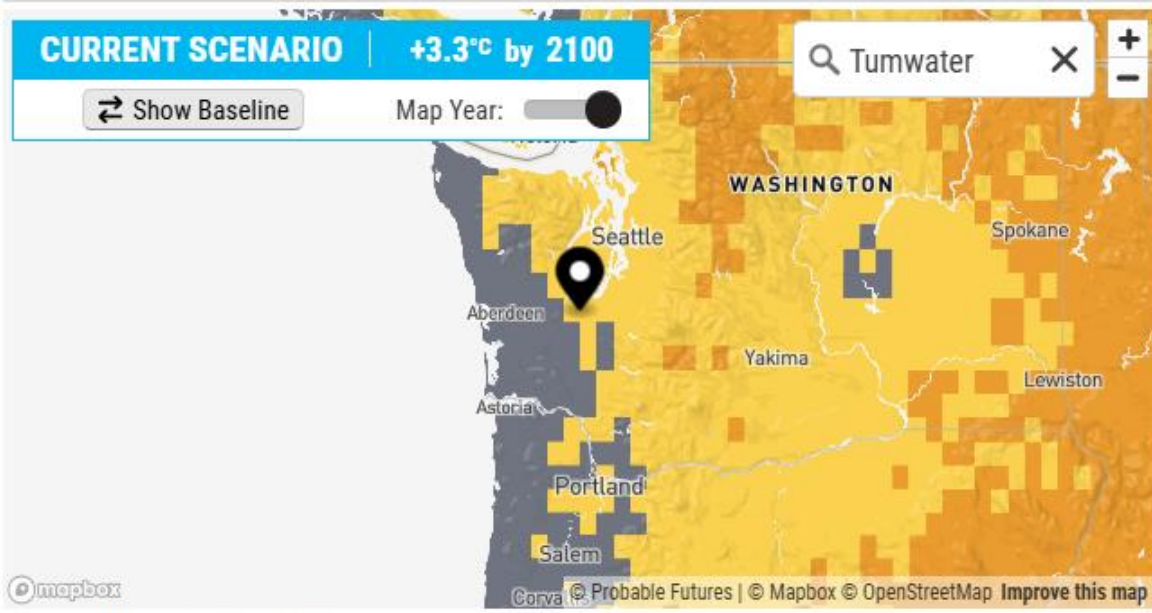


Climate Hazards

Climate Projection	By 2100	
	Low emissions scenario	High emissions scenario
Average summer temperature in June-August	↑ 5.4°F increase	↑ 9.5°F increase
Summer maximum temperature	↑ 4.7	↑ 9.6
Number of hot days (humidex over 90 degrees)	↑ 29.1 days	↑ 58.2 days
Total annual precipitation	<i>no data</i>	↑ 5.1% increase
Intensity of extreme rainfall events (change in the magnitude of 2-year storms)	<i>no data</i>	↑ 14% increase
Percent change in the magnitude of 25-year storm	<i>no data</i>	↑ 25% increase
Peak streamflow	↑ 15% increase	↑ 14% increase
Return interval of 25-year peak streamflow	↓ 9.6 years	↓ 13.8 years
Likely sea level rise	↑ 2.17 ft. increase	↑ 2.67 ft. increase
Change in high fire danger days	↑ 7 days (<i>by 2040</i>)	↑ 10 days (<i>by 2040</i>)
Precipitation drought (likelihood of a year with summer precipitation below 75% of historical normal)	<i>no data</i>	↑ 38% increase
Total late summer precipitation July-September	<i>no data</i>	↓ 22% decrease
Percent change in April 1 snowpack	<i>no data</i>	↓ 100% decrease



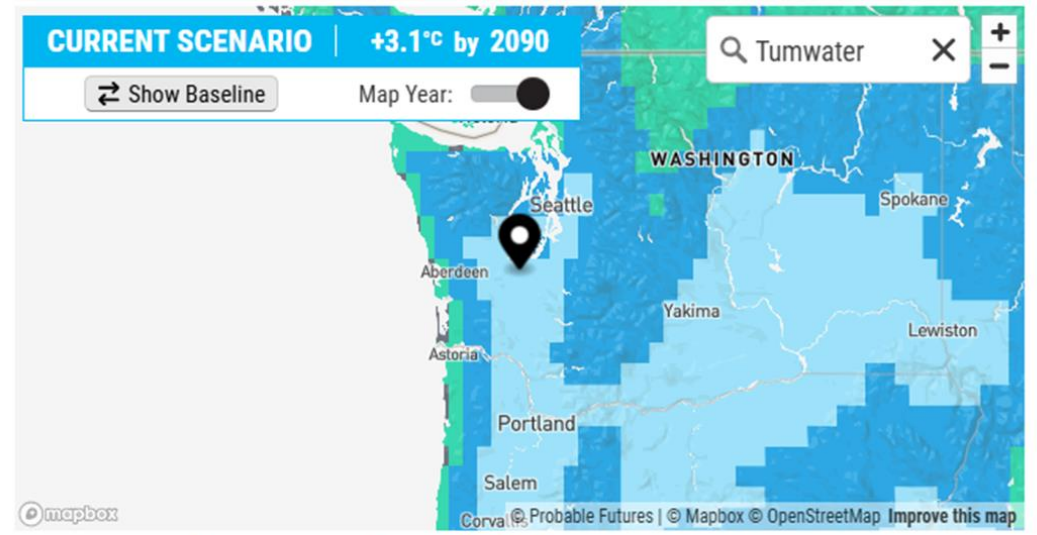
Wildfire Danger Days from Warming—Map



Likelihood of Prolonged Drought—Map



Extreme Heat Days—Map



Goal CL-9

- Do you have any general or specific comments that you'd like to share under this Goal?
- Are there shifts in action timelines that you'd like to suggest under this Goal?
- Do you foresee any unintended consequences or burdens associated with policies and/or actions under this Goal?
- Do you anticipate anyone in the Tumwater community being left out by any policy and/or action under this Goal? If so, how could we fix that?
- Using the Icons to see which actions are *publicly identified priorities*, which would/could impact you or the things you care about most?
 - What do you expect that impact might be?
- Do you have any additional thoughts you'd like to share related to this goal and its associated policies and actions?



Goal CL-10

- Do you have any general or specific comments that you'd like to share under this Goal?
- Are there shifts in action timelines that you'd like to suggest under this goal?
- Do you foresee any unintended consequences or burdens associated with policies and/or actions under this Goal?
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Goal CL-11

- Do you have any general or specific comments that you'd like to share under this Goal?
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Goal CL-12

- Do you have any general or specific comments that you'd like to share under this Goal?
- Are there shifts in action timelines that you'd like to suggest under this goal?
- Do you foresee any unintended consequences or burdens associated with policies and/or actions under this Goal?
- Do you anticipate anyone in the Tumwater community being left out by any policy and/or action under this Goal? If so, how could we fix that?
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Goal CL-13

- Do you have any general or specific comments that you'd like to share under this Goal?
- Are there shifts in action timelines that you'd like to suggest under this goal?
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- Do you anticipate anyone in the Tumwater community being left out by any policy and/or action under this Goal? If so, how could we fix that?
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 - What do you expect that impact might be?
- Do you have any additional thoughts you'd like to share related to this goal and its associated policies and actions?



Goal CL-14

- Do you have any general or specific comments that you'd like to share under this Goal?
- Are there shifts in action timelines that you'd like to suggest under this goal?
- Do you foresee any unintended consequences or burdens associated with policies and/or actions under this Goal?
- Do you anticipate anyone in the Tumwater community being left out by any policy and/or action under this Goal? If so, how could we fix that?
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Goal CL-15

- Do you have any general or specific comments that you'd like to share under this Goal?
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Goal CL-16

- Do you have any general or specific comments that you'd like to share under this Goal?
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 - What do you expect that impact might be?
- Do you have any additional thoughts you'd like to share related to this goal and its associated policies and actions?



Comments and Contact Information

Written comments are welcome at any time during the periodic update process and staff will address and publish all formal comments

City of Tumwater Contact:

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Email: bmedrud@ci.Tumwater.wa.us

The periodic update email is compplan@ci.Tumwater.wa.us

All documents related to the periodic update will be located on the [City's periodic upgrade webpage](#)





Questions?

ajoneswood@ci.Tumwater.wa.us & compplan@ci.Tumwater.wa.us

TO: General Government Committee
 FROM: Erika Smith-Erickson, Housing and Land Use Planner and Brad Medrud, Deputy Community Development Director
 DATE: March 18, 2025
 SUBJECT: 2025 Comprehensive Plan Periodic Update – Housing Goals, Policies, and Implementation Actions

1) Recommended Action:

Discussion item only.

2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by December 31, 2025.

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

The purpose of today’s item is to discuss draft Housing Element – Part 1 – Goals, Policies, and Implementation Actions.

3) Policy Support:

Comprehensive Plan Goal H-2: To provide a sufficient number of single family dwelling units, multi-family dwelling units, manufactured homes, and group housing to provide an affordable selection of housing to each economic segment of the Tumwater population.

4) Alternatives:

None.

5) Fiscal Notes:

None.

6) Attachments:

- A. Staff Report
- B. Housing Element – Part 1 – Goals, Policies, and Implementation Actions

STAFF REPORT



Date: March 18, 2025
To: General Government Committee
From: Brad Medrud, Planning Manager, and Erika Smith-Erickson, Housing and Land Use Planner

2025 Comprehensive Plan Periodic Update – Housing Element

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is obligated to complete work on the periodic update by December 31, 2025.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan and incorporate many State required changes addressing housing, climate change, and other topics, as well as City amendments identified through the public engagement process.

The General Government Committee meeting on Tuesday, March 18, 2024, is to discuss the draft Housing Element’s goals, policies, and implementation actions.

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 - B. Who Are We Planning For?..... 3
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1. The Need for Housing in Tumwater

A. Supply and Need

Figure 1 shows the 2020 housing supply of the City and its associated urban growth area, and the expected 2020-2045 housing need based on the State’s allocation to the Thurston County and subsequent process through the Thurston Regional Planning Council to allocate housing needs across all the jurisdictions in the County.

Table 1. Total 2020 Supply and 2045 Need.

	City	UGA	Total
2020 Housing Supply	11,064	1,210	12,274
2020-2045 Housing Need	6,676	2,516	9,192

Figure 1. 2045 Housing Allocation by Area Median Income (AMI).

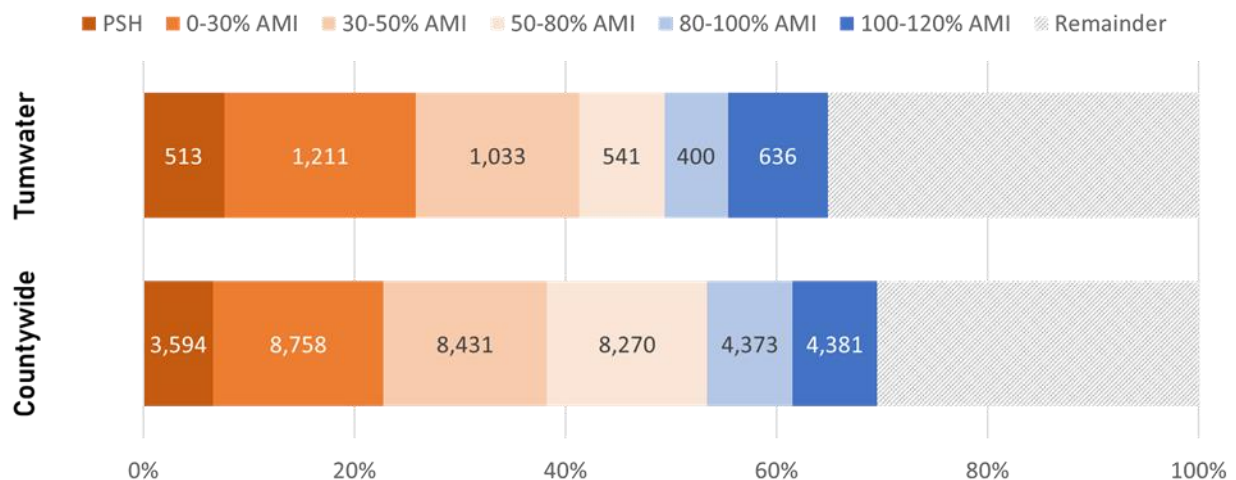


Table 2. Tumwater and Urban Growth Area Population Growth Projection.

Type	Number
Housing Units Needed (2020-2045)	9,192

Type	Number
Household Size (2020)	2.39
Population (2020) ¹	28,707
Projected Population Increase (2020-2045) ²	21,969
Projected Population (2045)	50,676

B. Who Are We Planning For?

The State Growth Management Act requires Tumwater to **“plan for and accommodate housing affordable to all economic segments of the population.”**

Housing is one of the most important parts of the everyday lives of Tumwater residents. One of the City’s top priorities is to work to provide opportunities for residents to have a range of housing options within their budget so that their home is suitable and affordable.

According to HUD, a moderate income at 100% of area median income (AMI) for a Thurston County household of three would be \$102,500.

Table 3. Income Categories by Thurston County Household Incomes.

Income Category	Percent of Area Median Income	Equivalent Household Income*
Permanent Supportive Housing	0-30% AMI	Less than \$30,750
Extremely Low-Income		
Very Low-Income	30-50% AMI	\$30,751 to \$51,250
Low-Income	50-80% AMI	\$51,251 to \$82,000
Moderate-Income	80-100% AMI	\$82,001 to \$102,500
	100-120% AMI	\$102,501 to \$123,000
Remainder	>120% AMI	\$123,001 and greater

Also: Emergency Shelter, Emergency Housing (temporary shelter for people experiencing homelessness or at imminent risk of becoming homeless).

* - 2023 HUD Estimate from the Thurston Regional Planning Council

¹ 2020 Population includes the Census calibrated numbers both within the City of Tumwater (25,573) and its urban growth area (3,134).

² Determined by multiplying housing units needed from 2020-2045 by 2020 household size.

Table 4. Income Categories by Typical Jobs.

Income Category	Percent of Area Median Income	Typical Jobs that May Fall in this Range for Household Income
Permanent Supportive Housing	0-30% AMI	Farm workers, Fixed Incomes
Extremely Low-Income		
Very Low-Income	30-50% AMI	Childcare, Food Preparation, Landscaping
Low-Income	50-80% AMI	Vet. Technicians, Construction, Truck Drivers
Moderate-Income	80-100% AMI	Nurses, Plumbers
	100-120% AMI	Analysts
Remainder	>120% AMI	Lawyers, Managers

C. Anticipated Future Housing Need

Table 5. 2045 Housing Unit Allocation by AMI.

0-30% AMI	31-50% AMI	51-80% AMI	81-120% AMI	Above 120% AMI
1,724 units 26% of total	1,033 units 15% of total	541 units 8% of total	1,036 units 16% of total	2,342 units 35% of total
Rental: Public support needed in all markets	Rental: Public support needed in most markets	Rental: Incentives needed in many markets Home Ownership: Subsidy or incentives needed in many markets	Rental or Home Ownership: Incentives or zoning flexibility needed in some markets	Market Rent and Home Ownership

2. Growth Management Act – Housing Goal

The state Growth Management Act (Chapter 36.70A Revised Code of Washington (RCW)) requires that the City demonstrate that each Element in its Comprehensive Plan addresses the

relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of the City's Comprehensive Plan and development regulations.

The following is a summary of how the updated Housing Element will need to meet the housing goal of the Growth Management Act, which was substantially updated in 2022 by the state legislature.

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

How affordable housing will be accommodated for residents of all incomes of the City will be specifically set forth in the Housing Element. The Housing Element will work with the Land Use Element to allocate sufficient land to ensure an adequate supply of buildable land for housing serving all incomes.

All residential and commercial land use designations will provide a variety of housing types at varying intensities. Each Neighborhood subarea will also contain a sufficient variety of housing types to ensure housing needs can be met for all segments of the City's population for the next 20 years. The 2021 Tumwater Housing Action Plan will inform the update of the Land Use and Housing Elements. The goals, policies, and actions of the current Housing Element are found in Appendix C of this staff report.

In addition to the state requirements in WAC 365-196-410, the City will need to address new state legislation regarding accessory dwelling units and conversion of existing commercial or office uses to residential uses. State required Development Code amendments required as part of the update will be addressed at the Planning Commission's September 24, 2024, work session.

New GMA Framework for Updating Housing Elements

✱ New or modified housing needs (PHN) requirement
 ✱ New equity (RDI) requirement

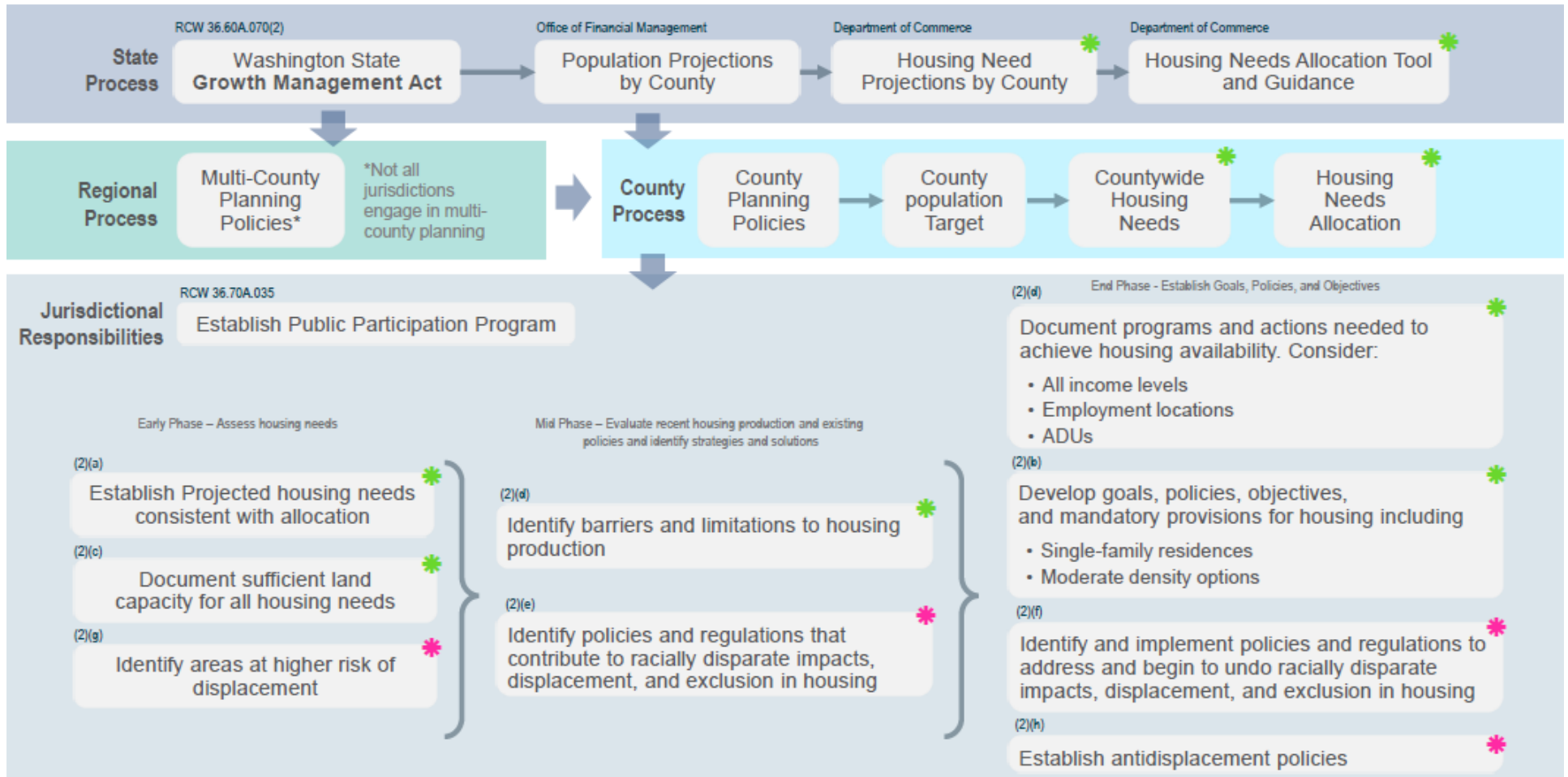


Figure 6. State Department of Commerce.

3. Racially Disparate Impacts

As part of its Comprehensive Plan update, under HB 1220 (2023) the City must now do the following:

1. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
 - a. Zoning that may have a discriminatory effect;
 - b. Disinvestment; and
 - c. Infrastructure availability;
2. Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
3. Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
4. Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

The State Department of Commerce released the final version of the *Racially Disparate Impacts Guidance* April 2023. The Guidance offers recommendations on how the City's Housing Element might be updated to address new Growth Management Act requirements regarding racially disparate impacts, displacement, exclusion, and displacement risk.

Addressing the new housing element requirements warrants recognition that the City's current housing is the product of many forces including policy, regulations, macroeconomic changes, lending practices, cost of development, and individual preference.

Land use and related policies contribute to the City's housing conditions as they can impact who has access to "areas of opportunity" in our communities, including access to healthy environments, safety, recreational opportunities, education, jobs, nutrition, and other basic needs. Land use decisions also shape the cost to produce housing, by defining the types and sizes of homes that can be built. These constraints affect the affordability and accessibility of housing for different households, and more specifically, determining if and where households can live within a community, based on their income.

Increasing housing supply and opportunity, specifically at prices affordable to Black, Indigenous, and People of Color (BIPOC) households, is one approach to reduce equity-related effects that discriminatory practices have created. Examples of these effects include:

- Past practices like redlining and restrictive covenants have denied many minorities and low-income households the opportunity to share in wealth building offered by homeownership, resulting in lasting racial and economic inequities seen today.

- Homeownership is out of reach of many minorities and low-income households, making these households particularly vulnerable to housing insecurity and displacement caused by rising rents.
- Higher poverty rates in certain minority neighborhoods have contributed to disinvestment of capital, businesses, and services from these neighborhoods.
- Compared to wealthier neighborhoods, residents in lower income and minority neighborhoods are often less engaged and less represented in local government processes and decisions that directly affect their neighborhoods and quality of life.

As part of the update, the City is required to review any history of racially disparate impacts, exclusion, and displacement, and take actions to begin to undo patterns of racial segregation and exclusion in land use policy making. This work is part of the regional Displacement Study that is currently underway.

Most directly, land use decisions shape the cost to produce housing, and thus the affordability and accessibility of housing for different households. The City's review and updates to housing policies and regulations will seek to provide equitable opportunity for safe and healthy housing for all members of the community.

4. Housing Action Plan

The City Council adopted the Tumwater Housing Action Plan in 2021. The Plan is intended to inform the City's Comprehensive Plan policies and development regulations and to guide implementation strategies to help the City meet its housing needs and strategic objectives.

The Plan built on the affordable housing work the City had started in 2018. It was the next step in the process of identifying actions to increase the amount of affordable housing in the City. The Plan consolidated all affordable housing action items into one document that the City uses to support the development of more affordable housing in the City.

Many of the actions from the Housing Action Plan have been used as implementation actions in the update of the Housing Element.

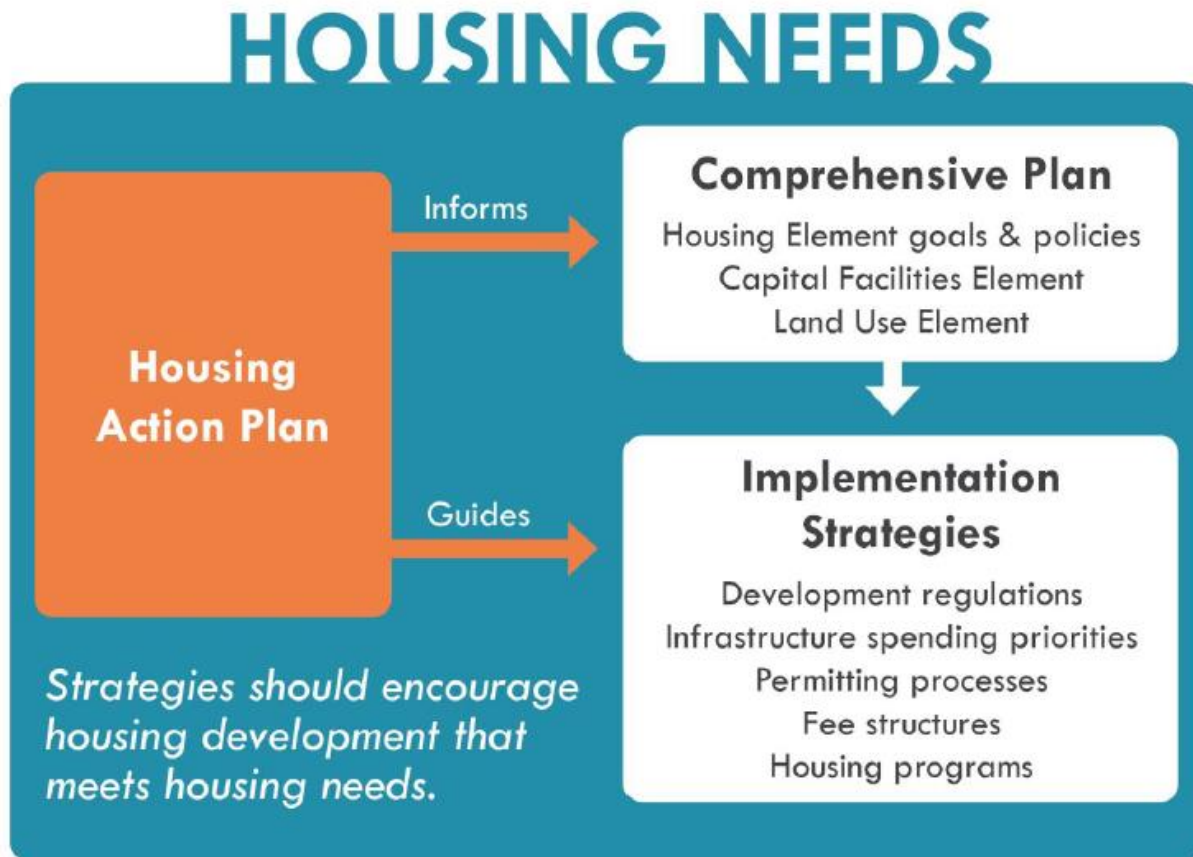


Figure 7. State Department of Commerce and BERK

5. Housing Goals, Policies, and Implementation Actions Review

A. Introduction

Housing Element review to date has included:

- Initial Planning Commission review of the current adopted version the Housing Element – August 2023.
- A presentation of the new state Housing Element update requirements to the Planning Commission by Laura Hodgson, a senior housing planner with Growth Management Services at the State Department of Commerce in September 2023.
- A joint City Council and Planning Commission middle housing tour of the City on April 9, 2024.
- Further discussion of Housing Element with the Planning Commission in April 2024.
- Staff discussions with housing stakeholders in April and May 2024.
- Community housing open houses in person in June 2024 and online into the fall of 2024.

- Initial discussion of Housing Element goals, policies, and implementation actions with the Planning Commission in August 2024.
- Further staff discussions with housing stakeholders in October 2024.
- A discussion of the housing allocation and land capacity analysis with the Planning Commission and General Government Committee in September and October 2024.
- A joint work session with the City Council and Planning Commission in December 2024.

Work on the technical portion of the Housing Element is underway and is expected to be completed this spring.

B. Goals, Policies, and Implementation Actions

Goals and policies describe how the City proposes to address identified needs. Goals are statements of desired outcomes or intended achievements. Policies are specific statements that guide actions and provide a framework for future decision-making. Actions are specific implementations of goals and policies.

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

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

- “Engage” means to do or take part in something.

Example from the current Housing Element:

GOAL H-1: To conserve and improve the existing city housing stock and quality of life of neighborhoods.

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

C. Policy Strength Continuum

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

Passive	Policy Strength	Active
<p>Statements of Inclination</p> <p>Conveys intent, but establishes no target or definition of success</p>	<p>Statements of Principle</p> <p>Describes clear targets or conditions of success</p>	<p>Statements of Impact</p> <p>Go further, describing specific situations where protecting critical areas is a priority</p>
<p>Example</p> <p>The City shall encourage more affordable housing.</p>	<p>Example</p> <p>The City shall endeavor to designate zoning for multifamily housing.</p>	<p>Example</p> <p>Work with the development community and local agencies to create an affordable housing project for those with less than 80% Area Median Income based on framework established by the Tumwater Housing Action Plan.</p>

For an example of how policies can be written to be more active and how implementation strategies can be established for policies, include identifying who will be responsible for implementing the policy and the timeframes to do so.

D. Next Steps in the Review Process

The Growth Management Act requirements related to addressing racially disparate impacts, displacement, and exclusion focus primarily on the update of the Housing Element. The City is coordinating with other regional partners and a consultant on completing a Displacement Study that will be used in the development of the Housing Element.

In addition, the Growth Management Act's internal consistency requirements will lead to amendments to the Land Use, Lands for Public Purposes, and Utilities Elements as well as the Transportation Plan, so they are consistent with the Housing Element.

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

There will be a follow up discussion on the Housing Element's goals, policies, and actions with the Planning Commission on March 25, 2025. The Planning Commission is scheduled for May 27, 2025, to discuss the draft Housing Element.

³ State Department of Commerce, Racially Disparate Impacts Guidance – Final (April 2023), pp. 33-41.

Appendix A. Resources and Guidance

1. City of Tumwater

[2025 Comprehensive Plan Update | City of Tumwater, WA](#) contains links to guidance material and information about the update.

2. State Department of Commerce

A) General Guidance

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

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

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

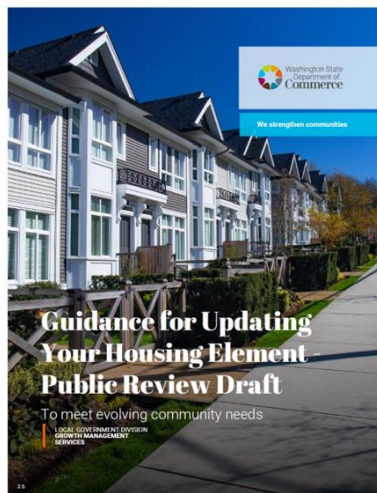
The State Department of Commerce has prepared a general webinar on the periodic update process.

[Periodic Update Workshop Kickoff](#)

B) Housing Guidance

The State Department of Commerce's Growth Management Act Housing Element webpage contains guidance on planning for housing under the Growth Management Act, including the new requirements established by House Bill 1220 (2021).

[Updating GMA Housing Elements - Washington State Department of Commerce](#)



Middle Housing in Washington: May 2023 Fact Sheet for Implementing E2SHB 1110

In 2023, the Washington State Legislature passed E2SHB 1110, which substantially changes the way many cities in Washington are to plan for housing. The bill requires cities of certain size and locations to allow multiple dwelling units per lot in a middle housing type of form.

What is middle housing? "Middle housing" is defined in the bill as "buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing."

What are cities required to do? Table 1 summarizes the middle housing requirements that apply to cities in each of the population tiers established by the bill.¹ Commerce will provide more detail in the coming year on the requirements of the bill and implementation tools.

Which cities are required to allow middle housing? Over the 2024-2027 periodic update cycle, cities that must allow middle housing, in accordance with the bill, include cities over 25,000 in population, as well as any city of any population size that is in a county of over 250,000 population, and which is contiguous with an urban growth area that includes the largest city in the county. Table 2, at the end of this document, identifies cities currently subject to the requirements of E2SHB 1110, based on 2020 population estimates, and Commerce's best understanding.²

When does a local government need to allow middle housing? Section 3(1)(a) of E2SHB 1110 requires cities to implement the bill's requirements no later than six months after their next periodic update required under RCW 36.70A.130. Cities in the central Puget Sound region (within King, Kitsap, Snohomish and Pierce counties) have the earliest upcoming periodic review deadline in the state, that being December 31, 2024, which means that they must implement E2SHB 1110 by June 30, 2025.

Additional cities may be added to this list over time or moved to the next tier, should they meet the population threshold using OFM population estimates in future years. Commerce recommends cities look ahead to when their population might meet the thresholds in the bill and be prepared to meet the requirement if applicable, within 12 months after their next implementation progress report.³

¹ E2SHB 1110, Section 3(1)(b) requires all of the Washington State Office of Financial Management's 2020 April 1 population estimate. <https://ofm.wa.gov/washington-data-research/population-demographics/population-estimates>
² If any city is listed as not being currently subject to the requirements of E2SHB 1110, please contact Commerce.
³ E2SHB 1110, Section 3(1)(d)

The State Department of Commerce has prepared a number of webinars on how to address the new requirements.

[Guidance and Data for Updating Housing Elements: Implementing HB 1220](#)

[Guidance and Data for Updating Housing Elements: Land Capacity Analysis and Adequate Provisions](#)

[Updating your Housing Element: Racially Disparate Impacts Training](#)

[Talking Race for Planners Toolkit](#)

The State Department of Commerce maintains an Affordable Housing Planning Resource webpage containing a number of useful resources related to housing issues.

[Affordable Housing Planning Resources](#)

The State Department of Commerce recently released several materials related to missing middle housing and accessory dwelling units.

[Planning for Middle Housing](#)

3. Municipal Research Services Center

The Municipal Research Services Center has a Comprehensive Planning webpage.

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

And prepared held a webinar on updating a Housing Element

[MRSC Webinar on Housing Elements](#)

Appendix B. Current Housing Goals, Policies, and Actions

The Housing Element contains goals, policies, and actions meant to set forth a direction for how housing will be provided and maintained in the City based on its 20-year community vision. The goals, policies, and actions ensure coordination with the Comprehensive Plan Elements, Sustainable Thurston, and County-Wide Planning Policies.

The current Housing Elements goals, policies, and actions, found in Section 5.1 of the Housing Element include the following.

GOAL H-1: To conserve and improve the existing city housing stock and quality of life of neighborhoods.

<u>Policy</u>	<u>Action</u>
H-1.1	Assist city neighborhoods in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary, and affordable housing.

- H-1.1.1 Create a formal maintenance and rehabilitation program beyond the current City code enforcement procedures to support Policy H-1.1 in coordination with the City's work with the Regional Housing Council.
- H-1.2 Encourage a range of housing, economic development, and community revitalization in the city.
- H-1.3 Promote the quality of life of existing communities and implementation of community housing goals through the preparation of comprehensive plans and the development review process.
- H-1.4 Provide assistance to improve community surroundings and infrastructure in residential areas.
- H-1.5 Encourage and facilitate economic development as an important part of provision of housing by providing jobs.
 - H-1.5.1 Continue implementation of economic development efforts to provide jobs in Tumwater.

GOAL H-2: To provide a sufficient number of single family dwelling units, multi-family dwelling units, manufactured homes, and group housing to provide an affordable selection of housing to each economic segment of the Tumwater population.

Policy **Action**

- H-2.1 Provide sufficient, suitably zoned land for development of all housing types to accommodate the future needs for each type of housing, including single-family detached dwellings, accessory dwelling units, townhouses, duplexes, triplexes, fourplexes, multi-family dwellings, cottage housing, senior housing, roominghouses, group housing, and manufactured homes in manufactured home parks and on single lots.
- H-2.2 Provide opportunities for a range of housing types to provide for all economic segments of Tumwater's population.
 - H-2.2.1 Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned land.

GOAL H-3: To provide adequate, affordable housing for residents of all income groups, including sufficient housing affordable to low and moderate-income groups.

Policy **Action**

- H-3.1 Encourage the development of innovative plans, codes, standards, and procedures in order to take advantage of new private and public sector approaches to housing provision.

- H-3.1.1 The Zoning Code allows manufactured homes on single-family lots in all residential zones. It is the intent of the Housing Element to promote the designation of a sufficient supply of land for traditional mobile/manufactured home parks and to recognize that modular/manufactured housing on single family lots and in manufactured home parks is a viable form of housing construction.
- H-3.1.2 Increase code enforcement efforts and build public private partnerships to encourage renovations of unfit structures for use as transitional or affordable housing.
- H-3.2 Encourage provision of adequate building sites through appropriate land use planning and zoning codes, infrastructure supply, and overall regulatory climate.
- H-3.3 Tumwater should assume its "fair share" of housing for low and moderate income groups, in cooperation with other jurisdictions in Thurston County.
 - H-3.3.1 Monitor land supply, census data, and housing policies to ensure Tumwater accommodates its fair share of housing for low and moderate income groups.
 - H-3.3.2 Work with Tumwater School District, Housing Authority, and other agencies and organizations to pursue grant funding and implement transitional housing strategies for families with children.
 - H-3.3.3 Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.
- H-3.4 Tumwater should work with the other jurisdictions in Thurston County as part of the Regional Housing Council to share decision making responsibilities related to homelessness and affordable housing in Thurston County to allow for collaboration in expanding affordable housing options and sharing the planning for, identification of, and resource allocation to activities and programs intended to support individuals experiencing homelessness in Thurston County.

GOAL H-4: To provide adequate opportunities for housing for all persons regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance, or other arbitrary factors.

<u>Policy</u>	<u>Action</u>
H-4.1	Support the inclusion of living opportunities for families with children throughout the city.
H-4.2	Support and encourage a variety of housing types and price ranges through appropriate policies and regulations.

- H-4.2.1 Continue the requirement for reasonable maximum lot sizes in order to create smaller lots that are more affordable and that allow a more efficient use of City services.
- H-4.2.2 Encourage homeowner associations to adopt Covenants, Conditions, and Restrictions (CCRs) consistent with this policy.

GOAL H-5: To supply sufficient, safe, suitable housing sites and housing supply to meet projected future housing needs for Tumwater over the next 20 years.

<u>Policy</u>	<u>Action</u>
H-5.1	Ensure appropriate land use designations and Zoning Code designations to provide sufficient land for housing construction.
H-5.1.1	Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned vacant land. (2.1.1)
H-5.1.2	Continue joint planning with Thurston County to plan for future growth in Tumwater.
H-5.2	Lands not suitable for development due to site constraints such as wetlands, steep slopes, geologically hazardous areas, etc., should be identified and considered when determining sufficient land for new housing in accordance with Tumwater's Conservation Plan.
H-5.3	Encourage construction practices, which exceed minimum standards. Tumwater will support the use of alternative building designs and methods that exceed the minimum standards set by Tumwater.

GOAL H-6: To promote a selection of housing that is decent, safe, and sound, in close proximity to jobs and daily activities, and varies by location, type, design, and price.

<u>Policy</u>	<u>Action</u>
H-6.1	Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.
H-6.2	Provide for a dynamic mix of residential land uses and zones in order to create a diverse mix of sites available for different housing types.
H-6.2.1	Continue to monitor the available land supply, census data, and City policies to ensure a diverse mix of land for residential housing stock.
H-6.2.2	Continue to implement innovative design techniques, such as zero lot line developments, architectural design standards, alley houses, and attached single-family housing. Zero lot line developments are residential real estate in which the structure comes up to or very near

to the edge of the property. Zero-lot-line houses are built very close to the property line in order to create more usable space.

H-6.3 Support increasing housing opportunities along urban corridors and centers.

H-6.4 Encourage provision of affordable housing near public transit routes to promote efficient transportation networks.

H-6.4.1 Continue to involve Intercity Transit in Tumwater's development review process.

H-6.5 Tumwater will maintain current Building Code standards and will use the most up to date future Code editions.

H-6.6 Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.

GOAL H-7: To ensure that housing is compatible in quality, design, and density with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas.

Policy **Action**

H-7.1 Support the stability of established residential neighborhoods through appropriate plans and codes.

H-7.1.1 Continue to implement design standards for multi-family and attached single-family dwellings in order to ensure compatibility with existing neighborhoods.

H-7.2 Assure housing will be well maintained and safe.

H-7.3 Enhance the appearance of and maintain public spaces in residential areas.

H-7.4 Promote community involvement to achieve neighborhood improvement.

GOAL H-8: To support healthy residential neighborhoods which continue to reflect a high degree of pride in ownership or residency.

Policy **Action**

H-8.1 Support the stability of established residential neighborhoods.

H-8.2 Assure housing will be well maintained and safe.

H-8.2.1 Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.

H-8.3 Enhance the appearance of and maintain public spaces in residential areas.

H-8.4 Promote community involvement to achieve neighborhood improvement.

H-8.4.1 Encourage neighborhood meetings to discuss community issues as situations and concerns arise.

H-8.5 Encourage home ownership for Tumwater residents.

GOAL H-9: To encourage a variety of housing opportunities for those with special needs, particularly those with problems relating to age or disability.

Policy **Action**

H-9.1 Require housing to meet the needs of those with special housing requirements without creating a concentration of such housing in any one area.

H-9.2 Assist social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent housing.

H-9.3 Support and plan for assisted housing opportunities using federal, state, or local aid.

H-9.4 Encourage and support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in the community.

H-9.5 Encourage alternative housing strategies for homeless youth, which may include Host Homes.

GOAL H-10: To provide housing that is compatible and harmonious with existing neighborhood character through use of innovative designs that enhance the appearance and quality of Tumwater's neighborhoods.

Policy **Action**

H-10.1 Encourage innovation and variety in housing design and development. Tumwater will support efforts to build housing with unique individual character, which avoids monotonous neighborhood appearance.

H-10.2 Multi-family residential housing should be subject to design criteria that relate to density, structure bulk, size and design, landscaping, and neighborhood compatibility.

H-10.2.1 Continue to implement multi-family housing design standards.

GOAL H-11: To provide housing to accommodate Tumwater's housing needs in the urban growth area and make the most efficient use of infrastructure and services.

Policy **Action**

H-11.1 Reference the Transportation Element and anticipated transportation impacts when making housing decisions affecting the location and density of housing.

H-11.2 Reference utility plans and the impact of housing decisions on capital improvements planning.

H-11.3 Encourage the construction of affordable housing, including cottage housing and accessory dwelling units, within a half mile or twenty minute walk of an urban center, corridor or neighborhood center with access to goods and services to provide access to daily household needs.

GOAL H-12: To encourage urban growth within the city limits with gradual phasing outward from the urban core.

Policy Action

H-12.1 Encourage the construction of housing on vacant property within the city and the redevelopment of underdeveloped property within residential areas to minimize urban sprawl and associated public service costs.

H-12.1.1 Continue to review and revise, as necessary, City Development Standards deemed unnecessary and make development more expensive and/or difficult.

H-12.1.2 Continue to support high-density zoning within specific areas of the city that have the infrastructure and services to support high-density housing.

H-12.1.3 Continue to implement minimum density levels for all residential zoning districts to ensure efficient use of the urban growth area.

H-12.1.4 Work cooperatively with Thurston County to provide for more efficient and orderly annexations to facilitate urban service delivery.

GOAL H-13: Ensure consistency with RCW 36.70A.070(2)(c) which requires sufficient land be available for all types of housing including manufactured housing.

Policy Action

H-13.1 Maintain the manufactured home park district zoning in appropriate areas in order to prevent conversion of affordable housing to other uses without replacement.

H-13.1.1 Encourage manufactured housing park district zoning to locate near transit services.

H-13.2 When locating zones and designations for manufactured home parks, carefully consider the risks from natural hazards, such as flooding and liquefaction, and the impacts of those hazards on the future residents of those manufactured home parks, Tumwater's emergency responders, and the city as a whole.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions

City of Tumwater 2025 Comprehensive Plan

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

DRAFT VERSION February 25, 2025

December 2025

Ordinance No. O2025-0XX



Housing Element

Part 1 – Goals, Policies, and Implementation Actions



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Housing Element

Part 1 – Goals, Policies, and Implementation Actions



1. Introduction

A. Background

The Housing Element is part of Tumwater's Comprehensive Plan and was prepared in response to the Growth Management Act (Chapter 36.70A RCW) and meets the requirements of RCW 36.70A.070(2) for the housing elements that are found in Appendix B State Requirements.

Part 1 of the Housing Element specifies goals, policies, and implementation actions that set forth a direction to create and maintain housing in Tumwater. These goals, policies, and implementation actions also serve to coordinate with separate Comprehensive Plan Elements,

regional plans, and the County-Wide Planning Policies.

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

The 2021 goals and actions to address homelessness and create more housing identified in Tumwater Housing Action Plan were incorporated into the Housing Element.

Commented [BM2]: This will be the document that has the Comprehensive Plan wide goals and policies.

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B. How to Read this Document

The first two chapters of Part 1 discuss the Housing Element's connection to the housing goals of the state Growth Management Act and the Thurston County-Wide Planning Policies.

The last chapter provides an explanation of how to read the tables and then presents each of Tumwater's housing goals in detail with an explanation of the importance of each goal and how it helps to reduce the cost of housing and address equity.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



2. Growth Management Act – Element Goals

Chapter 36.70A RCW requires that Tumwater show how the Housing Element meets the relevant planning goals contained within the Act. The following is a listing of the applicable goals for the Housing Element and an analysis of how the Element addresses these goals:

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

The Housing Element has policies supporting development in the urban growth area that support the goals of the Land Use Element.

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

The Housing Element has goals and policies requiring urban growth to be phased outward from the urban core and supports the development of housing on vacant and underdeveloped properties to reduce urban sprawl.

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

The Housing Element includes a variety of policies expressly designed to keep housing affordable, including a number of regulatory changes dispersed throughout the document.

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

Tumwater tracks the time it processes permits and has historically achieved short turnaround times for permits.

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

During the 2025 Comprehensive Plan update, staff met with a housing stakeholder group made up of a wide range of individuals and groups involved in providing housing construction and services. Staff held an in person housing open house and an online housing story, conducted an informational survey and met regularly with the Planning Commission, General Government Committee, and City Council to discuss the development of the Element. The 2025 Comprehensive Plan update webpage was updated with all materials presented publicly. Tumwater staff also attended meetings with homeowner associations, civic and business groups. This approach allowed for public participation in the planning process for the Housing Element.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



3. County-Wide Planning Policies

The Growth Management Act requires that Tumwater’s Comprehensive Plan be consistent with Thurston County’s County-Wide Planning Policies, which were last amended in 2025.

The following is a list of the relevant sections of the County-Wide Planning Policies that apply to the Housing Element. All County-Wide Planning Policies are adopted as part of the Comprehensive Plan and are found in Appendix A of the Plan Introduction.

The Housing Element is Tumwater’s principal policy document concerning affordable housing. The Land Use Element works with the Housing Element to provide adequate suitably zoned vacant land to further the policies of the Housing Element. Each residential designation as well as a number of designations that allow for mixed use development in the Land Use Element provide a variety of housing types to allow for affordable housing to be provided for all economic segments of the Tumwater population. The Land Use Element, in conjunction with the Housing Element, includes policies and land use designations designed to support the provision of affordable housing.

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

VIII. Affordable Housing

8.1 Increase housing choices to support all ranges of lifestyles, household incomes, abilities, and ages.

Encourage a range of housing types and costs that are commensurate with the employment base and income levels of jurisdictions’ populations, particularly for low, moderate and fixed income families.

The Housing Element addresses how best to provide affordable housing for all economic segments of Tumwater’s population by examining current housing conditions, regulatory barriers, and projected housing needs. The Element contains a variety of policies supporting a wide range of housing choices, such as providing sufficient, suitably zoned land for housing and developing innovative plans, codes, and standards for affordable housing.

8.2 Accommodate low and moderate income housing throughout each jurisdiction rather than isolated in certain areas.

The Housing Element discourages the concentration of low and moderate income housing, favoring dispersal of such housing.

8.3 Exploring ways to reduce the costs of housing.

The Housing Element’s purpose is to support ways to reduce the cost of housing so that Tumwater residents of all income groups can afford housing suitable to their needs.

8.4 Establish and maintain a process to accomplish a fair share distribution of affordable housing among the jurisdictions.

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Housing Element

Part 1 – Goals, Policies, and Implementation Actions



The Housing Element recommends that the fair share distribution of affordable housing among the jurisdictions be decided on a regional basis.

8.5 Working with the private sector, Housing Authority, neighborhood groups, and other affected citizens, to facilitate the development of attractive, quality, low and moderate income housing that is compatible with the surrounding neighborhood and located within easy access to public transportation, commercial areas and employment centers.

Throughout the Housing Element, there are many goals and policies that support the development of housing to serve the needs of all income groups in Tumwater. Tumwater will address these goals by increasing density in specified areas, increasing the range of housing types, and building partnerships with other agencies and organizations including homeowners' associations to reduce restrictions and increase

permanent, income-restricted affordable housing stock.

8.6 Regularly examine and modify policies that pose barriers to affordable housing.

The chapter on barrier assessment in the Housing Element provides specific recommendations on regulatory amendments to support the development and maintenance of affordable housing.

8.7 When possible, provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing for low, moderate, and fixed income individuals and families.

The Housing Element includes language supporting low income housing providers in Tumwater.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



4. Summary of Element Goals

The Housing Element establishes six goals for addressing housing needs in the Tumwater. The goals are not listed in order of priority.

- Goal H-1** **Increase the supply and variety of housing for every income and age group.**
- Goal H-2** **Expand the supply of permanent, income-restricted affordable housing.**
- Goal H-3** **Maintain and improve existing housing stock.**
- Goal H-4** **Make it easier for households to access housing and stay housed.**
- Goal H-5** **Continually develop partnerships to improve implementation of housing strategies.**
- Goal H-6** **Explore a permanent source of funding for low-income housing.**

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Housing Element

Part 1 – Goals, Policies, and Implementation Actions



5. Element Goals, Policies, and Implementation Actions

A. How to Read These Tables

The Housing Element goals, policies, and the implementation actions associated with them are not in priority order.

Implementation actions that can only be undertaken by other entities are not included in this plan.

1) Housing Needs

The Housing Element’s policies and implementation actions are associated with one of the six goals in the Housing Element. Each policy and implementation action addresses one or more of the seven areas of housing need identified in the Tumwater Housing Action Plan:



Affordability. Reduce the cost of housing for low-income and cost-burdened households.



Supply. Increase the inventory of housing for all households.



Variety. Increase the variety of housing types.



Seniors. Increase the stock of housing options needed for aging seniors.



Improvements. Maintain the existing housing stock, including improving energy efficiency and air quality.



Stability. Increase household wealth by providing safe, stable options for rental housing and pathways to homeownership.



Supportive Housing. Increase permanent supportive housing options for people with disabilities and those at risk of or experiencing homelessness.

2) Effort to Achieve

Each of the Housing Element’s implementation actions are ranked according to the level of effort to achieve:

High

Action would require significant funding or staff resources or political effort to implement.

Medium

Action would require moderate funding or staff resources or political effort to implement.

Low

Action would require few funding or staff resources or political effort to implement.

3) Effect on Housing Supply

Each of the Housing Element’s implementation actions are ranked according to their expected effect on housing supply in Tumwater:

High

Action could result in a significant increase in desired housing units.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Medium

Action could result in a moderate increase in desired housing units.

Low

Action could result in a small increase in desired housing units.

B. Housing Goals, Policies, and Implementation Actions

Goal H-1 Increase the supply and variety of housing for every income and age group.

Goal H-1 is intended to streamline the development and construction of both owner and renter-occupied market rate and publicly supported housing to increase the amount and variety of housing types.

1) Why is this Goal Important?

Between 2020 and 2045, the population of Tumwater and its urban growth area is projected to increase by 21,969 people. This growth will require 9,192 new housing units in Tumwater and its urban growth area by 2045, of which 3,298 of those units would need to be affordable to a household of four making 80% or less of the Area Median Income, which was \$82,000 in Thurston County in 2023. When demand for housing is high, but supply stays low, housing costs increase, reducing affordability. The increase in costs affects both renters and those looking to buy.

As household formation and composition have changed over time, so have housing needs. Increasing the variety of housing types allows households more choices and creates a dynamic housing market better able to meet the needs of people wanting to live in Tumwater.

2) How Does the Goal Reduce Housing Costs?

Tumwater will see a growth of households in all income categories over the next twenty years, from the lowest earning ones to those earning

well above the median income. This will require housing affordable to a wide range of incomes.

Expanding the housing supply also means people can find housing better suited to their needs. For example, a young family looking to buy their first home may continue to rent or pay more than 30 percent of their household income on a mortgage if home sale prices are too high.

Middle housing, a small part of Tumwater’s current housing stock, is an important part of an affordable housing strategy. Middle housing includes duplexes, triplexes, quadplexes, stacked units attached townhomes, and cottage housing.

Per unit costs for middle housing tend to be lower than single-family homes, because the units are smaller, and developers can benefit from economies of scale. Per unit costs are also less than larger multifamily developments because they do not require structured parking or concrete and steel structures and are typically in neighborhoods with existing infrastructure. This leads to lower costs for both homeowners and renters.

Diversifying the housing stock also recognizes that households are unique and have a wide range of housing needs. This is particularly true as Tumwater’s population ages. Middle housing is one way for seniors to downsize while staying in the neighborhoods they love.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



3) How Does this Goal Address Equity?

When demand for housing is high, but supply is low, housing costs rise, decreasing affordability.

Those with the lowest incomes, who are disproportionately people of color, are most affected. Rising rents are correlated with increased evictions and homelessness.

Rising home prices means homeownership, a way for disadvantaged households to build wealth and increase financial stability, becomes more difficult.

Increasing costs can also lead to gentrification or cultural displacement as people move to new neighborhoods that lack the businesses and institutions important to their community. While this process may be voluntary, it can be destabilizing for communities of color. When higher income households, those that can afford to rent or buy at market rates, find housing that better meets their needs and budgets, more units are freed up that lower income households can afford. Expanding the overall housing stock

also slows the increases in rent and housing prices that disproportionately affect people of color.

Market rate housing alone will not address the needs of the most disadvantaged populations, and pressure to develop market rate housing in communities of color can cause displacement. Goal H-1 includes implementation actions to increase the supply of housing for the lowest-income households.

Increasing the variety of housing options gives more affordable housing options to low-income households, who are disproportionately people of color. Middle housing can be both rental and owner-occupied. Affordable owner-occupied units are a way to build financial equity.

Middle housing also expands the housing options available in predominantly single-family neighborhoods, leading to a mix of household incomes. This allows low-income households to access some of the resources, such as better school districts or healthier neighborhoods, available to higher-income households.

Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.1 Strive for equity and opportunities for housing regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance, disability, veteran status, protected classes, or other arbitrary factors.	Term of the Plan	H	H	

Commented [BM4]: New policy.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.1.1 Consider City programs to offset the displacement of community members by new housing development while not resulting in unnecessary barriers to housing production.	2026-28	M	L	
H-1.1.2 Develop programs to address racially disparate impacts and exclusion in housing caused by local policies, plans, and implementation actions.	2026-28	M	L	
H-1.1.3 Evaluate the impact on housing affordability, especially for low-income households, as part of the Comprehensive Plan and development code amendment processes.	Term of the Plan	M	L	
H-1.1.4 Monitor the rental market in Tumwater and implement appropriate tenant protection programs in coordination with landlords and tenants that improve household stability.	Term of the Plan	H	M	
H-1.2 In conjunction with the Land Use Element, provide sufficient land to meet projected future housing needs.	Term of the Plan	M	H	

Commented [BM5]: New implementation action.

Commented [BM6]: New implementation action.

Commented [BM7]: New implementation action based on Tumwater Housing Action Plan – Action 1.e.
It is important to recognize that sometimes impacts are unavoidable when trying to balance multiple priorities, such as implementation of the Thurston Climate Mitigation Plan, Building Code updates, and the Housing Action Plan.

Commented [BM8]: New implementation action based on Tumwater Housing Action Plan – Action 2.e.
The City has begun the work necessary to implement the action.

Commented [BM9]: Update of 2016 goals as a policy.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.2.1 Designate sufficient land for all types of housing to accommodate the future needs of every income group and make the most efficient use of infrastructure and services.	Term of the Plan	M	H	
H-1.2.2 Determine the capacity of land for publicly assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, middle housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, and permanent supportive housing.	Term of the Plan	M	M	
H-1.3 In conjunction with the Transportation Plan and Lands for Public Purposes Element, support capital facilities planning that meets projected future housing needs over the next 20 years.	Term of the Plan	M	H	
H-1.3.1 Review transportation impacts and update the Transportation Plan and the Capital Facilities Plan as needed when making housing decisions affecting the location and density of housing.	Term of the Plan	M	M	

Commented [BM10]: Update of 2016 goals as a policy.

Commented [BM11]: New implementation action.

Commented [BM12]: Updates 2016 policy.

Commented [BM13]: Updated 2016 policy as an implementation action.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.3.2 Review impacts to public utilities and services and update the Lands for Public Purposes Element and the Capital Facilities Plan when making housing decisions affecting the location and density of housing.	Term of the Plan	M	M	
H-1.3.3 Increase multimodal transportation options to allow for greater variety of housing.	2026-28	M	M	
H-1.4 Support the construction of affordable housing on vacant or unused lots, such as abandoned commercial buildings to minimize urban sprawl and reuse existing infrastructure.	Term of the Plan	L	L	
H-1.4.1 Donate or lease surplus City-owned land as it is available to developers that provide permanent supported housing and explore a process for coordinating the acceptance of land donations from others.	Term of the Plan	M	M	
H-1.5 Direct mixed use and high density residential development along transit corridors and into urban centers to support employment and place-making opportunities.	Term of the Plan	L	L	

Commented [BM14]: Updated 2016 policy as an implementation action.

Commented [BM15]: New implementation action.

Commented [BM16]: Updated 2016 policy.

Commented [BM17]: New implementation action based on Tumwater Housing Action Plan Action 1.a.

While the City does not have any land to donate for housing that is not already committed to other uses, the City could accept or coordinate the acceptance of land donations from others this action.

Commented [BM18]: Updated policy based on Tumwater Housing Action Plan – Action 3.d: Continue to look for place-making opportunities along urban corridors.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.5.1 Lower transportation impact fees for multifamily and mixed use developments near frequent transit service routes.	2026-28	H	M	
H-1.5.2 Review options for deferring impact fee payments for desired housing development types.	2026-28	M	L	
H-1.6 Support innovative plans, codes, standards, and procedures to take advantage of the best private and public sector approaches to creating housing.	Term of the Plan	M	M	
H-1.6.1 Update the development code to allow for a range of housing for all income segments and housing types.	Term of the Plan	M	M	
H-1.6.2 Develop incentives for the development of accessory dwelling units within new and existing single-family developments.	2026-28	M	L	
H-1.6.3 Collaborate with the development community to support the construction of life cycle housing, particularly for young adults and seniors.	2026-28	M	L	

Commented [BM19]: New implementation action based on Tumwater Housing Action Plan – Action 3.a.

The City has begun the work necessary to implement the action for low-income households, but it is not yet fully implemented.

Commented [BM20]: New implementation action.

Commented [BM21]: Update of policy.

Commented [BM22]: Update of 2016 policy as a new implementation action that addresses state goals, policies, and objectives for:

The preservation, improvement and development of housing, RCW 36.70A.070(2)(b); and Middle housing, RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a).

Commented [BM23]: Update of 2016 policy as a new implementation action.

Commented [BM24]: New implementation action.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.6.4 Continually review permitting requirements and processes to streamline housing development review.	Term of the Plan	M	M	
H-1.6.5 Reduce off street parking requirements in appropriate locations served by other modes of transportation to allow for more housing.	2026-28	M	M	
H-1.6.6 Update permitting processes to support condominium ownership.	2026-28	L	L	
H-1.6.7 Identify where and how to extend public water and sewer to unserved areas to allow infill residential development in underdeveloped areas.	2026-28	H	M	
H-1.6.8 Use SEPA Planned Actions in specific areas of Tumwater to reduce the need for SEPA reviews for individual residential developments.	2026-28	M	M	
H-1.7 Support manufactured home parks as a source of affordable housing.	Term of the Plan	M	M	
H-1.7.1 Maintain the manufactured home park district land use designation and zone district to prevent conversion of affordable housing to other uses without replacement.	Term of the Plan	M	M	

Commented [BM25]: New implementation action.

Commented [BM26]: New implementation action.

Commented [BM27]: New implementation action.

Commented [BM28]: New implementation action based on Tumwater Housing Action Plan – Action 1.m.

The Comprehensive Plan describes where the City expects, and is trying to direct, growth over the next twenty years. The private sector has traditionally done utility extension and upgrades as areas grow. For infill development, the City could invest to promote development in areas where new housing is desired, but upgrades to infrastructure, such as utilities and sidewalks, would be needed to support it.

Commented [BM29]: New implementation action based on Tumwater Housing Action Plan – Action 3.c.

Commented [BM30]: Update of 2016 policy.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.8 Support housing opportunities for those with special needs, particularly those related to age or disability.	2026-28	M	L	
H-1.8.1 Require housing to meet the needs of those with special housing requirements throughout Tumwater.	2026-28	M	L	
H-1.8.2 Support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in Tumwater.	2026-28	M	L	
H-1.8.3 Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers, and nonprofit organizations.	2026-28	L	L	
H-1.8.4 Work with agencies, private developers, and nonprofit organizations to locate housing to serve Tumwater’s special needs populations, particularly those with challenges related to age, health or disability.	2026-28	M	L	

Commented [BM31]: Update of 2016 goal as a policy.

Commented [BM32]: Update of 2016 policy as an implementation action.

Commented [BM33]: Update of 2016 policy as an implementation action.

Commented [BM34]: New implementation action.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.8.5 Strive to increase the range of housing types for seniors affordable at a variety of incomes, including independent various degrees of independent and assisted living and skilled nursing care facilities.	2026-28	M	L	
H-1.9 Strive for housing that is compatible in quality and design with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas through use of innovative designs that enhance the appearance and quality of Tumwater's neighborhoods.	Term of the Plan	M	L	
H-1.9.1 Update Citywide Design Guidelines for residential uses on a regular basis.	Term of the Plan	M	L	
H-1.9.2 Develop a form-based code that would allow more flexibility in incorporating different housing types into development projects and addressing compatibility in neighborhoods.	2029-2030	H	M	
H-1.9.3 Strategically allow live/work units in nonresidential zones.	2026-28	L	L	

Commented [BM35]: Update 2016 goals as a policy.

Commented [BM36]: New implementation action.

Commented [BM37]: Based on Tumwater Housing Action Plan – Action 4.a.

Commented [BM38]: Based on Tumwater Housing Action Plan – Action 4.b.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.9.4 Work with the development community to support innovation and variety in housing design and development to build housing with unique individual character.	Term of the Plan	M	L	

Commented [BM39]: Update of 2016 policy as an implementation action.

Goal H-2 Expand the supply of permanent, income-restricted affordable housing.

Goal H-2 includes implementation actions that increase the supply of housing affordable to low-income households (those making eighty or less percent of the area median family income) and implementation actions that support the providers of low-income housing.

Reducing the cost of renting and owning a home are both parts of the solution. For households looking towards homeownership, the up-front costs associated with purchasing a home can put this option out of reach. Low-income households, however, can benefit from the stabilization in housing costs that owning a home offers, in general, monthly mortgage payments stay the same over 30 years while monthly rent payments increase.

Commented [BM40]: New goal, based in part on the Tumwater Housing Action Plan Strategy 1:

“Increase the supply of permanent, income-restricted affordable housing.”

1) Why is this Goal Important?

Demand for housing is straining the limited supply of affordable options. For households with the lowest incomes, such as those headed by a retail clerk, a home health aide, or a childcare provider, market rate housing is unlikely to be an affordable option. For these households, even home maintenance costs, let alone rent or mortgage payment costs, can be unaffordable.

These implementation actions also address the need for permanent supportive housing for people with disabilities, seniors on limited incomes, and others in similar situations. For people moving out of emergency housing situations, such as a homeless shelter, permanent supportive housing provides not only affordable housing but also access to health and social services. These services build stability and decrease the likelihood residents experiencing homelessness again.

2) How does this Goal Reduce Housing Costs?

Increasing opportunities for developing housing affordable to households with the lowest incomes increases housing affordability for these households.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



3) How Does this Goal Address Equity?

People who have systematically had less access to generational wealth building, such as communities of color, or who have experienced homelessness, stand to benefit the most from income restricted housing. Equity means getting people and communities to have equal possible outcomes, which requires eliminating barriers and providing support to those who need it the most. This goal seeks to address equity by

providing affordable, stable housing options tailored to meet the needs of our community.

Housing affordable to households with the lowest incomes can be rental or owner units, both of which help stabilize households. Programs that expand homeownership opportunities can significantly improve a household’s wealth; this is especially important to addressing inequities for households of color stemming from historical policies like redlining and zoning.

Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-2.1 Support permanent, income-restricted affordable housing in variety of locations, types, and designs that is safe, and near jobs and daily activities.	Term of the Plan	H	M	
H-2.1.1 Expand incentives to incorporate permanent, income-restricted affordable housing into residential developments.	2029-30	H	M	
H-2.1.2 Develop regulations that require a portion of a new Planned Unit Development used for residential development be permanent, income-restricted affordable housing units of different types.	2029-30	H	M	

Commented [BM41]: Update goal as a policy that addresses state goals, policies, and objectives for consideration of housing locations in relation to employment locations. [RCW 36.70A.070\(2\)\(d\)](#).

Commented [BM42]: New implementation action that addresses Tumwater Housing Action Plan – Action 1.h.

Commented [BM43]: New implementation action.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-2.1.3 Mix market rate and low-income housing to avoid creating areas of concentrated low-income housing.	Term of the Plan	M	L	
H-2.2 Support permanent, income-restricted affordable housing through budgeting and funding decisions.	Term of the Plan	H	M	
H-2.2.1 Review deferral of park and transportation impact fee payments and utility connection charges for permanent, income-restricted affordable housing.	2026-28	M	M	
H-2.2.2 Review and update permit fee waivers for low-income housing developments.	2026-28	M	M	
H-2.2.3 Coordinate with nonprofit developers on projects that increase permanent, income-restricted affordable housing through federal, state, or local grants or loans.	Term of Plan	H	M	
H-2.2.4 Coordinate with social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent supportive housing.	Term of Plan	M	M	

Commented [BM44]: New implementation action based on Tumwater Housing Action Plan – Action 3.e.

Commented [BM45]: New implementation action based on Tumwater Housing Action Plan – Action 1.g.

Commented [BM46]: Update of 2016 policy as an implementation action and new implementation action based on Tumwater Housing Action Plan – Action 1.i.

The City is currently implementing this action through funding to nonprofits, CDBG funding, and work through the Regional Housing Council.

Commented [BM47]: Update of 2016 policy as an implementation action.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-2.2.5 Meet regularly with housing providers and developers and help inform and educate on programs that support affordable housing.	Term of the Plan	M	M	
H-2.2.6 Coordinate with the Housing Authority of Thurston County and other non-profit organizations in the purchase of income-restricted units proposed to be converted to market rate housing.	Term of Plan	H	M	

Commented [BM48]: New policy based on Tumwater Housing Action Plan – Action 5.a.
Need to define clearly the purposes and expected outcomes of such programs by clearly defining the purposes and expected outcomes of programs and use trained volunteers were possible.

Commented [BM49]: New implementation action based on Tumwater Housing Action Plan – Action 1.d.

Goal H-3 Maintain and improve existing housing stock.

Goal H-3 is intended to support the ongoing maintenance of Tumwater’s housing stock.

Maintaining and improving Tumwater’s existing housing stock also improves energy efficiency, which reduces costs and climate impacts, and air quality, which improves resident’s health.

1) Why is this Goal Important?

One of the most important methods to keep an adequate supply of housing in Tumwater is to retain existing housing in good condition. The policies and implementation actions for Goal H-3 are intended to support the maintenance and improvement of the existing housing stock to avoid prematurely needing new housing to replace existing housing.

3) How Does this Goal Address Equity?

Existing housing stock is more likely to serve low- and moderate-income residents of Tumwater. Providing public funding to help with renovating and maintaining existing housing that serves low-income households, seniors, or residents with disabilities is a good way of ensuring that residents of all incomes can continue to live in the City.

2) How Does the Goal Reduce Housing Costs?

Goal H-3 helps to reduce costs by addressing ongoing maintenance on a regular basis to avoid creating a larger, more expensive problem later by not dealing with a smaller, less expensive problem now.

Tumwater has implemented this goal in the part through funding to nonprofits, CDBG funding, and work through the Regional Housing Council.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-3.1 Support efforts to maintain existing housing stock as healthy and safe.	Term of the Plan	H	M	
H-3.1.1 Explore formal maintenance and rehabilitation programs with nonprofit providers to help residents stay housed.	2029-30	H	M	
H-3.1.2 Work with nonprofit providers to support services that work with property owners and renters to maintain housing in good condition.	Term of the Plan	M	M	
H-3.2 Support Federal, State, and local financing opportunities to maintain, upgrade, or retrofit the existing housing stock.	Term of the Plan	M	M	
H-3.2.1 Build and maintain public and private partnerships to address renovations of unfit structures for use as permanent, income-restricted affordable housing.	Term of the Plan	M	M	
H-3.2.2 Explore funding for low income and disabled residents to purchase housing through community land trusts.	Term of the Plan	H	L	

Commented [BM50]: Update of 2016 implementation action as a policy based on Tumwater Housing Action Plan – Action 1.k.

Commented [BM51]: New policy.

Commented [BM52]: Update of 2016 implementation action as a policy.

Commented [BM53]: Based on Tumwater Housing Action Plan – Action 1.f.
This should be explored on a regional level through the Regional Housing Council, nonprofits, and whether the Housing Authority of Thurston County could do this.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-3.2.3 Consider an energy assistance program for rental housing to help landlords with making upgrades when the unit is sold.	2029-30	M	L	
H-3.2.4 Explore programs for septic and well conversions to allow for more housing capacity and density.	2029-30	H	M	
H-3.3 Strive to increase equity and quality of life by improving community surroundings and infrastructure in residential areas.	Term of the Plan	H	M	
H-3.3.1 Focus improvements on green space, transportation, and utilities in areas that are cost burdened and at elevated risk of displacement to strive for equity and health.	Term of the Plan	H	M	
H-3.4 Support manufactured home parks to maintain existing sources of affordable housing.	Term of the Plan	M	M	
H-3.4.1 Facilitate a program to preserve and maintain healthy and viable manufactured home parks.	2029-30	M	M	
H-3.4.2 Explore programs with non-profits to acquire mobile home parks so that lot rental fees can be managed.	Term of the Plan	H	M	

Commented [BM54]: New implementation action based on Tumwater Housing Action Plan – Action 2.h.

Commented [BM55]: Updated 2016 policy.

Commented [BM56]: New implementation action.

Commented [BM57]: New policy.

Commented [BM58]: Based on Tumwater Housing Action Plan – Action 1.j.

The City has discussed how to get manufactured home parks into a land trust arrangement and inventorying existing manufactured home parks in the City to develop a list of needs.

Commented [BM59]: Based on Tumwater Housing Action Plan – Action 2.g.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Goal H-4 Make it easier for households to access housing and stay housed.

Goal H-4 address housing stability in Tumwater by preventing evictions and displacement and creating opportunities to build financial equity through homeownership.

also include application fees, deposits, and other costs associated with finding new rental housing.

Commented [BM60]: New goal based on Tumwater Housing Action Plan – Strategy 2.

1) Why is this Goal Important?

Housing stability is an important component of housing affordability. When households face housing insecurity because they live paycheck to paycheck or other issues, there can be a fine line between being housed and being homeless. Evictions and foreclosures are both destabilizing and can lead to long-term poverty. These events also make it more likely a household will experience homelessness.

3) How Does this Goal Address Equity?

Goal H-4 includes implementation actions to make it easier for households to access housing and stay housed.

Homeownership is an important way for a household to build financial equity, move people out of poverty, and create generational wealth. Creating these opportunities for people of color, who were historically denied access to mortgages and loans, is particularly important.

2) How does this Goal Reduce Housing Costs?

For Tumwater, our priority is to prevent our residents from experiencing homelessness. Not only is that more humane, but it is also more cost-effective.

As a result of these structural past and present harms, people of color are more likely to rent and more likely to have a lower income than their white, non-Hispanic counterparts. This makes them particularly vulnerable to being evicted when rent increases exceed their ability to pay. This concern is reflected in the population experiencing homelessness, which are also disproportionately people of color.

Households that can avoid evictions and foreclosures also avoid increases in their monthly housing costs, if they are even able to find a new home to live in. For renters, this can

Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-4.1 Coordinate with and promote social service organizations in their efforts to help prospective homeowners with financial assistance.	Term of the Plan	M	M	

Commented [BM61]: New policy.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-4.1.1 Support down payment assistance programs for homeownership and programs that help people entering the rental market.	2031-32	H	M	
H-4.2 Develop policies that protect vulnerable populations from displacement and inflated housing costs when on fixed incomes.	2026-28	M	M	
H-4.2.1 Work with non-profits and organizations on programs that help vulnerable populations stay housed.	Term of the Plan	M	M	
H-4.2.2 Identify areas at risk of displacement and update policies and regulations to address.	2026-28	M	M	
H-4.2.3 Consider short-term rental regulations to minimize impacts on long-term housing availability.	2029-31	H	L	

Commented [BM62]: New implementation action based on Tumwater Housing Action Plan – Action 2.d.

While it is beyond the financial capacity of the City to manage such programs and it would be better as state or regional programs, the City could support regional programs with non-profit management.

Commented [BM63]: New policy.

Commented [BM64]: New implementation action.

Commented [BM65]: New implementation action.

Commented [BM66]: New implementation action based on Tumwater Housing Action Plan – Action 2.c.

Goal H-5 Continually develop partnerships to improve implementation of housing strategies.

Goal H-5 recognizes the need for Tumwater to engage with its community and maintain strong relationships with affordable housing and housing service providers to address housing affordability.

1) Why is this Goal Important?

While Tumwater does not build or manage housing, the policies and codes the City enacts can affect how much housing can be built and at what cost.

Commented [BM67]: New goal based on Tumwater Housing Action Plan – Strategy 5.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



2) How does this Goal Reduce Housing Costs?

By establishing partnerships with organizations who build housing and that serve below median income households, Tumwater can work with them to direct resources and enact policies that best serve the community.

For some, changes brought on by growth and new development in their established neighborhoods can be seen as difficult. As a result, residents may support more affordable housing while at the same time want to prevent implementation actions needed to increase affordable options.

By also engaging with its community, Tumwater can build a shared understanding of the challenges faced by low-income households and develop consensus around the strategies needed to increase housing affordability.

3) How Does this Goal Address Equity?

Building public understanding and compassion around the challenges faced by low-income households includes recognizing the historic and systemic reasons why they are disproportionately people of color.

The people who typically engage in public review processes, especially land use processes, are often white and have a higher income, which is

not reflective our entire community. Developing relationships with organizations that work with or represent communities of color and disadvantaged groups can help Tumwater better:

- Serve our community.
- Identify who benefits or is burdened by an action.
- Examine potential unintended consequences of taking an action.
- Mitigate unintended negative consequences of taking an action.
- Build in strategies to advance racial equity.

Initiative-taking efforts to strive for engagement in decision-making processes are broadly inclusive and grounded in achieving equity is necessary. With broader input representative of the whole community, decisions are better balanced and implementation actions Tumwater take can be more successfully implemented in an equitable fashion.

Inviting and bringing in people of all levels of society in Tumwater into conversation provides the most direct means of collaborating with leaders of disadvantaged populations to foster government action that does not increase inequities faced by people of color.

Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-5.1 Maintain relationships with for profit housing developers and services.	Term of the Plan	M	M	

Commented [BM68]: New policy.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-5.1.1 Start local housing stakeholder group that meets regularly to continue collaboration.	Term of the Plan	L	M	
H-5.1.2 Collaborate with the for profit and nonprofit development community on mixed use, infill, and reuse of existing buildings for housing.	Term of the Plan	L	L	
H-5.1.3 Work with builders on construction practices and alternative building designs and methods that exceed the minimum standards.	Term of the Plan	M	L	
H-5.1.4 Work with local landlords to identify incentives to increase the amount of rental housing and units that accept housing vouchers and housing assistance.	2026-28	M	M	
H-5.1.5 Work with developers and home lenders to make middle housing more desirable and financially feasible.	2026-28	M	L	
H-5.1.6 Work with regional partners to develop a technical assistance program for small landlords.	2026-28	M	L	
H-5.2 Maintain relationships with nonprofits housing providers and services.	Term of the Plan	M	M	

Commented [BM69]: Update of 2016 policy as an implementation action.

Commented [BM70]: Update of 2016 policy as an implementation action.

Commented [BM71]: New implementation action.

Commented [BM72]: New implementation action.

Commented [BM73]: New implementation action based on Tumwater Housing Action Plan – Action 2.f.

Commented [BM74]: New policy.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-5.2.1 Explore collaborates with low-income housing developers to expand homeownership opportunities.	Term of the Plan	M	M	
H-5.2.2 Work with regional partners on housing strategies for homeless youth, which may include Host Homes.	2026-28	M	L	
H-5.2.3 Collaborate with financial institutions and non-profits to encourage housing land trusts for manufactured home parks.	2029-30	M	L	
H-5.2.4 Work with non-profits, financial institutions, and other agencies to increase opportunities for home ownership, especially within BIPOC communities, lower income households, and families with children.	Term of the Plan	M	L	
H-5.2.5 Identify and develop partnerships with organizations that provide or support low-income, workforce, young adult, and senior housing as well as other populations with unique housing needs.	2026-28	M	M	
H-5.2.6 Explore opportunities to work with local trade schools that provide renovation and retrofit services for low-	2029-30	M	L	

Commented [BM75]: New implementation action based on Tumwater Housing Action Plan Action 1.i.

The City is currently implementing this action through funding to nonprofits, CDBG funding, and work through the Regional Housing Council.

Commented [BM76]: Update of 2016 policy as an implementation action.

Commented [BM77]: New implementation action based on Tumwater Housing Action Plan Action 1.f.

Commented [BM78]: Update of 2016 policies as an implementation action.

Commented [BM79]: New policy based on Tumwater Housing Action Plan – Action 5.c.

The City has begun the work necessary to implement the action through partnerships with low-income housing providers and work through the Regional Housing Council.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
income households as part of on-the-job training.				
H-5.3 Work with the other jurisdictions as part of the Regional Housing Council to address homelessness and affordable housing in Thurston County.	Term of the Plan	M	M	
H-5.3.1 Coordinate allocation of housing for all income groups in cooperation with other jurisdictions in Thurston County.	Term of the Plan	M	M	
H-5.3.2 Track data on affordable housing at the regional level.	2029-30	M	M	
H-5.4 Maintain partnerships with agencies that provide or support housing.	Term of the Plan	M	M	
H-5.4.1 Work with local post-secondary schools to develop strategies for developing off campus housing	2026-28	M	L	
H-5.4.2 Work with the Tumwater School District, Thurston County Housing Authority, and other nonprofits to pursue grant funding and implement transitional housing strategies for families with children.	Term of Plan	M	M	

Commented [BM80]: New implementation action based on Tumwater Housing Action Plan – Action 2.b.

The City would like to see how to get more people into the building trades to help alleviate the labor shortage.

Furthermore, the City could ask the Thurston Economic Development Council to focus on helping people who want to start a construction company.

Commented [BM81]: Update of 2016 policy.

Commented [BM82]: Update of 2016 policy as an implement action.

Commented [BM83]: New implementation action based on Tumwater Housing Action Plan – Action 5.f.

Commented [BM84]: Updated 2016 implementation action as a new policy.

Commented [BM85]: New implementation action.

Commented [BM86]: Update of 2016 policy as an implementation action.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-5.4.3 Consider support for Housing Navigators to help households, renters, homeowners, and landlords with housing issues.	2029-30	H	M	

Commented [BM87]: New policy based on Tumwater Housing Action Plan – Action 5.b.
 It would be good to have an ombudsperson resource for renters established through the Regional Housing Authority or another regional organization.
 Use trained volunteers were possible.

Goal H-6 Explore a Permanent Source of Funding for Low-Income Housing.

Goal H-6 addresses the need to increase funding for low-income housing and to provide a regional strategy for distributing funds.

1) Why is this Goal Important?

While the private sector will build most of the housing needed to meet demand in the Cities of Lacey, Olympia, and Tumwater, a significant portion of households earn less than 80 percent of the median area income. Paying market rate rents or mortgages may not be affordable for them.

For nonprofit or for-profit developers, it is difficult for a low-income development project to be feasible without public support.

2) How does this Goal Reduce Housing Costs?

Providing affordable housing for the lowest income households and those experiencing homelessness requires significant public resources; right now, those resources are scarce, leaving many households unable to afford a decent and affordable place to live that does not have unsafe or unhealthy living conditions.

Many of the implementation actions identified in this Element are not possible without more funding. Tumwater can play a significant role in leveraging local, state, and federal dollars for low-income housing. Tumwater also recognizes the need to collaborate regionally on a funding strategy so that funds are used efficiently and distributed to the areas of greatest need. With more funding, housing units become more affordable for households, when costs for developing and maintaining units are reduced.

While Tumwater will explore ways to increase funding, the City recognizes the need for action at the state and federal level to increase funding for affordable housing.

3) How Does this Goal Address Equity?

People of color are disproportionately low-income, at risk of experiencing homelessness, or homeless. The implementation actions in Goal H-6 will help to address these issues.

Housing Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-6.1 Work with the state and regional partners to explore permanent sources of funding for the construction and maintenance of low-income housing.	Term of the Plan	H	H	
H-6.1.1 Develop a comprehensive funding strategy for affordable housing that addresses both the sources of funding and how the funds should be spent.	2026-28	H	H	
H-6.1.1 Support legislative action to increase permanent sources of funding for low-income housing.	Term of the Plan	H	H	
H-6.1.3 Explore an affordable housing property tax levy to finance permanent affordable housing for very low-income households.	2029-30	H	H	
H-6.1.4 Consider an affordable housing sales tax.	2029-30	H	H	
H-6.1.5 Work with the Housing Authority of Thurston County to take greater advantage of State and Federal housing grants and tax incentives.	Term of the Plan	L	M	

Commented [BM88]: New policy.

Commented [BM89]: New implementation action based on Tumwater Housing Action Plan – Action 6.a.

The City has begun the work necessary to implement the action, but work is needed through the Regional Housing Council and other regional forums to determine overall allocation goals for shelters, transitional and permanent low income housing. Otherwise, the City will continue to spend most of its money on shelters and not build enough affordable units.

Continue to provide funding for shelters and transitional housing through non-profits.

Commented [BM90]: New implementation action.

Commented [BM91]: New implementation action based on Tumwater Housing Action Plan – Action 6.b.

The City should survey taxpayers and its large property tax generators as a first step.

Commented [BM92]: New implementation action based on Tumwater Housing Action Plan – Action 6.c.

The City should survey taxpayers and its big sales tax generators as a first step.

Commented [BM93]: New implementation action based on Tumwater Housing Action Plan – Action 6.e.

Could be part of the Regional Housing Council discussions as well.

TO: General Government Committee
FROM: Dana Bowers, Associate Planner
DATE: March 18, 2025
SUBJECT: Food System Plan – Development Update

1) Recommended Action:

No action is requested. This is an update with the consultant about the initial steps in the process of developing a Food System Plan for the City. The consultant will present results from subject matter interviews including key themes. She will share the next steps of the process and will answer questions from the committee.

2) Background:

The City Council included the preparation of a City Food System Plan to address community concerns with food insecurity on the local level on the 2025 Long Range Planning Work Program.

City staff have been working with our consultant Rebeca Potasnik to prepare a Plan that focuses on supporting ways to access food more effectively and consider the role of local and community-based agriculture activities, such as community gardens and local producers and processors to build a more resilient food system.

The Plan will focus on how to provide healthy food to the community, reduce food waste, support local food processing, eliminate barriers, address gaps in the current system, produce solutions to implement at appropriate scale, and identify how to maintain and update resource materials through jurisdictional and community partners.

The General Government Committee was originally briefed on the project on November 13, 2024. This following up work session with the General Government Committee will provide a summary of the themes and key messages from subject matter experts. The Community Food Assessment includes the work to gather community input and review existing plans and literature from other jurisdictions. The consultant will return to the General Government Committee April 15, 2025, to present the findings.

3) Policy Support:

Strategic Priority: Build a Community Recognized for Quality, Compassion and Humanity.

4) Alternatives:

None

5) Fiscal Notes:

Preparation of the Plan is internally funded.

6) Attachments:

- A. Staff Memorandum
- B. Consultant Memorandum

MEMORANDUM



Date: March 18, 2025
To: General Government Committee
From: Dana Bowers, Associate Planner

Addressing Food Insecurity and Access to Food

The City Council approved the development of a Food System Plan as part of the 2024 and the 2025 Long Range Planning Work Programs. Rebeca Potasnik was brought on as a consultant to assist with the development of the Plan. The intent of the Plan is to review the current food landscape in Tumwater and describe key challenges, developments, current collaborations, and opportunities.

The consultant's contract has been extended to December 2025, which was needed to address subject matter experts providing new contacts. To balance input from all parts of the food system, the contractor created matrices to track the subject matter experts and their connections between each part of the food system. Because of the scope of the work and available resources, there was no broad public outreach completed for this study.

Work to review existing plans and literature was also completed as part of the assessment. The recommendations and actions will be considered alongside the project priorities and guiding principles for inclusion in the Food System Plan strategies. A list is provided in the consultant memorandum (Attachment B).

Since August 2024, the consultant has been crafting a key contributor list, balancing input between each of the sectors associated with the food system. The consultant also focused on local contacts while keeping in mind that the food system relies on regional partnerships as well.

Methodology

The City Council directed the work on the Plan to focus on the following priorities:

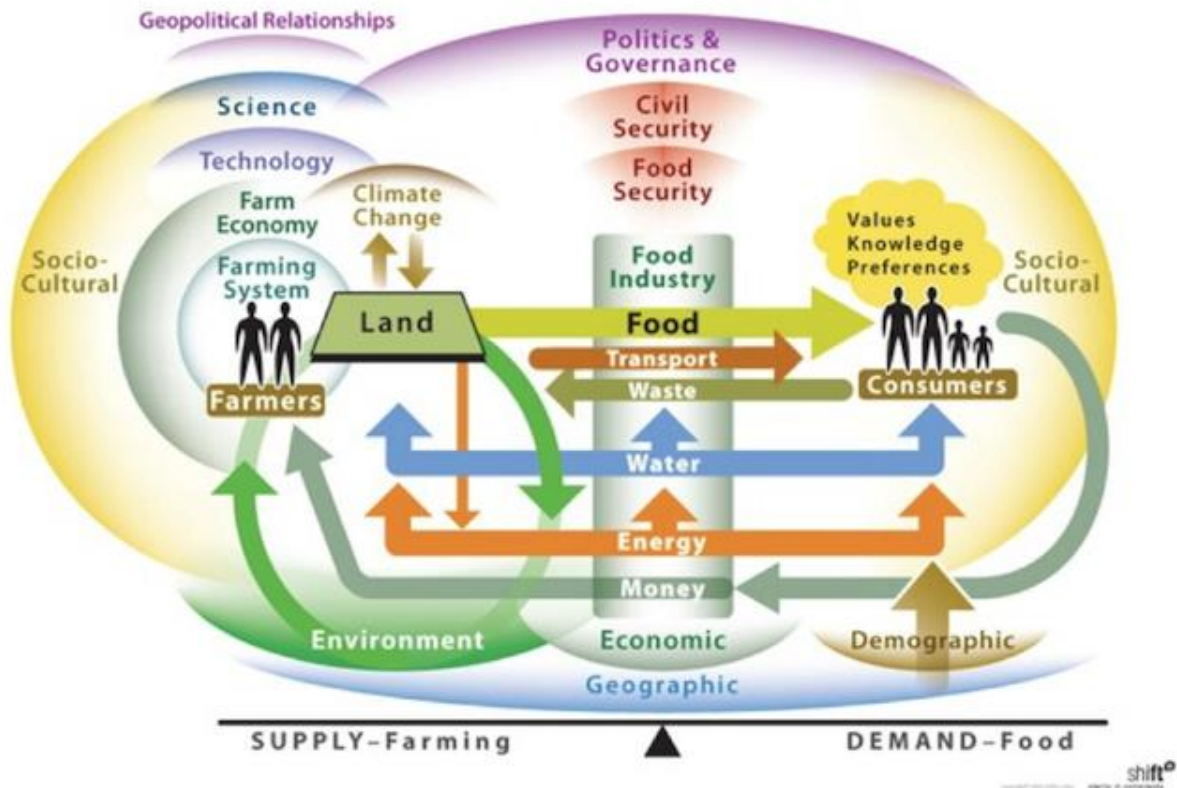
- Providing healthy food for all members of the community;
- Reducing food waste; and
- Supporting local food production and processing

The Plan must follow guiding principles which align with the City of Tumwater Vision and Values, which include:

- **Equity.** A food system should support food security with an emphasis on those community members that experience the greatest inequities.
- **Sustainability.** A balance between environmental health, economic profitability, and social equity creates a resilient food system that meets current food needs without compromising the ability of future generations to meet their own needs.
- **Stability.** All community members should have reliable access to sufficient, safe, appropriate, and nutritious food, even in the face of unexpected challenges.
- **Resiliency.** The food system should maintain its functionality and continue to provide food security and nutrition under various adverse conditions.
- **Efficacy.** The audience for the plan is the City of Tumwater, therefore, the objectives and actions in this plan will be the areas where this level of government can have the most impact.

The figure below illustrates the complex nature of food systems and how interconnected they can be. Many of the contacts in our local food system represent multiple parts of the system, acting as a producer, a transporter, and participant in governance.

Food System Map – Basic Elements



Any subject matter experts identified by the Planning Commission and City Council were added to the key contributor list. The consultant also noted that broad public engagement is outside the scope of this project. A list of subject matter experts contacted is included in the consultant memorandum (Attachment B).

Interviews with key knowledge leaders were held initially and as additional contacts were added, a survey approach was used to capture more voices and remain on budget for the project. The survey was sent to 57 key contacts, and 25 responses were collected for a response rate of 42%. The survey had 18 questions with 14 long answer style questions. A summary of responses will be included in the Community Food Assessment.

The Warren Family on Hoadly Loop Road SE was also contacted for participation by our consultant. To date, Rebeca has not been able to meet with them for an interview.

Timeline

The term of the project is until December 2025. Since the Comprehensive Plan periodic update is due in December, completing work on the Food Service Plan and incorporating its recommendations into the Comprehensive Plan before adoption would be ideal. The timeline below provides the project schedule, which will conclude work on the plan by July 2025.

Deliverables	Expected Completion
Community Food Assessment	March – April 2025
Food System Plan’s Goals and Objectives	April – May 2025
Food System Plan Strategies	May – June 2025
Food System Plan Complete	June – July 2025

The contractor is scheduled to present at the General Government Committee again on April 15, 2025.

City of Tumwater Food System Plan

Project Update, February 2025

I’m still in the thick of community engagement and exploring Tumwater’s current food system including the natural, physical/built, political, and social aspects. This work will inform a Community Food Assessment which will synthesize information obtained from interviews, an online survey, and my review of relevant materials. The assessment will provide an inventory and evaluation of the current landscape as well as describe key challenges, developments, current collaborations, and opportunities. The key findings from this assessment will inform the strategies addressed in the Food System Plan.

Interviews. I’ve been conducting interviews with subject matter experts (SME) regarding food processing and production, hunger relief, nutrition, food waste reduction/rescue, policies, and regulations. These areas align with the City’s stated parameters for this project to address food security at the local level by focusing on 1) how to provide healthy food for all members of the community, 2) reduce food waste, and 3) support local food production and processing. Additionally, SME were selected that reinforced the guiding principles of producing a Food System Plan grounded in equity, sustainability, stability, resiliency, and efficacy. During the interview process, interviewees sometimes identified other key SME which I added to my list.

The following table lists those interviewed to date. Note: there are a few additional SME with whom I am in the process of scheduling meetings.

- recipients of hunger relief services
- Khurshida Begum, Executive Director, ASHHO Cultural Community Center
- John Peters, Managing Member & Lead Developer, Tumwater Craft District
- Jade Monroe, Use Food Well Washington Center Lead, WA Dept of Ecology
- Kristen Maring, Lead Instructor Tumwater FRESH Program (Farm Rooted Education for Sustainability & Health), Tumwater High School

	NAME	TITLE	AFFILIATION
1	Jen Ownbey	Owner/Baker	8 Arms Bakery
2	Alyssa Jones Wood	Sustainability Manager	City of Tumwater
3	Todd Anderson	Parks & Recreation Manager	City of Tumwater
4	Margaret Garrett	Farm to School Coordinator	Educational Service District 101
5	Meredith Arseneau	Child Nutrition Cooperative Mentor	Educational Service District 113
6	Peter Epperson	Retired	Formerly with Catholic Community Services, Thurston County Public Works, Thurston Community Television, Senior Services for South Sound, United Way Mason County
7	LeeAnn Perry	Founder	Little Free Pantry

8	Robby Rutledge	Owner/Farmer	Rutledge Family Farm
9	Stephanie Penland	Senior Nutrition Program Director	Senior Services of South Sound
10	Mitch Lewis	Owner/Farmer, Board President	Summit Farms, Tumwater Farmers' Market
11	Michaela Winkley	School Gardens Program Coordinator	Thurston County Food Bank
12	Rebekah Graham	Satellite Coordinator	Thurston County Food Bank
13	Mackenzie McCall	Agricultural Resources Supervisor, Network Leader	Thurston County Food Bank, South Sound Food System Network
14	Hope Springer	Waste Reduction & Recycling Specialist	Thurston County Public Works
15	Maggie Brown	Waste Reduction & Recycling Specialist	Thurston County Public Works
16	Tina Sharp	Regional Agricultural Development Manager	Thurston Economic Development Council
17	Cathy Visser	Dietician/Consultant	True for You Nutrition, LLC. Formerly with South Sound Food System Network & Senior Services for South Sound
18	Bob Gibson	Food Service Supervisor	Tumwater School District
19	TJ Johnson	Owner/Farmer, Board Chair	Urban Futures Farm, Thurston Conservation District
20	Treacy Kreger	Owner, Founder South Sound Fresh	Vern's Foods, Our Community Kitchen, South Sound Fresh
21	Katie Rains	Food Policy Advisor to the Director	Washington State Dept of Agriculture
22	Theresa Kimball	Owner/Farmer	Wild Fun Farm
23	Annie Salafsky	Agriculture & Natural Resources Educator	WSU Extension Thurston County, Southwest Washington Growers Cooperative. Former Co-Owner/Farmer Helsing Junction Farm
24	Marilyn Sitaker	Food Systems Researcher & Program Coordinator	WSU Thurston County Extension, Southwest Washington Food Hub

Survey. An online survey will be going out to additional SME in February. The survey will focus on the same topics explored with others via interviews. The following table lists the SME who will receive the survey. Additional SME identified by the Planning Commission, City Council, and staff are welcome. Please keep in mind that to maximize this project's resource constraints, the methodology does not include broad public engagement.

	NAME	AFFILIATION
1	Rae Lee	Adventist Community Service Center
2	Kelly Wilson	All Kids Win
3	Mark Clark	Bush Prairie Farm
4	Jaspar Quinton	Catholic Community Services
5	Richard Calkins	Catholic Community Services
6	Rhys Roth	Center for Sustainable Infrastructure
7	Cristian Salazar	CIELO
8	Dalila Vasquez	CIELO
9	Diana Torres	CIELO
10	Brian Hurley	Thurston County Local Emergency Planning Committee
11	Shawn Crimmins	Thurston County Local Emergency Planning Committee
12	Jennifer Colvin	Colvin Ranch
13	Loretta Seppanan	Community Farm Land Trust
14	Leslie Price	Community Wellness, Thurston County
15	Evan Kavanaugh	Community Youth Services
16	Muhammad Ayub	Dancing Goats And Singing Chickens Organic Farm
17	Brighida DeVargas	Eastside Urban Farm & Garden
18	Beth Henriquez	Enterprise for Equity
19	Tanikka Watford	Enterprise for Equity, The Moore Wright Group, Deep Roots Foods
20	Megumi Sugihara	Everyone's Food Sovereignty Alliance
21	Mark Goebel	Family Education and Support Services
22	Rosa Venancio	Family Education and Support Services
23	Shelly Willis	Family Education and Support Services
24	Joel Hansen	former Tumwater Planning Commission member, Tumwater Farmers Market, Thurston Union of Low Income People
25	Leland Harmell & Lucas Nipper	Fresh Perspective
26	Kerensa Mabwa	GRuB Growing Home Collective
27	Deb Crockett	GRuB, South Sound Food System Network
28	Mercy McGee	Haki Farmers Collective
29	Jessica Armstrong & Angie Camp	Helsing Junction Farm
30	Chad Johnson	Mountain View Church
31	Maegan Cote	Mountain View Church

32	Cristina Vermeer	North Star Church of God
33	Tony & Kira DeRito	Olympia Seafood, Craft District
34	Peter Guttchen	retired, waste prevention specialist
35	Jenni Crain	Slow Food Greater Olympia
36	Chris Hyde	Souper Sunday
37	Kyle Rogers	South Puget Sound Intertribal Planning Agency
38		SPSCC Early Learning / Child & Family Education Center
39	Nate	Spud's Produce Market
40	Leejay & Lea Lee	Sweet Lee's Ice Cream, Craft District
41	Aherlow Kasjaka	Thurston Asset Building Coalition
42	Juanita MacNaughton	Thurston Chamber of Commerce, Food Production sector WorkSource Business Solutions Navigator
43	Tina Wagner	Thurston Conservation District, Farm My Yard Program
44	Al Quioco	Thurston County Public Health & Social Services
45	Raymona Smiedala	Thurston County Public Health & Social Services
46	Advisory Committee	Thurston County Solid Waste
47	Cherie Carey	Thurston County, Emergency Management
48	Meghan Sullivan	TOGETHER!
49	Jake Yancey	Tracking Y Ranch
50	Brooke Pugliese	Tumwater Farmers Market
51	Carrie Lerud	Tumwater Rotary
52	Lee Hagen	Tumwater United Methodist Church
53	Anita & Pieter de Boer	Tunawerth Creamery
54	Chris Wells	United Way of Thurston County
55	Kyle Taylor Lucas	Urban Indians Northwest
56	Dani Madrone	Washington State Conservation Commission
57	Christine Ciancetta	Washington State SNAP-ed
58	Carissa Miller & Jasper Pease	Withywindle Valley Farm

Overview of Existing Work. I am referencing work accomplished to date that is relevant to the Community Food Assessment and subsequent Food System Plan. The following list is organized by publication date to reflect the progression of work over time (2011 to 2024). I welcome input regarding other materials to review to inform this project provided they are grounded in the feasibility of what can be accomplished at the municipal level.

- The Evergreen State College Ecological Agriculture Students. 2011. *Food Summit Recommendations*. The Evergreen State College.
- Sustainable Thurston. January 2012. *Local Food Systems Panel White Paper*. Thurston Regional Planning Council.
- Sustainable Thurston. December 2013. *Creating Places, Preserving Spaces: A Sustainable Development Plan for the Thurston Region*. Thurston Regional Planning Council.
- Thurston Thrives Food Action Team. October 2015. *2014 Food System Report*. Thurston Asset Building Coalition, Thurston Food System Council, and Thurston Thrives.
- Young Producers Network. 2016. *Let's Talk Trash (Episode II)*. Video. 17:15. Thurston Community Media. <https://www.youtube.com/watch?v=M1zY60bISFo>
- Beiker, C., N. Calene, K. Kitzke, E. Hannum, K. Unland, J. Clark, M. Wynne, and L. Moulder. 2016. *Spokane Regional Food System Inventory*. Spokane Food Policy Council.
- Sustainable Thurston. February 2019. *Creating Places, Preserving Spaces: An Implementation Status Report for the Sustainable Thurston Plan*. Thurston Regional Planning Council.
- South Sound Food System Network. 2020. *History of the South Sound Food System Network*. PowerPoint Presentation. South Sound Food System Network Meeting. September 2, 2020.
- City of Tumwater. 2021. *Tumwater City Plan 2036 Conservation Element*. City of Tumwater.
- Whatcom County Food System Committee and Staff. December 2021. *Whatcom Community Food Assessment: 2021 Report Update*. Whatcom Food Network.
- Monroe, Jade, M. Harrington, and K. Patora. 2022. *Use Food Well Washington Plan*. Washington State Department of Ecology.
- Spokane Food Policy Council. 2022. *Spokane Regional Food Action Plan 2022*. Spokane Food Policy Council.
- Roth, R., M.P. Wolcott, G.G. Yorgey, J.L. Male, T. Sturdevant, D. Camenzind, F. Pierobon, J. Padowski, C.E. Kruger, A. Whittemore, T. Carroll, K. Jensen, S. Moddemeyer, and A. Ybarra. 2023. *Increasing the Economic Value and Sustainability of Washington's Agricultural Sector through Industrial Symbiosis: A report to the Washington Legislature*. WSU Center for Sustaining Agriculture and Natural Resources, WSU Institute for Northwest Energy Futures, Richland, WA.
- Whatcom County Food System Committee and New Venture Advisors. July 2023. *Whatcom County Food System Plan: A 10 year plan for an equitable and sustainable food system*. Whatcom Food Network.
- AHBL, Inc, ECONorthwest, C. Ziegler, K. Gardow, and A. Peterson. 2024. *Urban Farm Park Study*. City of Olympia.
- City of Tumwater. July 2024. *Draft Land Use Element: Goals, Policies, and Implementation Actions*. City of Tumwater 2025 Comprehensive Plan. City of Tumwater.

Salafsky, A., S. Bramwell, A. Meade, W. Uyeda, K. Gaffi, and T. Sharp. 2024. *Pac Mountain Region Agriculture Labor Survey Findings*. WSU Extension, Thurston Economic Development Council, Garden-Raised Bounty (GRuB), Pac Mountain Workforce Development Council.

WSU Extension, Thurston Economic Development Council, and Garden-Raised Bounty (GRuB). 2024. *Quality Jobs, Equity, Strategy and Training (QUEST) Sector Partnerships Final Report*. Pac Mountain Workforce Development Council.

Timeline of Deliverables. This timeline has been updated to reflect the longer period that has been necessary to identify and consult with SME via interviews and surveys and to analyze the data.

ACTIVITIES	TIMEFRAME
Identify and consult with Subject Matter Experts (SMEs)	October - February
Inventory current landscape and resources.	October - February
Examine relevant policies and plans.	October - February
Report key findings in a Community Food Assessment.	March/April
Develop the Food System Plan’s goals and objectives.	April - May
Develop and prioritize strategies in the Food System Plan.	May - June
Prepare final report and other materials.	June - July

Contact Information. You can reach me by email or phone:

- 360-977-0476 (call/text)
- Rebeca.Potasnik@gmail.com

TO: General Government Committee
 FROM: Brad Medrud, Deputy Community Development Director
 DATE: March 18, 2025
 SUBJECT: Contract Approval for a 12-Year Multifamily Tax Exemption for the Yorkshire Apartments (TUM-25-0140)

1) Recommended Action:

Place the contract for a 12-Year Multifamily Tax Exemption for the Yorkshire Apartments (TUM-25-0140) on the City Council April 1, 2025, consent calendar with a recommendation to approve and authorize the Mayor to sign.

2) Background:

In 2017, the City Council adopted the Multifamily Housing Tax Exemption program to stimulate desired housing development within key areas of the City, such as the Brewery District and Capitol Boulevard Corridor. In 2019, the City Council approved expanding the 12-Year Multifamily Housing Tax Exemption program to the Town Center and Littlerock Subarea to encourage the development of permanent affordable housing as part of its 2019 Housing Affordability Work Plans.

The program includes both an 8-year exemption for providing multifamily housing in the designated areas and a 12-year exemption for development providing a minimum of 20% of units designated for low or moderate-income households.

The City has received an application for the 12-year exemption program for 240 units of new multifamily housing, 48 units of which would comply with low to moderate income levels (80% to 115% of median income) as part of a mixed use development in the Littlerock Road Subarea (TUM-25-0140).

3) Policy Support:

Comprehensive Plan Housing Element Action H-3.3.3: Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.

4) Alternatives:

None.

5) Fiscal Notes:

The contract is for an 12-year Multifamily Housing Tax Exemption.

6) Attachments:

- A. Staff Report
- B. Yorkshire Apartments (TUM-25-0140) MFTE Tax Agreement
- C. Yorkshire Apartments (TUM-25-0140) Exhibit A Application
- D. Yorkshire Apartments (TUM-25-0140) Exhibit B Site Plans
- E. Yorkshire Apartments (TUM-25-0140) Exhibit C Floor Plan
- F. Yorkshire Apartments (TUM-25-0140) Exhibit D Narrative

STAFF REPORT



Date: March 18, 2025
To: General Government Committee
From: Brad Medrud, Deputy Community Development Director

Contract Approval for a Twelve-Year Multifamily Tax Exemption for the Yorkshire Apartments (TUM-25-0140)

In 2017, the City Council adopted the Multifamily Housing Tax Exemption program to stimulate desired housing development within key areas of the City, such as the Brewery District and Capitol Boulevard Corridor. The Multifamily Housing Tax Exemption program includes both an eight-year exemption for providing multifamily housing in the designated areas and a twelve-year exemption for development providing a minimum of 20% of units designated for low or moderate-income households.

In 2019, the City Council approved expanding the Multifamily Housing Tax Exemption program to the Town Center and Littlerock Subarea for just the twelve-year exemption to encourage the development of permanent affordable housing as part of its 2019 Housing Affordability Work Plan.

The City received an application for the twelve-year exemption program for the Yorkshire Apartments which includes 240 units of new multifamily housing, 48 units of which would comply with low to moderate income levels (80% to 115% of median income) as part of a mixed use development in the Littlerock Road Subarea (TUM-25-0140).

This memorandum discusses the background and status of the Multifamily Tax Exemption Program and the requirements for the contract for a Twelve-Year Multifamily Tax Exemption for the Yorkshire Apartments (TUM-25-0140).

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Appendix A: Multifamily Property Tax Exemption Target Area 12

1. Summary of the Multifamily Property Tax Exemption Program

The state’s multifamily property tax exemption program (Chapter 84.14 RCW) provides opportunities for cities and counties to encourage the development of multifamily housing in designated areas. When originally codified by the state in 1995, the program focused on economic development and the creation of new multifamily housing. Over time, the program became an important tool to support the development of affordable housing and implementation of the goals of the Growth Management Act.

The program is intended to encourage the construction of new, rehabilitated, or converted multifamily housing within designated areas. It is limited to multifamily housing developments with four or more housing units.

The City’s multifamily property tax exemption program exempts taxes on improvements made for multifamily development to encourage the development of multifamily housing units within designated targeted areas of the City. The multifamily property tax exemption applies to the new housing improvement portion of the property taxes.

Under state law, property owners who make eligible housing improvements are exempt from any tax increases related to those improvements for a period of eight years. An exemption period of twelve years is possible if the property owner or developer commits to renting or selling at least 20 percent of the units to households with an income at or below 115 percent of the area median family income during the same period. Owners continue to pay the pre-improvement taxes on both the land and structure. Once the multifamily property tax exemption lapses, the property owner is free to rent or sell units at market rate.

An approved multifamily property tax exemption is a shift in revenue from property tax. When the City Council sets the City’s property tax levy, the City levies a total dollar amount that will be collected for City operations. When certain property owners get discounts, such as through the multifamily property tax exemption program, that cost is re-distributed to the other property owners in the City. No matter how many multifamily property tax exemption discounts the City provides, the City still collects the same amount of property tax dollars.

2. Purpose of the Multifamily Property Tax Exemption Program

Comprehensive Plan Housing Element Action H-3.3.3 states:

Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.

The City's multifamily property tax exemption program serves multiple purposes. It is an economic development tool identified in the City's Brewery District Plan and Capitol Boulevard Corridor Plan to spur private investment for redevelopment of these areas. In addition, it is one of the many tools identified in Resolution No. R2018-016 and the Tumwater Housing Action Plan to support the development of more affordable housing in specific areas of the City served by transit.

The program does the following:

- Provides a catalyst to promote development within targeted areas.
- Encourages increased residential opportunities within targeted areas.
- Stimulates new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing.
- Assists in directing future population growth to designated residential targeted areas, thereby reducing development pressure on existing single-family residential neighborhoods.
- Provides the needed residential densities to support retail and other services within the target areas.
- Helps to achieve residential densities, which are more conducive to transit use in designated residential targeted areas.
- In the case of the twelve-year exemption, 20 percent of the new housing units are affordable to 80 to 115 percent of area median income for the twelve-year exemption.

3. Benefits of the Multifamily Property Tax Exemption Program

There are multiple benefits for the multifamily property tax exemption program. Generally, the reduction in property taxes is shared among consumers and developers in the form of lower prices or rents and in the form of increased project income, respectively. This will encourage the development of more housing units and make housing more affordable overall.

The program also provides the following benefits:

- Increases housing choice for consumers due to the increase in supply.
- Increases densities in areas suited for higher density.
- Aids sustainability and walkability efforts by locating housing near services and transit.
- Reduces risk, which increases the ability of a developer to secure debt financing.

- Stimulates development by reducing costs, which increases the development return on a marginal project, which increases project feasibility.
- Benefits for the consumer in a competitive market, where savings are passed down.
- Ensures that the tax exemption remains with the property so that it will benefit the right owner in the targeted area regardless of turnover.

4. City's 2017 and 2019 Ordinances

The original purpose of the City Council's adoption of a multifamily property tax exemption program in 2017 (Ordinance No. O2017-004 and Resolution No. R2017-002) was to use residential development to spur the economic redevelopment of the Brewery District and Capitol Boulevard corridor. The City's subarea plans adopted in 2015 were based on studies that indicated that the City needed to consider a variety of financial incentives to see the redevelopment that those plans envisioned. Adding more people living in those areas through the multifamily property tax exemption program was expected in turn to encourage the development of retail, services, and employment.

The expansion of the program to the Littlerock Road Subarea and the Town Center in 2019 (Ordinance No. O2019-023) was done for different reasons. In 2018, the City Council started to focus on how the City should address homelessness and the lack of affordable housing. One of the action items in R2018-016 was to strengthen incentives for affordable housing within the Capitol Corridor and Brewery District and explore extending these incentives to the entire InterCity Transit #13 bus corridor. See Appendix 1 *Multifamily Property Tax Exemption Target Area* for a map of the Littlerock Road Subarea target area.

Expanding the program to the Town Center and the Littlerock Road Subarea was one of the many code changes and programs that the City started at that time to encourage more housing to be built overall in the City to meet demand and to provide some level of affordable housing. Because of that, in the Town Center and the Littlerock Road Subareas the City's multifamily property tax exemption program was limited to the twelve-year option that required 20 percent of those housing units to be affordable to 80 to 115 percent of area median income. The Planning Commission recommended that 30 percent of the housing units be affordable, but the City Council decided that it wanted to make sure that the program created affordable housing units first and kept the affordable housing unit requirement at 20 percent.

5. Use of the Multifamily Property Tax Exemption Program to Date

In the ten years prior to 2019, multifamily development only accounted for a small portion of the new housing units built in the City. During the COVID-19 related building boom in 2020-21, the City experienced an increase in new multifamily housing development. By 2022, there were more housing units in multifamily developments than single-family houses being permitted in the City.

Through February 2025, the City has had 447 total multifamily housing units approved at least through the conditional approval process, of which 66 are affordable multifamily housing units and the rest are market rate. The affordable multifamily housing units must comply with the

low- to moderate-income levels (80 to 115 percent of area median income) requirements in TMC 3.30.

Table 1. Units by Conditional and Final Approvals Through February 2025

Approvals	All Units	Market Rate Units	Affordable Units
Conditional	282	245	37
Final	165	136	29
Total	447	281	66

Table 2. Units Approved By Target Area Through February 2025

Target Areas	All Units	Market Rate Units	Affordable Units
<i>Eight- and Twelve-Year Options</i>			
Brewery District	119	119	0
Capitol Corridor	6	0	0
<i>Twelve-Year Option Only with 20% Affordable</i>			
Littlerock Subarea	322	256	66
Town Center	0	0	0
Total	447	381	66

- **Rockwell Place** received final approvals in November 2022 after a Certificate of Occupancy was issued. It is a twelve-year multifamily property tax exemption program project in the Littlerock Road subarea target area. It has three buildings with 141 total housing units of which 29 of which are affordable, and the rest are market rate.
- The **Craft District Apartments** received final approvals in July 2024 after a Certificate of Occupancy was issued. It is an eight-year multifamily property tax exemption program project in the Brewery District target area with no affordable housing units. It has 24 market rate housing units.
- The **350 North Apartments** received conditional approval in December 2022, and they are under construction. Construction will need to be completed in three years by December 2025 to receive final approvals. It is an eight-year multifamily property tax exemption program project in the Brewery District target area with no affordable housing units. It has 95 market rate housing units.
- The **Kingswood Apartments** received conditional approval in February 2023, and it is under construction. Construction will need to be completed in three years to receive final approval. It is a twelve-year multifamily property tax exemption program project in

Littlerock Road subarea target area. It has 181 total housing units of which 37 are affordable housing units and the rest are market rate.

- The **Rookery Apartments** received conditional approval in July 2024, and they are under construction. Construction will need to be completed in three years to receive final approvals. It is an eight-year multifamily property tax exemption program project in the Capitol Corridor target area with no affordable housing units. It has six market rate housing units.

6. Approval Process

TMC 3.30 *Multifamily Housing Tax Exemptions* establishes the review and approval process for multifamily property tax exemption applications:

1. An applicant files a complete Conditional Certificate Application with the City.
2. City staff reviews the application.
3. If the application is complete and meets the requirements of TMC 3.30, the Community Development Director approves the Conditional Certificate.
4. To complete the Conditional Certificate approval process, the applicant must enter into a contract with the City that is approved by the City Council, under which the applicant agrees to complete the development as outlined in the contract.
5. An approved Conditional Certificate and contract are valid for three years from the date of approval.
6. The City can issue an extension of an approved Conditional Certificate for up to 24 months subject to City approval.
7. Upon completion of the improvements agreed upon in the contract and issuance of a certificate of occupancy, the applicant then files a Final Certificate Application.
8. The complete Final Certificate Application is reviewed and approved by the Community Development Director.
9. The Community Development Director files a Final Certificate of Tax Exemption with the Thurston County Assessor.

7. The Yorkshire Apartments Application

A. Target Area and Length of Exemption

The Yorkshire Apartments are in the Littlerock Road Subarea.

The project will follow the twelve-year MFTE requirements below.

3.30.040 Tax exemptions for multifamily housing in residential target areas authorized.

A. Duration of Exemption. The value of improvements qualifying under Chapter 84.14 RCW and this chapter will be exempt from ad valorem property taxation, as follows:

- 1. For eight successive years beginning January 1 of the year immediately following the calendar year of issuance of the certificate. The eight-year duration of exemption applies only for projects in the Area 1 – Capitol Boulevard Corridor and Area 2 – Brewery District residential target areas; or*
- 2. For twelve successive years beginning January 1 of the year immediately following the calendar year of issuance of the certificate, if the property otherwise qualifies for the exemption under Chapter 84.14 RCW and meets the conditions in this subsection. For the property to qualify for the twelve-year exemption under this subsection, the applicant must commit to renting or selling at least twenty percent of the multifamily housing units as affordable housing units to low- and moderate-income households, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the city. In the case of projects intended exclusively for owner occupancy, the minimum requirement of this subsection may be satisfied solely through housing affordable to moderate-income households.*

B. Limits on Exemption. The exemption does not apply to the value of land or to the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and nonqualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter. This chapter does not apply to increases in assessed valuation made by the assessor on nonqualifying portions of building and value of land nor to increases made by lawful order of a county board of equalization, the Department of Revenue, or a county, to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law.

B. Project Eligibility

The project meets the following requirements:

- 1. Location in the Capitol Boulevard Corridor Subarea** – Confirmed.
- 2. Tenant Displacement Prohibited** – Confirmed.
- 3. Size** – The project has 240 units of new multifamily housing, 48 units of which would comply with low to moderate income levels (80% to 115% of median income) as part of a mixed use development in the Littlerock Road Subarea.
- 4. Proposed Completion Date** – The project will need to be completed within three years of application for the MFTE.
- 5. Contract with City Approved by City Council** – The applicant must enter into a contract with city approved by City Council. See Attachment B and exhibits.

3.30.050 Project eligibility.

A proposed project must meet the following requirements for consideration for a property tax exemption:

- A. Location. The project must be located within a residential target area as designated in TMC 3.30.030.*
- B. Tenant Displacement Prohibited. The project must not displace existing residential tenants of structures that are proposed for redevelopment. Existing dwelling units proposed for rehabilitation must have been unoccupied for a minimum of twelve months prior to submission of an application and must have one or more violations of the International Property Maintenance Code of the city of Tumwater. Applications for new construction cannot be submitted for vacant property upon which an occupied residential rental structure previously stood, unless a minimum of twelve months has elapsed from the time of most recent occupancy.*
- C. Size. The project must include at least four units of multifamily housing within a residential structure or as part of an urban development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for twelve months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing.*
- D. Proposed Completion Date. New construction multifamily housing and rehabilitation improvements must be completed within three years from the date of approval of the application.*
- E. Compliance with Guidelines and Standards. The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.*
- F. At least fifty percent of the space in a new, converted, or rehabilitated multiple unit must be for permanent residential housing. In the case of existing occupied multifamily development, the multifamily housing must also provide for a minimum of four additional multifamily units. Existing multifamily vacant housing that has been vacant for twelve months or more does not have to provide additional units.*
- G. The applicant must enter into a contract with city approved by city council under which the applicant agrees to the implementation of the development on terms and conditions satisfactory to the city council.*

C. Application Procedure

Prior to April 1 of any year, the applicant must submit a complete application that includes the following:

1. **A completed city of application form** setting forth the grounds for the exemption. The applicant has provided a completed form. See Attachment C, Exhibit A, Attachment D, Exhibit B, Attachment E, Exhibit C, and Attachment F, Exhibit D.
2. **Preliminary floor and site plans of the proposed project.** The applicant has provided floor and site plans. See Attachment D, Exhibit B and Attachment E, Exhibit C.
3. **A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter.** The applicant has provided. See Attachment C, Exhibit A.
4. **Verification by oath or affirmation of the information submitted** – Applicant has provided this. See Attachment C, Exhibit A.

3.30.060 Application procedure.

A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:

A. Prior to April 1 of any year, file with the director the required application along with the required fees as established by resolution of the city council.

B. A complete application shall include:

- 1. A completed city of Tumwater application form setting forth the grounds for the exemption;*
- 2. Preliminary floor and site plans of the proposed project;*
- 3. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter; and*
- 4. Verification by oath or affirmation of the information submitted.*

[...]

D. Application Review

Within 90 days of submitting a complete application on February 20, 2024, the Community Development Director determined the project meets the approval criteria.

3.30.070 Application review and issuance of conditional certificate.

A decision to approve or deny an application shall be made within ninety calendar days of receipt of a complete application.

A. Approval. The director may approve the application if he/she finds that:

- 1. A minimum of four new units are being constructed or in the case of occupied rehabilitation or conversion a minimum of four additional multifamily units are being developed;*

2. *If applicable, the proposed multi-unit housing project meets the affordable housing requirements as described in RCW 84.14.020;*
3. *The proposed project is or will be, at the time of completion, in conformance with all local plans and regulations that apply at the time the application is approved;*
4. *The owner has complied with all standards and guidelines adopted by the city under this chapter; and*
5. *The site is located in a residential targeted area of an urban center that has been designated by the city council in accordance with procedures and guidelines of this chapter.*

B. Before application approval the applicant shall enter into a contract with the city, approved by the city council, regarding the terms and conditions of the project. After city council approval of the contract, and director approval of the application, the director shall issue a conditional certificate of acceptance of tax exemption. The conditional certificate expires three years from the date of approval unless an extension is granted as provided in this chapter.

C. Denial. The director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten calendar days of the denial. An applicant may appeal a denial to the city council within thirty days after receipt of the denial. The appeal before the governing authority must be based upon the record made before the administrative official with the burden of proof on the applicant to show that there was no substantial evidence to support the administrative official's decision. The decision of the governing body in denying or approving the application is final.

E. Application for Final Certificate

Once the conditions of the contract are met and at the time of temporary or permanent certificate of occupancy, the applicant will need to file an application for the final certificate following the process below. The Community Development Director has thirty days to review the application.

3.30.090 Application for final certificate.

Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant must file with the director the following:

- A. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;*
- B. A description of the completed work and a statement of qualification for the exemption;*
- C. If applicable, a statement that the project meets the affordable housing requirements as described in RCW 84.14.020; and*

D. A statement that the work was completed within the required three-year period or any authorized extension.

Within thirty calendar days of receipt of all materials required for a final certificate, the director shall determine whether the specific improvements, and the affordability of the units, satisfy the requirements of the contract, application, and this chapter.

F. Issuing Final Certificate

Once the Community Development Director has determined the project has met the conditions of the contract, the director will issue the final certificate.

3.30.100 Issuance of final certificate.

If the director determines that the project has been completed in accordance with this chapter and the contract between the applicant and the city has been completed within the authorized time period, the city shall, within ten calendar days of the expiration of the thirty-day review period provided in TMC 3.30.090, file a final certificate of tax exemption with the Thurston County assessor.

A. Denial and Appeal. The director shall notify the applicant in writing that a final certificate will not be filed if the director determines that:

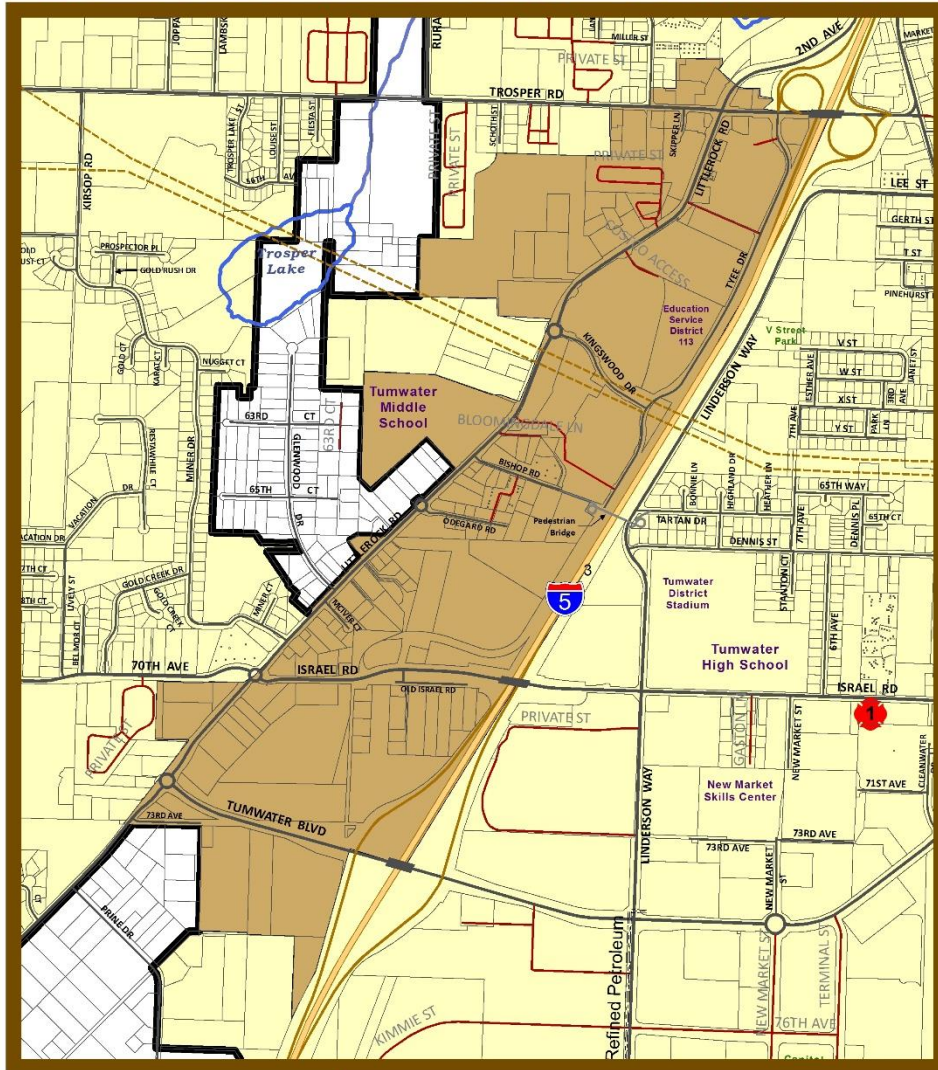
- 1. The improvements were not completed within the authorized time period;*
- 2. The improvements were not completed in accordance with the application or contract between the applicant and the city; or*
- 3. The owner's property is otherwise not qualified under this chapter.*

Within fourteen calendar days of receipt of the director's denial of a final certificate, the applicant may file an appeal with the city's hearing examiner, as provided in TMC Chapter 2.58.

Appendix A: Multifamily Property Tax Exemption Target Area

Figure 1. Littlerock Road Target Area (Figure 3.30.035D)

MULTI-FAMILY TAX EXEMPTION PROGRAM TARGETED RESIDENTIAL AREA: LITTLEROCK ROAD SUBAREA



This map last updated: 7/3/2019
 This map was created by the City of Tumwater Community Development Department using ArcGIS 10.6.1.
 MXD: Multi Family Tax Ex Prog 7-3-2019



CITY OF TUMWATER GIS AND MAPPING DISCLAIMER
 The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any



Legend

- City of Tumwater
- Targeted Residential Areas

**MULTIFAMILY HOUSING
LIMITED PROPERTY TAX EXEMPTION AGREEMENT
8-YEAR ()
12-YEAR (X)**

THIS AGREEMENT is entered into this _____ day of _____, 20____ by and between GRANDVIEW YORKSHIRE, LLC, hereafter referred to as “Applicant” and the City of Tumwater, Washington, a municipal corporation hereinafter referred to as the “City”.

WITNESSETH:

WHEREAS, the City has an interest in encouraging new construction or rehabilitation of multifamily housing in Residential Target Areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve affordable housing opportunities, and to encourage development densities supportive of economic development and transit use; and

WHEREAS, the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various Residential Target Areas for the provision of a limited property tax exemption for new multifamily residential housing; and

WHEREAS, the City has, through Tumwater Municipal Code (TMC) 3.30, enacted a program whereby property owners may qualify for a final certificate of tax exemption which certifies to the Thurston County Assessor that the Applicant is eligible to receive a limited property tax exemption; and

WHEREAS, Applicant is interested in receiving a limited property tax exemption for constructing 240 units of new multifamily housing, 48 units of which would comply with low to moderate income levels (80% to 115% of median income) in the Littlerock Road Corridor Subarea; and

WHEREAS, the Applicant is requesting an ___ eight (8) or a X twelve (12) year limited property tax exemption. (For the property to qualify for the twelve-year exemption, the Applicant commits to renting or selling at least twenty percent (20%) of the multifamily housing units constructed on the Site as housing units affordable for low or moderate-income households as defined by Section 3.30.015 TMC, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the City. In the case of projects intended exclusively for owner occupancy, the minimum requirement of this subsection may be satisfied solely through housing affordable to moderate-income households as defined by Section 3.30.015 TMC.); and

WHEREAS, Applicant has submitted to the City preliminary site plans and floor plans for new multifamily residential housing to be constructed on property situated approximately at 7051 Tye Drive SW, Tumwater, WA and described more specifically as follows:

GRANDVIEW YORKSHIRE, LLC's Yorkshire Apartments (TUM-25-0140)

County Assessor's Parcel Number: 12704440103

Legal Description: PARCEL A OF CITY OF TUMWATER BOUNDARY LINE ADJUSTMENT NO. TUM241227TW LYING IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M. AS RECORDED UNDER AUDITOR FILE #5032593, RECORDS OF THURSTON CO WA

Street Address: 7051 Tye Drive SW, Tumwater, WA

Herein referred to as the "Site", and

WHEREAS, the following exhibits, plans and forms are attached to this Agreement and incorporated herein by this reference:

- A. GRANDVIEW YORKSHIRE, LLC's Yorkshire Apartments (TUM-25-0140) Application
- B. Site Plans
- C. Building 1 Plans
- D. Narrative

; and

WHEREAS, the City has determined that the improvements will, if completed and operated as proposed, satisfy the requirements for a final certificate of tax exemption; and

WHEREAS, the Tumwater Municipal Code requires an applicant for a limited property tax exemption to enter into an agreement, in which the applicant agrees to implement the proposed project on terms satisfactory to the Tumwater City Council so as to maintain the improvements' eligibility for the limited property tax exemption;

NOW, THEREFORE, in exchange for the City's consideration of Applicant's request for a final certificate of tax exemption, Applicant and the City mutually agree as follows:

1. Each of the recitals set forth above are by this reference fully incorporated into this Agreement.
2. The City agrees to issue Applicant a conditional certificate of acceptance of tax exemption.
3. Applicant shall construct on the Site multifamily residential housing substantially as described in the most recent site plans, floor plans, and elevations on file with the City as of the date of City approval of this Agreement. In no event shall such construction provide fewer than four new multifamily permanent residential units nor shall it provide fewer than half of its total residential units as permanent housing.
4. The Applicant further agrees that execution of this Agreement by the Mayor, or issuance of a conditional certificate by the City pursuant to TMC 3.30.070, in no way constitutes approval of proposed improvements on the Site or obligates the City to approve proposed improvements.
5. Applicant shall complete construction of the agreed upon improvements within three (3) years from the date the City issues the conditional certificate of acceptance of tax exemption or within any extension thereof granted by the City.
6. Applicant shall, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, file with the City the following:
 - A. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;
 - B. A description of the completed work and a statement of qualifications for the exemption;
 - C. A statement that the work was completed within the required three-year period or any authorized extension; and
 - D. If applicable, a statement that the project meets the affordable housing requirements as described in TMC Chapter 3.30.

7. Upon Applicant's successful completion of the improvements in accordance with the terms of this Agreement, Applicant's filing of the materials described in Paragraph 6 above and payment of all fees, and upon the City's approval of a final certificate of tax exemption, the City shall file the final certificate with the Thurston County Assessor and provide a copy to the Applicant. The Applicant shall cause this Agreement to be recorded in the real property records of Thurston County, Washington. The Applicant shall pay all fees and charges incurred in connection with such recording and shall provide the City with a copy of the recorded document.
8. Applicant shall, within thirty (30) days following the first anniversary of the City's filing of the final certificate of tax exemption and each year thereafter for a period of eight (8) years or X twelve (12) years, file a notarized declaration with the City indicating the following:
 - A. A statement of occupancy and vacancy of the multifamily units during the previous year;
 - B. A certification that the Site continues to be in compliance with this Agreement and TMC Chapter 3.30 and, if applicable, that the Site has been in compliance with the affordable housing requirements as described in RCW 84.14.020 since the date of the approved certificate;
 - C. A description of any subsequent improvements or changes to the Site;
 - D. The total monthly rent by unit;
 - E. The income of each renter household at the time of initial occupancy; and
 - F. Any additional information requested by the city in regards to the units receiving a tax exemption.
9. City staff may also conduct on-site verification of the declaration referenced in Section 8 above.
10. Failure to submit the annual declaration in Section 8 above shall result in a review of the exemption per TMC 3.30.120.
11. If, during the term of any final certificate of tax exemption, Applicant converts to another use any of the new multifamily residential housing units constructed under this Agreement, Applicant shall notify the Thurston

County Assessor and the City within sixty (60) days of such change in use. The City may, in its sole discretion, revoke and cancel the final Certificate of tax exemption effective on the date of Applicant's conversion of any of the multifamily residential housing units to another use. The Applicant hereby covenants and agrees not to sell, transfer, or otherwise dispose of the project or any portion thereof without first providing a written statement executed by the purchaser that the purchaser understands the Applicant's duties and obligations under this Agreement and will enter into an agreement with the City for the continuation of those obligations. Such notice must be received by the City at least ten (10) working days prior to the close of escrow.

12. Applicant shall notify the City promptly of any transfer of Applicant's ownership interest in the Site or in the improvements made to the Site under this Agreement.
13. In addition to any other powers reserved to the City by law, the City may, in its sole discretion, cancel the final certificate of tax exemption should Applicant, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or for any other reason no longer qualifies for an exemption.
14. Notice and Appeal. Upon determining that a tax exemption is to be canceled, the City will notify the Applicant by mail, return receipt requested, of the determination to cancel the exemption. Pursuant to TMC 3.30.120, the Applicant may appeal the determination to the City hearing examiner within thirty (30) days by filing a notice of appeal with the city clerk, which notice must specify the factual and legal basis on which the determination of cancellation is alleged to be erroneous. The hearing examiner will affirm, modify, or repeal the decision of cancellation of exemption based on the evidence received. An aggrieved party may appeal the decision of the hearing examiner to the Thurston County superior court.
15. If the exemption is canceled for non-compliance, the Applicant acknowledges that state law requires that an additional real property tax is to be imposed in the amount of: (1) the difference between the tax paid and the tax that would have been paid if it had included the value of the non-qualifying improvements, dated back to the date that the improvements became non-qualifying; (2) a penalty of twenty percent (20%) of the difference calculated under subsection (1) of this paragraph; and (3) interest at the statutory rate on delinquent property taxes and penalties, calculated from the date the tax would have been due without penalty if the improvements had been assessed without regard to the exemptions provided by Chapter 84.14 RCW and Chapter 3.30 TMC. The Applicant acknowledges that, pursuant to RCW

84.14.110, any additional tax owed, together with interest and penalty, become a lien on that portion of the property on which the improvements are constructed and attach at the time the portion of the Site is removed from multifamily use or the amenities no longer meet applicable requirements, and that the lien has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the Site may become charged or liable. The Applicant further acknowledges that RCW 84.14.110 provides that any such lien may be foreclosed in the manner provided by law for foreclosure of liens for delinquent real property taxes. An additional tax unpaid on its due date is delinquent. From the date of delinquency until paid, interest must be charged at the same rate applied by law to delinquent ad valorem property taxes.

16. No modifications of the Agreement shall be made unless mutually agreed upon by the parties in writing.
17. The provisions, covenants, and conditions contained in this Agreement are binding upon the parties hereto and their legal heirs, representatives, successors, assigns, and subsidiaries.
18. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. Venue for any action arising out of this Agreement shall be in Thurston County superior court.
19. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement that can be given effect without the conflicting terms or clause, and to this end, the terms of the Agreement are declared to be severable. However, if applicable and if the severable term prevents the City from receiving the benefits of having affordable housing as set forth in Chapter 84.14 RCW and Chapter 3.30 TMC, then this Agreement shall be deemed terminated, or may be terminated, as soon as possible in compliance with any applicable law.
20. The Applicant shall exercise reasonable diligence to comply with the requirements of this Agreement and shall correct any such noncompliance within sixty (60) calendar days after such noncompliance is first discovered by the Applicant or would have been discovered by the exercise of reasonable diligence, or within 60 calendar days after the Applicant receives notice of such noncompliance from the City, whichever is earliest; provided however, that such period for correction may be extended in writing by the City if the Applicant is exercising due diligence to correct the noncompliance. If such noncompliance remains uncured after such period, then the Applicant shall be in default and the City may deny or cancel the tax exemption pursuant to

TMC 3.30 or take such other action at law or equity as may appear necessary or desirable to enforce the obligations, covenants, conditions and agreements of the Applicant under this Agreement.

21. A. The Applicant shall maintain complete and accurate records pertaining to the affordable housing units and shall, during regular business hours, permit any duly authorized representative of the City, to inspect the books and records of the Applicant pertaining to the affordable housing units, including the annual declaration, and if applicable, income documentation of households residing in affordable housing at the Site. The Applicant's failure to maintain such records or failure to allow inspection by the City or any duly authorized representative shall constitute a material default hereunder. The Applicant shall retain all records pertaining to the affordable housing units for at least six (6) years.
- B. The City and the Applicant hereby recognize and agree that the representations and covenants set forth herein may be relied upon by City and the Applicant. In performing its duties and obligations hereunder, the City may rely upon statements and declarations of the Applicant, and upon audits of the books and records of the Applicant pertaining to occupancy of the affordable housing units.
22. Notwithstanding anything in this Agreement to the contrary, the Applicant shall submit all documentation required by this Agreement on the forms designated by the City, which may be modified by the City from time to time.
23. The Applicant shall not discriminate on the basis of race, creed, religion, color, sex, sexual orientation, age, national origin, marital status, or presence of any mental or physical handicap as set forth in RCW 49.60.030, as now existing and as may be amended, or on the basis of source of income as set forth in RCW 59.18.255, as now existing and as may be amended, in the lease, use, or occupancy of the affordable housing units or in connection with the employment or application for employment of persons for the operation and management of the Site.
24. A. The City and Applicant hereby declare their understanding and intent that the covenants, conditions and restrictions set forth herein directly benefit the land (i) by enhancing and increasing the enjoyment and use of the Site by certain eligible households, and (ii) by furthering the public purposes of providing housing for low-income and moderate-income households as defined in TMC 3.30.015.

B. The City and the Applicant hereby declare that the covenants and conditions contained herein shall bind and the benefits shall inure to, respectively, the Applicant and all subsequent owners of the Site or any interest therein, and the City. Each and every contract, deed or other instrument hereafter executed conveying the Site or any portion thereof or interest therein shall contain an express provision making such conveyance subject to the covenants and conditions of this Agreement, provided however, that any such contract, deed or other instrument shall conclusively be held to have been executed, delivered and accepted subject to such covenants and conditions, regardless of whether or not such covenants and conditions are set forth or incorporated by reference in such contract, deed or other instrument.

25. The Applicant shall defend, indemnify, and hold the City, its officers, officials, employees, volunteers and its designee and any other party authorized hereunder to enforce the terms of this Agreement, harmless from any and all claims, injuries, damages, losses, or suits, including attorney fees, arising out of or resulting from this Agreement. This provision shall survive termination or expiration of this Agreement.
26. The provisions of this Agreement and of the documents to be executed and delivered in connection herewith are and will be for the benefit of the Applicant and the City only and, are not for the benefit of any third party (including, without limitation, any tenants or tenant organizations), and accordingly, no third party shall have the right to enforce the provisions of this Agreement or of the documents to be executed and delivered in connection herewith.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

City:
City of Tumwater
555 Israel Road SW
Tumwater, WA 98501

Applicant:
GRANDVIEW YORKSHIRE, LLC
P.O. Box 159
Arlington, WA 98223

Debbie Sullivan, Mayor

Signature
Name Printed: Glenn Wells
Title: Principal

Approved as to form:

Karen Kirkpatrick, City Attorney

State of Washington
County of _____

This record was acknowledged before me on _____ by
_____ as _____ of
_____.

(Signature)
Notary Public in and for the State of Washington.
My appointment expires _____.
Date: _____

State of Washington
County of Thurston

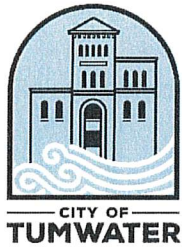
I certify that I know or have satisfactory evidence that Debbie Sullivan is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of the City of Tumwater to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

(Signature)

Notary Public in and for the State of Washington.

My appointment expires _____.



CITY OF TUMWATER 555 ISRAEL RD. SW, TUMWATER, WA 98501 (360) 754-4180 Email: cdd@ci.tumwater.wa.us TAX EXEMPTION ON MULTI-FAMILY UNITS WITHIN A DESIGNATED RESIDENTIAL TARGET AREA APPLICATION FOR A CONDITIONAL CERTIFICATE	TUM -25- 0140 Kerri RCVD BY	DATE STAMP 02-06-2025
--	--	------------------------------

LEGAL OWNER: Grandview Yorkshire, LLC Email: gv@grandviewinc.net

Mailing Address P.O. Box 159 Arlington WA 98223 Phone: 360 435-7171

APPLICANT: Glenn Wells Email: glennwellsarchitect@gmail.com

Mailing Address 324 West Bay Dr ste 214C Olympia WA 98506 Phone: 360- 239-5971

AGENT: Same as applicant Email: _____

Mailing Address _____ Phone: (____) _____

PROJECT INFORMATION

PROPERTY ADDRESS: 7051 Tye Dr SW Tumwater WA 98512

PARCEL #: 12704440103 (pre-BLA) PROJECT NAME: Yorkshire Building One

LEGAL DESCRIPTION: Parcel A of City of Tumwater Boundary Line Adjustment # BLA TUN 241227TW as recorded under Auditor File #5032593, records of Thurston Co WA

RESIDENTIAL TARGET AREA WHERE PROJECT WILL BE LOCATED:

- 8 OR 12 YEAR TAX CREDIT: CAPITAL BOULEVARD CORRIDOR
 BREWERY DISTRICT
- 12 YEAR TAX CREDIT ONLY: TUMWATER TOWN CENTER
 LITTLE ROCK ROAD SUBAREA

INTEREST IN PROPERTY: FEE SIMPLE CONTRACT PURCHASE OTHER

DESCRIPTION OF THE PROJECT, INCLUDING USES OF ALL PROPOSED BUILDING AND ON-SITE AMENITIES:

240 residential units including 3-bedroom, 2-bedroom, 1-bedroom and studios
in a five-story building, with 370 parking stalls. Amenities include multiple courtyards with park benches,
lounge area with fireplace, fitness center and party room. Construction has commenced and will be completed in 2027.

TOTAL NUMBER OF DWELLING UNITS PROPOSED: 240 units proposed

NUMBER OF UNITS: EXISTING EMPTY: NA EXISTING OCCUPIED: NA

** IF EXISTING UNITS ARE VACANT, DATE LAST OCCUPIED: _____
*** AFFIDAVIT OF VACANCY MUST BE ATTACHED***

TERM OF TAX EXEMPTION REQUESTED: 8 YEAR TAX CREDIT OR 12 YEAR TAX CREDIT

NUMBER OF UNITS FOR WHICH A TAX EXEMPTION IS REQUESTED: 48 units
(Must be 4 or more)

EXPECTED START DATE: Construction commenced 12-24

EXPECTED COMPLETION DATE: Summer of 2027.

TYPE OF PROJECT: NEW CONSTRUCTION CONVERSION OF EXISTING STRUCTURE
 REHABILITATION OF MULTIFAMILY STRUCTURE

IF THE PROJECT IS TO REHABILITATE EXISTING UNITS, HOW LONG HAVE THE UNITS BEEN VACANT: _____

COMPLETE THE FOLLOWING TABLE:

PROPOSED DWELLING UNITS	STUDIO	1-BR	2-BR	3-BR+	TOTAL UNITS
NUMBER OF INCOME-RESTRICTED UNITS	<u>14</u>	<u>12</u>	<u>17</u>	<u>5</u>	<u>48</u>
NUMBER OF MARKET-RATE UNITS	<u>55</u>	<u>50</u>	<u>67</u>	<u>20</u>	<u>192</u>
AVERAGE MONTHLY RENT (INCOME-RESTRICTED)	<u>1,500</u>	<u>1,650</u>	<u>1,950</u>	<u>2,150</u>	<u>7,250</u>
AVERAGE MONTHLY RENT (MARKET-RATE)	<u>1,800</u>	<u>2000</u>	<u>2,450</u>	<u>2,800</u>	<u>9,050</u>
AVERAGE UNIT SIZE (SF)	<u>498</u>	<u>623</u>	<u>865</u>	<u>1,178</u>	<u>3,164</u>
DEVELOPMENT COST PER UNIT	<u>97,110</u>	<u>121,48</u>	<u>168,67</u>	<u>229,71</u>	<u>616,97</u>
NUMBER OF UNITS VACANT FOR 12 MONTHS OR MORE*	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
NUMBER OF UNITS THAT ARE CURRENTLY OCCUPIED*	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

* COMPLETE IF APPLICANT WILL REHABILITATE EXISTING UNITS

TOTAL SITE AREA: 221,317 SF PROPOSED DENSITY: 47 units/acre

PERCENTAGE OF SPACE FOR PERMANENT RESIDENTIAL HOUSING: 100 percent

NON-RESIDENTIAL FLOOR AREA: zero

DESCRIBE BUILDING USE AND SQUARE FEET INTENDED FOR EACH USE: _____
240 residential units with tenant amenity spaces.

PROJECTED COST OF CONSTRUCTION / REHABILITATION: \$ 18 million

PROPERTY ACQUISITION COST \$ 3.3 million

ESTIMATED TOTAL PROJECT COST: \$ 25 million

SOURCE OF COST ESTIMATE: Architect's estimate

EXPECTED DATE TO START PROJECT: 12-2024

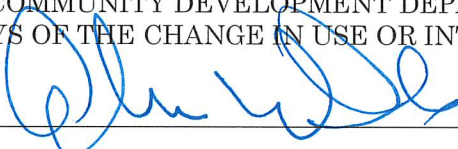
PROPOSED COMPLETION DATE: July 2027

FOR PROJECTS SEEKING A 12-YEAR EXEMPTION OR ANY PROGRAM WITH AFFORDABILITY REQUIREMENTS, COMPLETE THE FOLLOWING TABLE:

PROPOSED DWELLING UNITS	STUDIO	1-BR	2-BR	3-BR+	TOTAL UNITS
NUMBER OF INCOME-RESTRICTED UNITS	<u>14</u>	<u>12</u>	<u>17</u>	<u>5</u>	<u>48</u>
NUMBER OF UNITS AT OR BELOW 80% AMI (LOW-INCOME)	<u>14</u>	<u>12</u>	<u>17</u>	<u>5</u>	<u>48</u>
AVERAGE RENT FOR LOW-INCOME UNITS	<u>1,500</u>	<u>1,650</u>	<u>1,950</u>	<u>2,150</u>	<u>7,250</u>
NUMBER OF UNITS AT OR BELOW 115% AMI (MODERATE-INCOME)	<u>55</u>	<u>50</u>	<u>67</u>	<u>20</u>	<u>192</u>
AVERAGE RENT FOR MODERATE-INCOME UNITS	<u>1,800</u>	<u>2,000</u>	<u>2,450</u>	<u>2,800</u>	<u>9,050</u>

STATEMENT OF POTENTIAL TAX LIABILITY

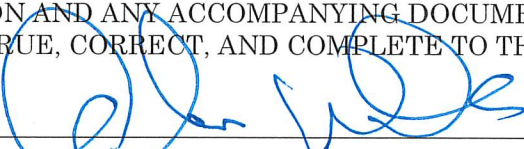
AS OWNER OF THE LAND DESCRIBED IN THIS APPLICATION, I HEREBY INDICATE BY MY SIGNATURE THAT I AM AWARE OF THE ADDITIONAL TAX LIABILITY IF AND WHEN THE PROPERTY CEASES TO BE ELIGIBLE FOR EXEMPTION. I AM AWARE THAT THE TAX EXEMPTION MUST BE CANCELLED IF THE PROPERTY IS CONVERTED FROM MULTIFAMILY TO ANOTHER USE. I AM AWARE THAT IF I DECIDE TO CONVERT THE MULTIFAMILY HOUSING TO ANOTHER USE OR INTEND TO DISCONTINUE COMPLIANCE WITH THE AFFORDABLE HOUSING REQUIREMENTS, I MUST NOTIFY THE CITY COMMUNITY DEVELOPMENT DEPARTMENT AND THE COUNTY ASSESSOR WITHIN 60 DAYS OF THE CHANGE IN USE OR INTENDED DISCONTINUANCE.

OWNER SIGNATURE: 

DATE: 2-10-25

AFFIRMATION

AS TAXPAYER(S) OF THE LAND DESCRIBED IN THIS APPLICATION, I HEREBY INDICATE BY MY SIGNATURE THAT I AM AWARE THAT THE EXEMPTION DOES NOT BEGIN UNTIL AFTER THE PROJECT IS COMPLETE AND I HAVE APPLIED FOR A FINAL CERTIFICATE OF EXEMPTION. I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THIS APPLICATION AND ANY ACCOMPANYING DOCUMENTS HAVE BEEN EXAMINED BY ME AND THAT THEY ARE TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

OWNER SIGNATURE: 

DATE: 2-10-25

IF APPLYING FOR A 12-YEAR CREDIT, PLEASE ATTACH A STATEMENT ADDRESSING THE FOLLOWING QUESTIONS:

1. Total number of units being proposed
2. Estimated rent per unit
3. Number of units rented to low or moderate income households (or other households)
4. Estimated income of those households
5. Method for insuring program compliance over the period of the exemption

A COMPLETE APPLICATION SHALL INCLUDE:

1. A completed City of Tumwater application setting forth the grounds for the exemption;
2. Preliminary floor and site plans of proposed project;
3. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;
4. Verification by oath or affirmation of the information submitted;
5. If the project is to rehabilitate existing units and if the units are occupied, provide a statement of how will the applicant provide existing tenants with relocation assistance;
6. If mixed use project, provide detail on residential and non-residential parking area.

For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of twelve months prior to filing the application and shall secure from the City verification of property noncompliance with the City's applicable building or housing codes.

Before application approval, the applicant shall enter into a contract with the City, approved by the City Council, regarding the terms and conditions of the project. After City Council approval of the contract, and Director of Community Development approval of the application, the Director shall issue a conditional Certificate of Acceptance of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted as provided in this chapter."

SUMMARY OF PROCESS STEPS

1. **Pre-application meeting:** A meeting with staff to discuss the process and criteria is recommended prior to application.
2. **Application:** Complete the attached application and submit the applicable materials listed on the form along with the required filing fee. The application must be submitted prior to applying for a building permit.
3. **Review process:**
 - a. The Community Development Department reviews the application and within 90 days determines whether it is consistent with the program criteria.
 - b. If the proposal is found to be consistent, the Community Development Department Director may certify the project as eligible for the tax exemption. The applicant shall then enter into a contract with the City regarding the terms and conditions of the project.
 - c. Upon approval of the contract by Community Development Department Director, the Director issues a Conditional Certificate of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted.
 - d. If the Community Development Department Director denies the eligibility for tax exemption, the applicant may file an appeal within 30 days of receipt of notice. City Council decides the appeal.
4. **Application for final certificate:** Upon completion of the improvements agreed upon in the contract between the applicant and the City and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the Community Development Department the following:
 - a. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property.
 - b. A description of the completed work with evidence of final City inspection of all work completed and a statement of qualification for the exemption.
 - c. A statement that the work was completed within the required three-year period or any authorized extension.
 - d. If applicable, a statement that the project meets the affordability requirements.
 - e. Other requirements, if applicable
 - f. Within 30 days of receipt of all materials required for the Final Certificate, the Community Development Department Director determines whether the project has been completed in accordance with the contract.
5. **Issuance of final certificate.**
 - a. If approved, the Community Development Department Director files a Final Certificate of Exemption with the county assessor.
 - b. If denied, within fourteen calendar days of receipt of the director's denial of a final certificate, the applicant may file an appeal with the City's hearing examiner, as provided in TMC Chapter 2.58.

- 6. **Annual compliance review.** Within thirty calendar days after the first anniversary of the date of filing the final certificate of tax exemption and each year thereafter for the tax exemption period, the property owner shall file a notarized declaration with the director indicating the following:
 - a. A statement of occupancy and vacancy of the multifamily units during the previous year;
 - b. A certification that the property continues to be in compliance with the contract with the City and this chapter and, if applicable, that the property has been in compliance with the affordable housing requirements as described in RCW 84.14.020 since the date of the approved certificate;
 - c. A description of any subsequent improvements or changes to the property; and
 - d. Any additional information requested by the City in regards to the units receiving a tax exemption.
 - e. City staff may also conduct on-site verification of the declaration.
 - f. Failure to submit the annual declaration shall result in a review of the exemption per TMC 3.30.120.

PROJECT ELIGIBILITY CHECKLIST

The proposed project:

- Is in a designated residential targeted area.
- Does not displace any existing residential tenants from the property proposed for development without providing residents with comparable housing and opportunities to relocate.
- Is a multi-family or mixed-use project, which is at minimum 50% housing and provides at minimum four (4) new dwelling units.
- Will be completed within three years from the effective date of the City Council approved Conditional Contract of Tax Exemption, with the possibility of an extension under the ordinance.

(FOR CITY USE)

Building is in a Multi-Family Tax Exemption Target Areas

Building is not in compliance with the City's Minimum Housing Code

Required Preliminary Plans are attached: Plans Site Plan Floor Plan

\$100 application fee received

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and further, that I am the owner of this property or am authorized by the owner to perform the work for which this permit application is made. I further agree to hold harmless, the City of Tumwater as to any claim (including costs, expenses, and attorney fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Tumwater, to the extent such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as part of this application.

Signature of Owner

2-4-25

Date

KEVIN WELLS

Print Name

Signature of Applicant/Agent

Date

Print Name

YORKSHIRE BUILDING ONE

TAX EXEMPTION ON MULTI-FAMILY UNITS

February 5, 2025

Yorkshire Building One contains 240 total residential units. All the restricted rents will be at or below 80% of the HUD income limits per the 2024 Income Limits Documentation System for Thurston County and all the market rate units will be at 100% of median income or lower.

The estimated rent and number of each type of unit are as follows:

- Studio: 69 total units. 14 will have restricted rents. The restricted rent is estimated at \$1,500/month. 1 person with 80% of median income = $\$63,100 \times .3 = \$18,930/12 = \$1,578/\text{month} > \$1,500$ for the restricted proposed.

The Studio rent of \$1,800 for the median income. 1 person at \$81,684/year at 100% of median income $\times .3 = 24,505/12 = \$2,042/\text{month} > \$1,800$ proposed.

- 1-bedroom: 62 total units. 12 will have restricted rents. The restricted rent is estimated at \$1,650/month. 2 persons with 80% of median income = $\$72,150 \times .3 = \$21,645/12 = \$1,804/\text{month} > \$1,650$ proposed.

The 1-bedroom rent of \$2,000 for median income = 2 persons at 93,399/year at 100% median income $\times .3 = \$28,020/12 = \$2,335/\text{month} > \$2,000$ proposed.

- 2-bedroom: 84 total units. 17 units will have restricted rents. The restricted rent is estimated at \$1,950/month. 3 persons with 80% of median income = $\$81,150 \times .3 = \$24,345/12 = \$2,029 > \$1,950$ proposed.

The 2-bedroom rent of \$2,450 for median income = 3 persons at \$105,049 100% median income $\times .3 = \$31,515/12 = \$2,626 > \$2,450$ proposed.

- 3-bedroom: 25 total units. 5 units will have restricted rents. The restricted rent is estimated at \$2,150/month. 4 persons at \$116,700 100% median income $\times .3 = \$35,010/12 = \$2,918 > \$2,800$ proposed.

The property manager will ensure compliance over the period of the exemption by comparing each HUD income limit chart each year when it comes out and verifying concurrence.

BIKE PARKING:

LOT 1, BUILDING 1:	240 UNITS / 4 + 60 x 05 = 30 STALLS
SHORT TERM:	240 UNITS / 4 + 60 x 20 = 20 STALLS
LONG TERM:	240 UNITS / 4 + 60 x 20 = 20 STALLS
LOT 2, BUILDING 2:	176 UNITS / 4 + 44 x 05 = 22 STALLS
SHORT TERM:	176 UNITS / 4 + 44 x 22 = 66 STALLS
LONG TERM:	176 UNITS / 4 + 44 x 22 = 66 STALLS
LOT 3, BUILDING 3:	154 UNITS / 4 + 39 x 05 = 20 STALLS
SHORT TERM:	154 UNITS / 4 + 39 x 19 = 58 STALLS
LONG TERM:	154 UNITS / 4 + 39 x 19 = 58 STALLS
LOT 4, BUILDING 4:	42 UNITS / 4 + 11 x 05 = 6 STALLS
SHORT TERM COMMERCIAL:	2 STALLS
SHORT TERM TOTAL:	6 + 2 = 8 STALLS
LONG TERM RESIDENTIAL:	42 UNITS / 4 + 11 x 5 = 16 STALLS
LONG TERM COMMERCIAL:	1 STALL
LONG TERM RESIDENTIAL:	16 + 11 = 27 STALLS
LOT 5, BUILDING 5:	160 UNITS / 4 + 40 x 05 = 20 STALLS
SHORT TERM:	160 UNITS / 4 + 40 x 20 = 60 STALLS
LONG TERM:	160 UNITS / 4 + 40 x 20 = 60 STALLS
LOT 6, BUILDING 6:	160 UNITS / 4 + 40 x 05 = 20 STALLS
SHORT TERM:	160 UNITS / 4 + 40 x 20 = 60 STALLS
LONG TERM:	160 UNITS / 4 + 40 x 20 = 60 STALLS
LOT 7, BUILDING 7 SELF STORAGE:	2 STALL
SHORT TERM:	1 STALL
LONG TERM:	1 STALL
LOT 8, BUILDING 8:	142 UNITS / 4 + 36 x 05 = 18 STALLS
SHORT TERM:	142 UNITS / 4 + 36 x 18 = 54 STALLS
LONG TERM:	142 UNITS / 4 + 36 x 18 = 54 STALLS
LOT 9, BUILDING 9:	76 UNITS / 4 + 19 x 05 = 10 STALLS
SHORT TERM:	76 UNITS / 4 + 19 x 9 = 28 STALLS
LONG TERM:	76 UNITS / 4 + 19 x 9 = 28 STALLS
LOT 10, CLUBHOUSE:	1 STALL
SHORT TERM:	1 STALL
LONG TERM:	1 STALL

REQUIRED OPEN SPACE

(LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)

LOT 1:	150 x 240 = 36,000 SF.
LOT 2:	150 x 116 = 26,400 SF.
LOT 3:	150 x 154 = 23,100 SF.
LOT 4:	150 x 42 = 6,300 SF.
LOT 5:	150 x 160 = 24,000 SF.
LOT 6:	150 x 160 = 24,000 SF.
LOT 7:	NA
LOT 8:	150 x 142 = 21,300 SF.
LOT 9:	150 x 76 = 11,400 SF.
LOT 10:	NA
TOTAL:	172,500 SF.

GENERAL DATA

PARCEL NUMBER:	1210440103, 1210443100, 12104440100
LEGAL:	SECTION 4, TOWNSHIP 11 N, RANGE 2 W WM.
OWNER:	FOURTH STREET HOUSING, LLC
APPLICANT:	FOURTH STREET HOUSING, LLC PO BOX 159 ARLINGTON, WA 98223
WATER:	CITY OF TUMWATER
SEWER:	CITY OF TUMWATER
POWER / GAS:	FUGET SOUND ENERGY
CABLE / PHONE:	COMCAST, CENTURYLINK, WAVE
REFUSE COLLECTION:	WASTE CONNECTIONS (LEMAY)
ZONE:	GC6
FIRE SPRINKLER:	YES - NFPA 13
FIRE ALARM:	YES
OCCUPANCY:	R-2
TYPE OF CONSTRUCTION:	VA
BUILDING HEIGHT:	65'
CODE:	2018 IBC
PARKING:	TOTAL 1354 STALLS 1220 STALLS REQUIRED 1083 STANDARD STALLS 33 STRUCTURED PARKING STALLS 6 GARAGE STALLS 232 COMPACT STALLS EV INFRASTRUCTURE (1354 x 20 = 271 STATIONS)

SITE AREAS

SITE AREA:	1,099,329 SF.
ROW DEDICATION:	105,121 SF.
REMAINING SITE AREA:	994,208 SF.
BUILDING FOOTPRINT:	263,245 SF.
TOTAL BUILDING AREA:	1,080,511 SF.
TOTAL LANDSCAPING:	263,598 SF. (27%)
LANDSCAPING REQUIRED:	143,220 SF. (15%)
PAVING AREA:	420,071 SF.
TOTAL IMPERVIOUS AREA:	131,204 SF. (13%)
MAXIMUM IMPERVIOUS:	845,582 SF. (85%)
FAR CALC:	1,080,511 / 994,208 = 1.08
DENSITY:	1150 UNITS / 228 ACRES = 50.4 UNITS / ACRE

ROW AREA

ROW AREA:	105,121 SF.
ROW LANDSCAPING:	30,015 SF.
ROW PAVING:	50,386 SF.
ROW SIDEWALK:	2416 SF.
ROW TOTAL IMPERVIOUS:	75,022 SF.

OPEN SPACE CALCULATIONS

RESIDENTIAL UNITS:	1150
OPEN SPACE REQUIRED:	172,500 SF. (1150 UNITS x 150 SF.)
OPEN SPACE PROVIDED:	210,050 SF.
ACTIVE OPEN SPACE:	139,314 SF.
PASSIVE OPEN SPACE:	70,736 SF.

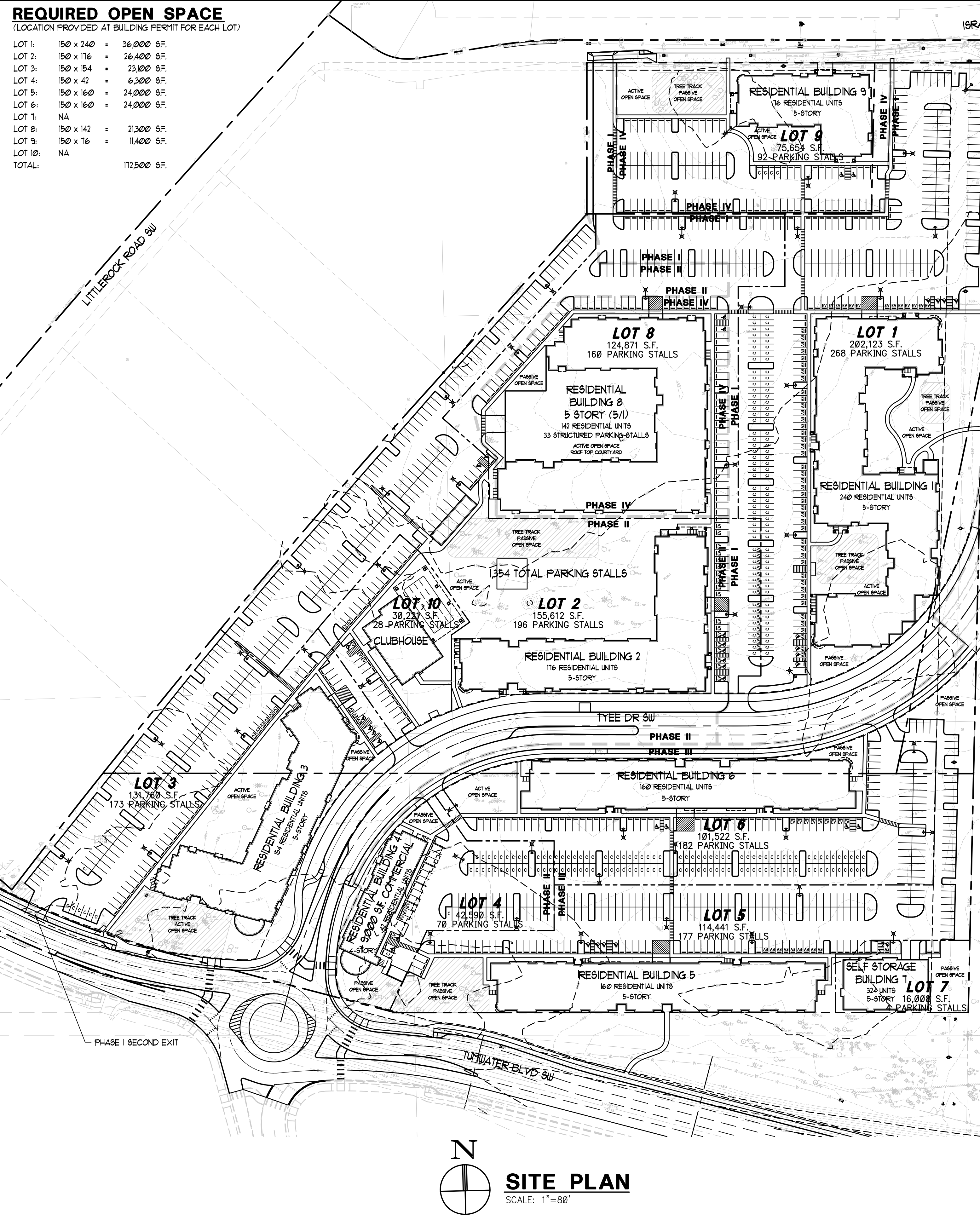
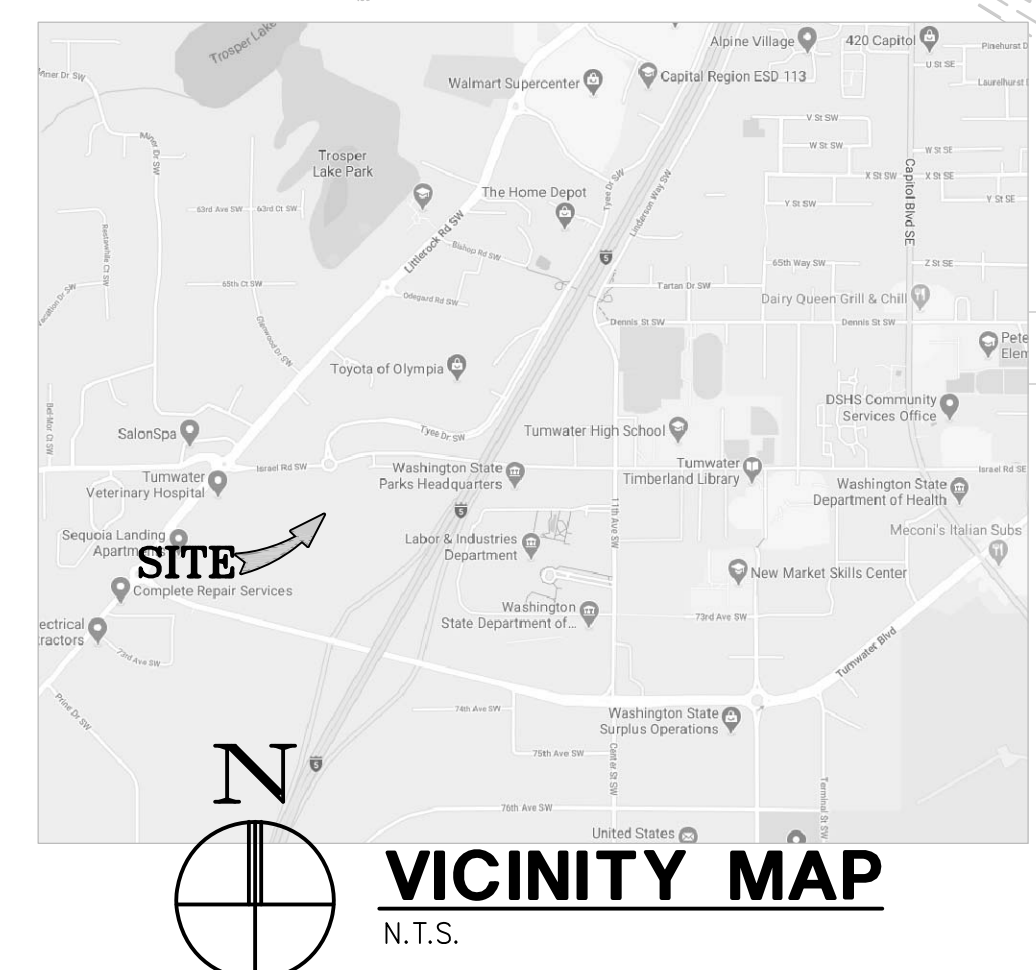
PARKING PROVIDED:

LOT 1:	268 STALLS	(54) EV STALLS
LOT 2:	196 STALLS	(39) EV STALLS
LOT 3:	173 STALLS	(35) EV STALLS
LOT 4:	70 STALLS	(14) EV STALLS
LOT 5:	177 STALLS	(35) EV STALLS
LOT 6:	182 STALLS	(37) EV STALLS
LOT 7:	4 STALLS	(1) EV STALLS
LOT 8:	160 STALLS	(32) EV STALLS IN GARAGE
LOT 9:	92 STALLS	(18) EV STALLS
LOT 10:	28 STALLS	(6) EV STALLS
TOTAL:	1354 STALLS	(271) EV STALLS

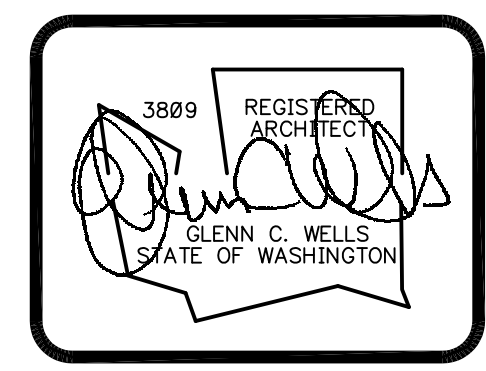
BUILDING AREA:

	BUILDING FOOTPRINT:	FLOOR AREA:
LOT 1:	45,848 SF.	271,901 SF.
LOT 2: BUILDING 2:	31,049 SF.	154,101 SF.
GARAGE:	1,440 SF.	1,440 SF.
LOT 3:	28,242 SF.	130,334 SF.
LOT 4:	12,162 SF.	48,561 SF.
LOT 5:	21,533 SF.	131,665 SF.
LOT 6:	21,491 SF.	131,485 SF.
LOT 7:	1,662 SF.	3920 SF.
LOT 8:	62,233 SF.	219,845 SF.
LOT 9:	14,486 SF.	72,430 SF.
LOT 10:	10,493 SF.	10,493 SF. INCLUDING POOL
TOTAL:	263,245 SF.	1,080,511 SF.

UNIT MIX	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 8	BLDG. 9	TOTAL
3 BED	25	15	14	3	10	10	9	5	91
2 BED w/ DEN	15	20	25	6	28	28	12	7	140
2 BED / 2 BATH	68	22	15	3	18	18	17	9	168
2 BED / 1 BATH	1	-	-	-	-	-	-	-	1
1 BED w/ DEN	39	35	19	12	14	14	19	10	163
1 BED	23	40	28	9	41	41	29	15	226
STUDIO w/ DEN	44	29	25	-	20	20	34	18	190
STUDIO	25	17	28	9	29	29	22	12	171
TOTAL UNITS	240	176	154	42	160	160	142	76	1150



GLENN WELLS ARCHITECT
324 WEST BAY DRIVE NW
SUITE 214
OLYMPIA, WA 98502
(360) 239-5971
glennwellsarchitect@gmail.com

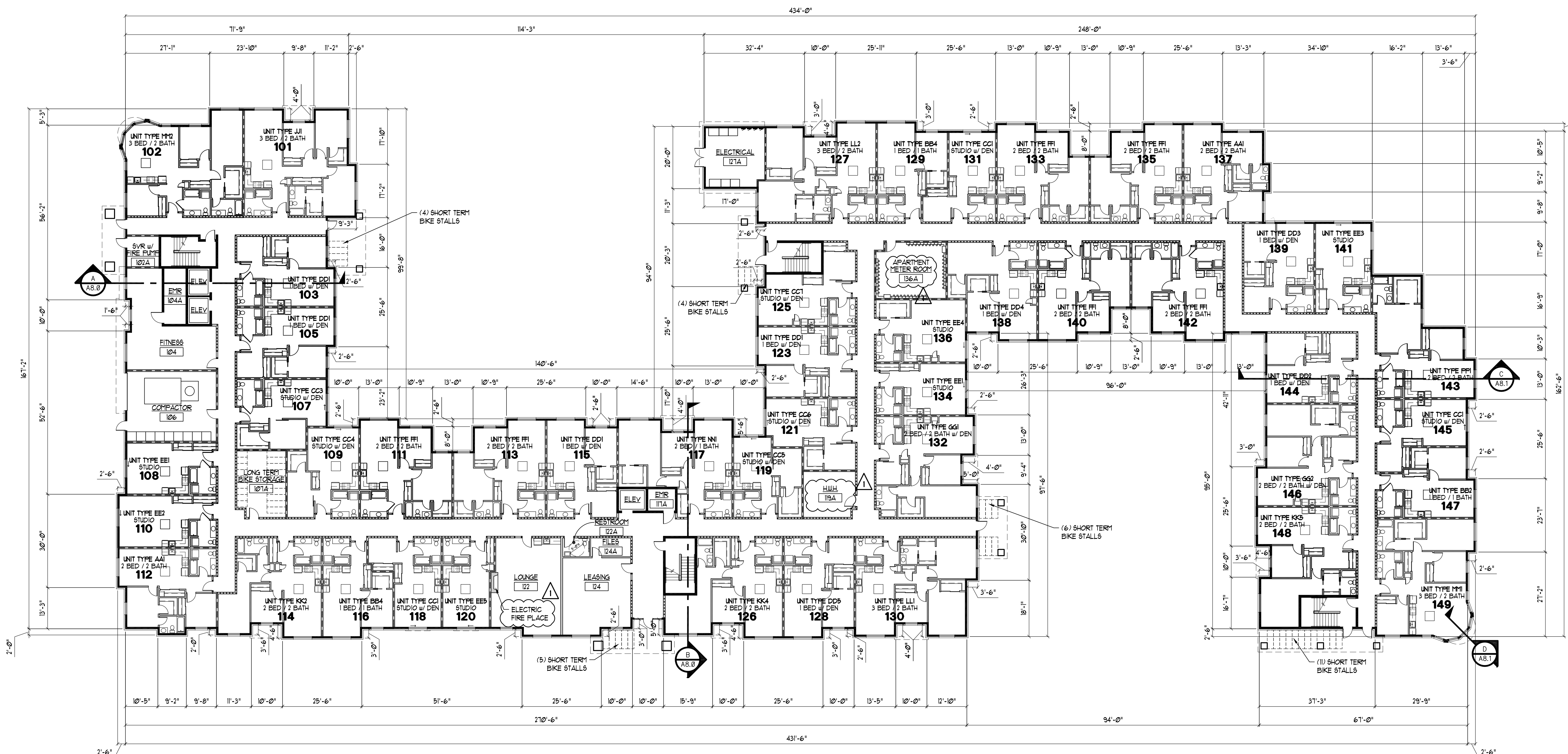


date: 05-25-22
drawn: R.C.T.
checked: G.C.W.

city issue:
08-17-22 FINAL SITE PLAN REVIEW
11-15-22 BINDING SITE PLAN REVIEW
12-05-22 ARCHITECTURAL SITE PLAN
11-28-22 BINDING SITE PLAN REVIEW
revisions: 11-21-23

title: **SITE PLAN YORKSHIRE**
TYE DRIVE
TUMWATER, WASHINGTON

sheet no. **SP1.0**



WALL LEGEND

- NON-RATED WALL
- 1-HR. PARTY WALL
- 1/2-HR. CORRIDOR WALL
- 2-HR. EXTERIOR WALL
- 1-HR. INTERIOR WALL
- 2-HR. WALL
- BRICK VENEER

NOTE:
SEE SHEETS A10.0 AND A11.1
FOR ENLARGED FLOOR PLANS

NOTE:
SEE SHEETS A11.0 THRU A11.1
FOR ENLARGED UNIT PLANS

FIRST FLOOR UNITS		TOTAL RESIDENTIAL UNITS	
3 BED / 2 BATH	5	3 BED / 2 BATH	25
2 BED / 2 BATH w/ DEN	2	2 BED / 2 BATH w/ DEN	15
2 BED / 2 BATH	12	2 BED / 2 BATH	68
2 BED / 1 BATH	1	2 BED / 1 BATH	1
1 BED / 1 BATH w/ DEN	8	1 BED / 1 BATH w/ DEN	39
1 BED / 1 BATH	3	1 BED / 1 BATH	23
STUDIO w/ DEN	8	STUDIO w/ DEN	44
STUDIO	6	STUDIO	25
TOTAL UNITS	45	TOTAL UNITS	240

ADA TYPE A UNITS

3 BED (UNIT 102)	1
2 BED (UNITS 111, 140, 142, 143)	4
1 BED (UNITS 103, 105, 147)	3
STUDIO (UNITS 107, 108, 110, 145)	4
TOTAL ADA TYPE A UNITS	12

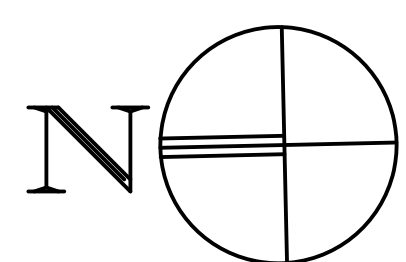
FIRST FLOOR AREAS

GROSS HEATED FLOOR AREA:	45,848 S.F.
LIVING AREA:	35,095 S.F.
CANOPIES/COVERED ENTRIES:	1,084 S.F.

45,848 S.F. GROSS TOTAL OCCUPANT LOAD 229 PERSONS

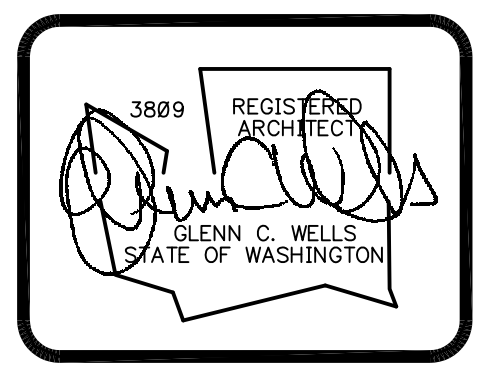
FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"



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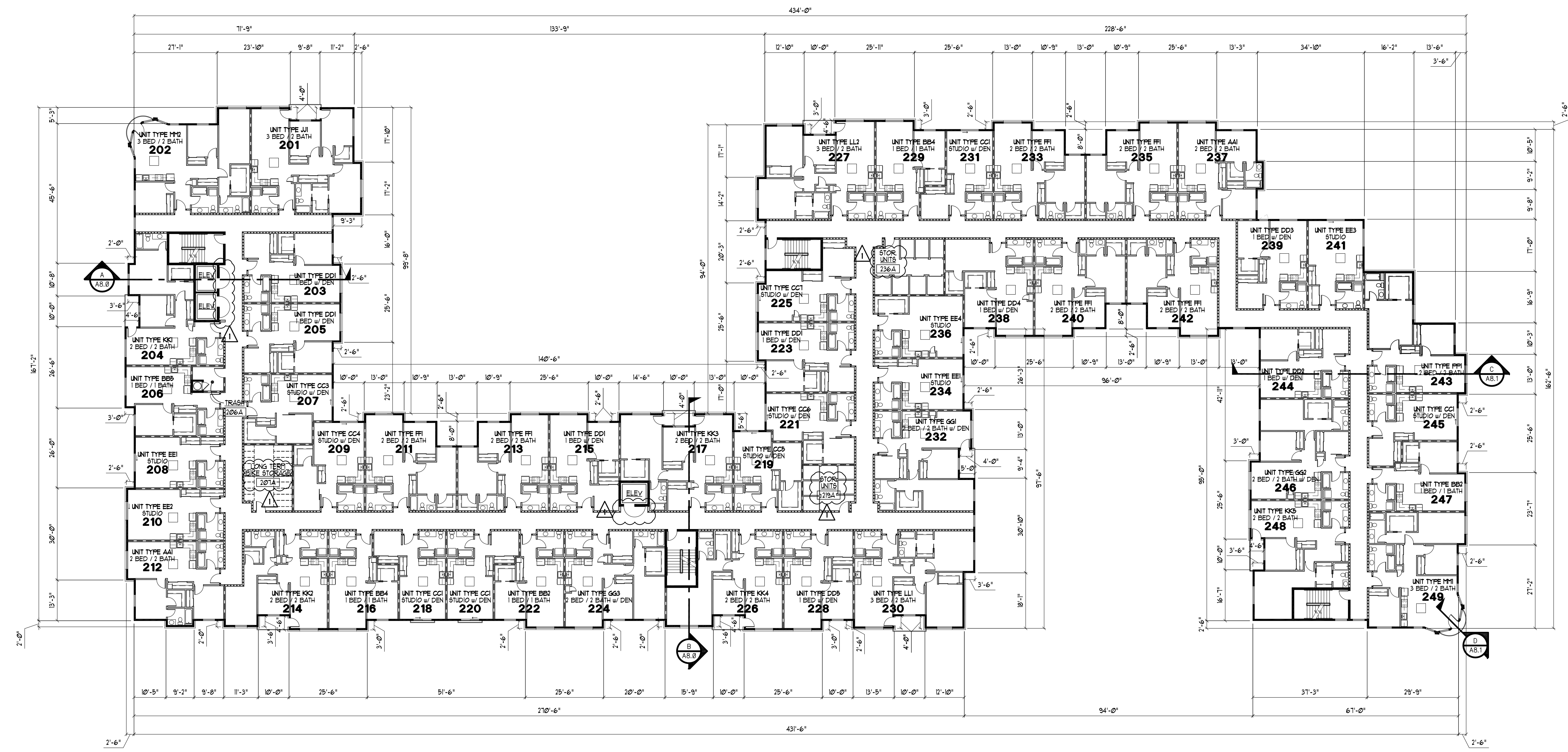
date: 05-16-23
drawn: R.C.T.
checked: G.C.W.

city issue: 05-16-23

revisions: 07-19-24

title: **FIRST FLOOR PLAN YORKSHIRE BUILDING 1**
TUMWATER, WASHINGTON

sheet no. **B1 A1.0**



WALL LEGEND

- NON-RATED WALL
- 1-HR. PARTY WALL
- 1/2-HR. CORRIDOR WALL
- 2-HR. EXTERIOR WALL
- 1-HR. INTERIOR WALL
- 2-HR. WALL
- BRICK VENEER

NOTE:
SEE SHEETS A13.0 AND A13.1
FOR ENLARGED FLOOR PLANS

NOTE:
SEE SHEETS A11.0 THRU A11.1
FOR ENLARGED UNIT PLANS

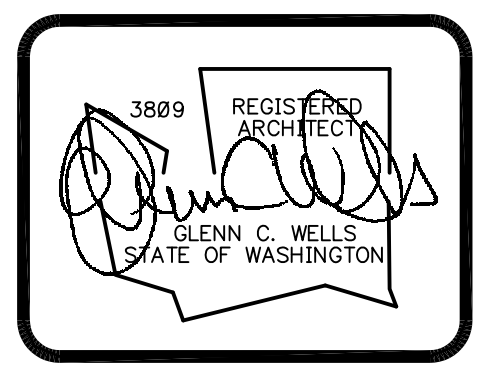
SECOND FLOOR UNITS	
3 BED / 2 BATH	5
2 BED / 2 BATH w/ DEN	3
2 BED / 2 BATH	14
1 BED / 1 BATH w/ DEN	8
1 BED / 1 BATH	5
STUDIO w/ DEN	9
STUDIO	5
TOTAL UNITS	49

SECOND FLOOR AREAS	
GROSS HEATED FLOOR AREA:	45,596 S.F.
LIVING AREA:	38,483 S.F.
COVERED DECKS:	472 S.F.

45,596 S.F. GROSS TOTAL OCCUPANT LOAD 227 PERSONS
SECOND FLOOR PLAN
 SCALE: 1/16"=1'-0"

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 SUITE 214
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 (360) 239-5971
 glennwellsarchitect@gmail.com

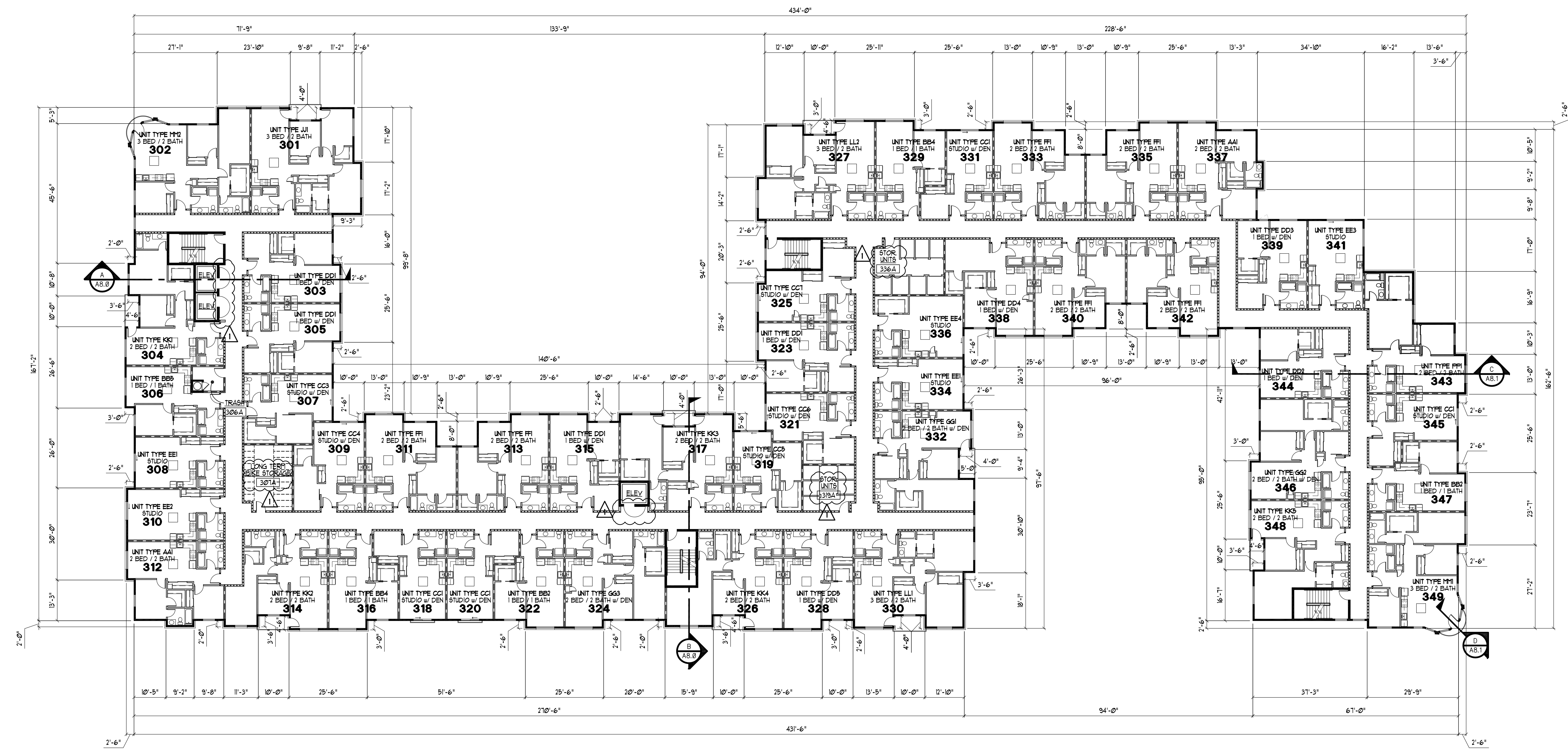


date: 05-16-23
 drawn: R.C.T.
 checked: G.C.W.

city issue: 05-16-23

revisions:

title:	SECOND FLOOR PLAN YORKSHIRE BUILDING 1	sheet no.
	TUMWATER, WASHINGTON	B1 A2.0



WALL LEGEND

- NON-RATED WALL
- 1-HR. PARTY WALL
- 1/2-HR. CORRIDOR WALL
- 2-HR. EXTERIOR WALL
- 1-HR. INTERIOR WALL
- 2-HR. WALL
- BRICK VENEER

NOTE:
SEE SHEETS A14.0 AND A14.1
FOR ENLARGED FLOOR PLANS

NOTE:
SEE SHEETS A11.0 THRU A11.1
FOR ENLARGED UNIT PLANS

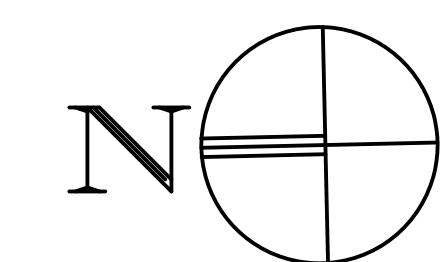
THIRD FLOOR UNITS

3 BED / 2 BATH	5
2 BED / 2 BATH w/ DEN	3
2 BED / 2 BATH	14
1 BED / 1 BATH w/ DEN	8
1 BED / 1 BATH	5
STUDIO w/ DEN	9
STUDIO	5
TOTAL UNITS	49

SECOND FLOOR AREAS

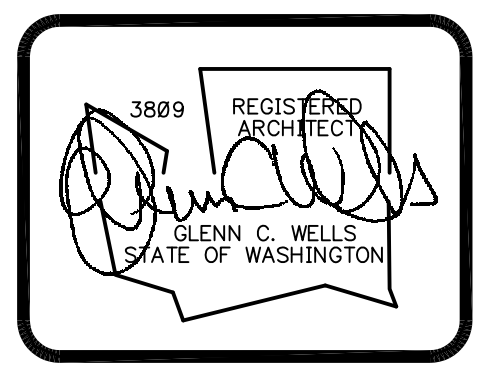
GROSS HEATED FLOOR AREA:	45,596 S.F.
LIVING AREA:	38,483 S.F.
COVERED DECKS:	472 S.F.

45,596 S.F. GROSS TOTAL OCCUPANT LOAD 227 PERSONS
THIRD FLOOR PLAN
 SCALE: 1/16"=1'-0"



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date: 05-16-23
 drawn: R.C.T.
 checked: G.C.W.

city issue: 05-16-23

revisions:

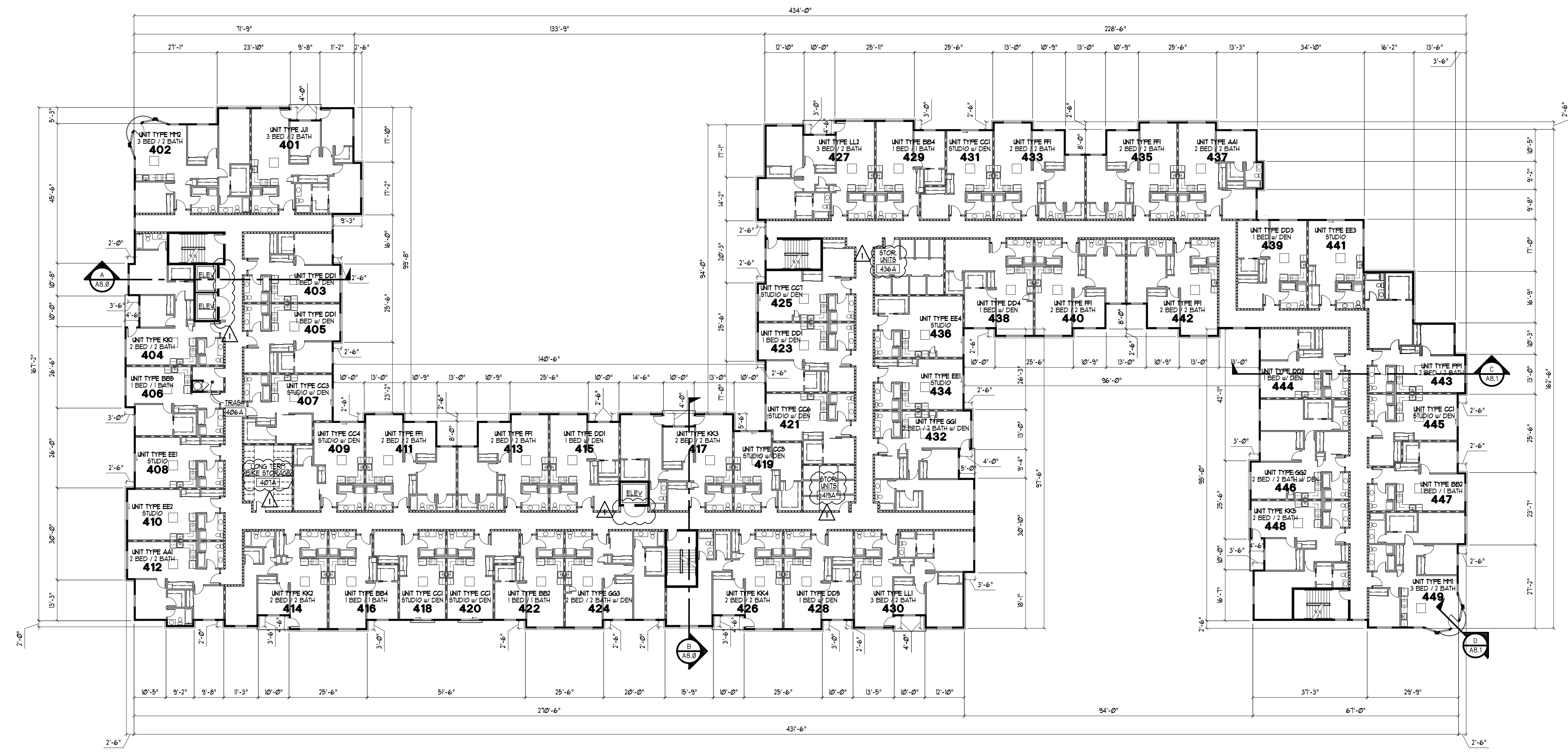
title:

THIRD FLOOR PLAN
YORKSHIRE BUILDING 1
 TUMWATER, WASHINGTON

sheet no.

B1

A3.0



WALL LEGEND

- NON-RATED WALL
- 1-HR. PARTY WALL
- 1/2-HR. CORRIDOR WALL
- 2-HR. EXTERIOR WALL
- 1-HR. INTERIOR WALL
- 2-HR. WALL
- BRICK VENEER

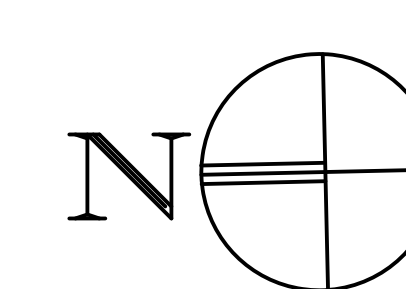
NOTE:
SEE SHEETS A10.0 AND A15.1
FOR ENLARGED FLOOR PLANS

NOTE:
SEE SHEETS A11.0 THRU A11.1
FOR ENLARGED UNIT PLANS

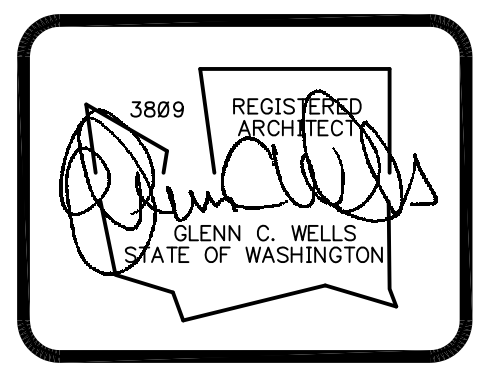
FOURTH FLOOR UNITS	
3 BED / 2 BATH	5
2 BED / 2 BATH w/ DEN	3
2 BED / 2 BATH	14
1 BED / 1 BATH w/ DEN	8
1 BED / 1 BATH	5
STUDIO w/ DEN	9
STUDIO	5
TOTAL UNITS	49

SECOND FLOOR AREAS	
GROSS HEATED FLOOR AREA:	45,596 S.F.
LIVING AREA:	38,483 S.F.
COVERED DECKS:	472 S.F.

45,596 S.F. GROSS TOTAL OCCUPANT LOAD 227 PERSONS
FOURTH FLOOR PLAN
 SCALE: 1/16"=1'-0"



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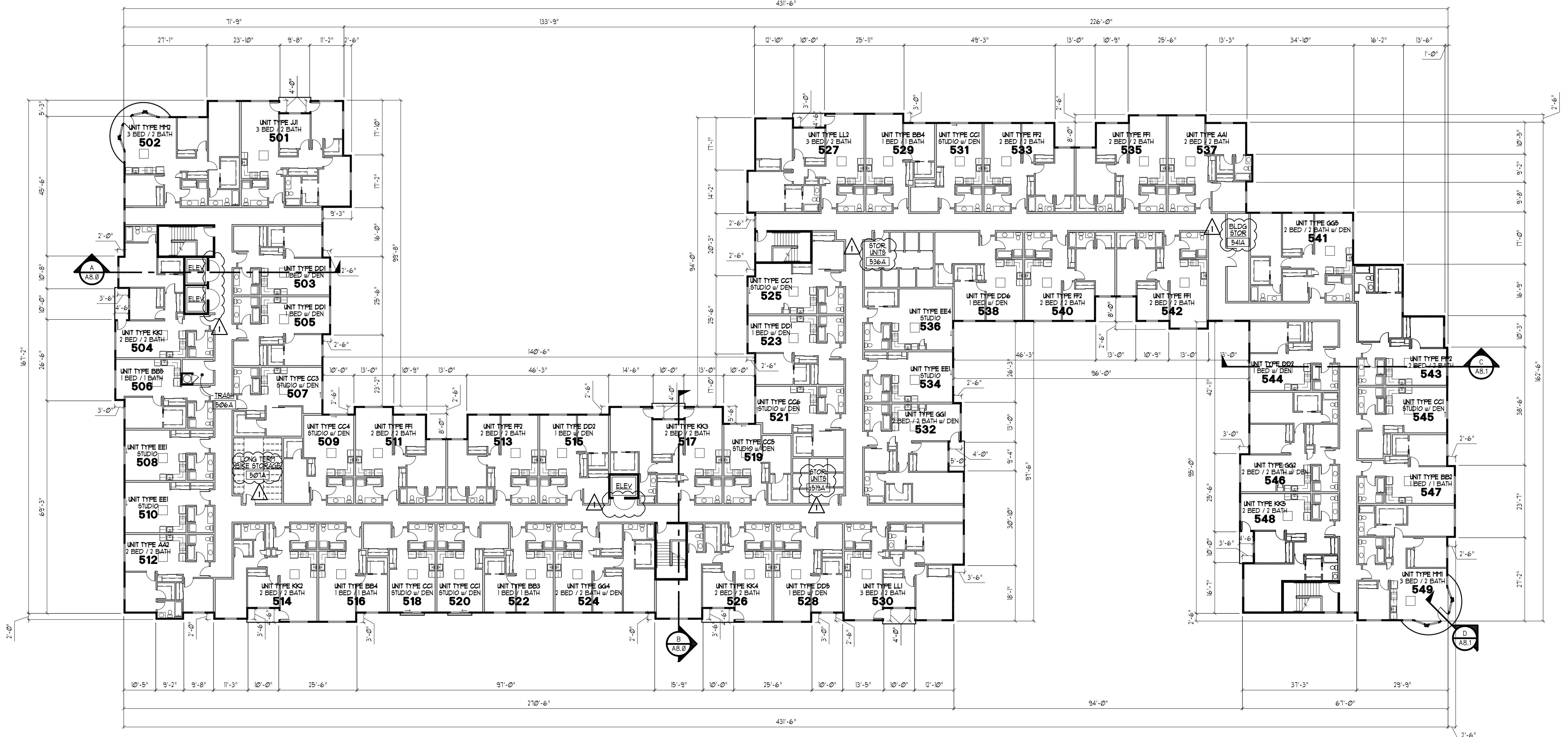


date: 05-16-23
 drawn: R.C.T.
 checked: G.C.W.

city issue: 05-16-23
 revisions: 07-19-24

title:
FOURTH FLOOR PLAN
YORKSHIRE BUILDING 1
 TUMWATER, WASHINGTON

sheet no.
B1
A4.0



WALL LEGEND

- NON-RATED WALL
- 1-HR PARTY WALL
- 1/2-HR CORRIDOR WALL
- 2-HR EXTERIOR WALL
- 1-HR INTERIOR WALL
- 2-HR WALL
- BRICK VENEER

NOTE:
SEE SHEETS A16.0 AND A16.1
FOR ENLARGED FLOOR PLANS

NOTE:
SEE SHEETS A11.0 THRU A11.1
FOR ENLARGED UNIT PLANS

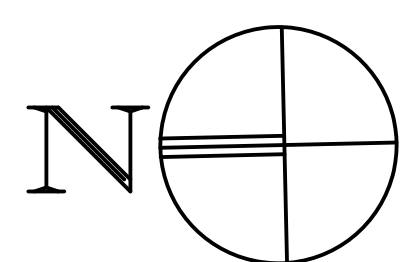
FIFTH FLOOR UNITS

3 BED / 2 BATH	5
2 BED / 2 BATH w/ DEN	4
2 BED / 2 BATH	14
1 BED / 1 BATH w/ DEN	7
1 BED / 1 BATH	5
STUDIO w/ DEN	9
STUDIO	4
TOTAL UNITS	45

SECOND FLOOR AREAS

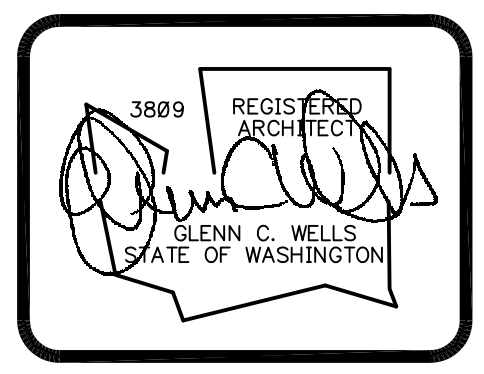
GROSS HEATED FLOOR AREA:	45,265 S.F.
LIVING AREA:	37,938 S.F.
COVERED DECKS:	619 S.F.

45,265 S.F. GROSS TOTAL OCCUPANT LOAD 226 PERSONS
FIFTH FLOOR PLAN
 SCALE: 1/16"=1'-0"



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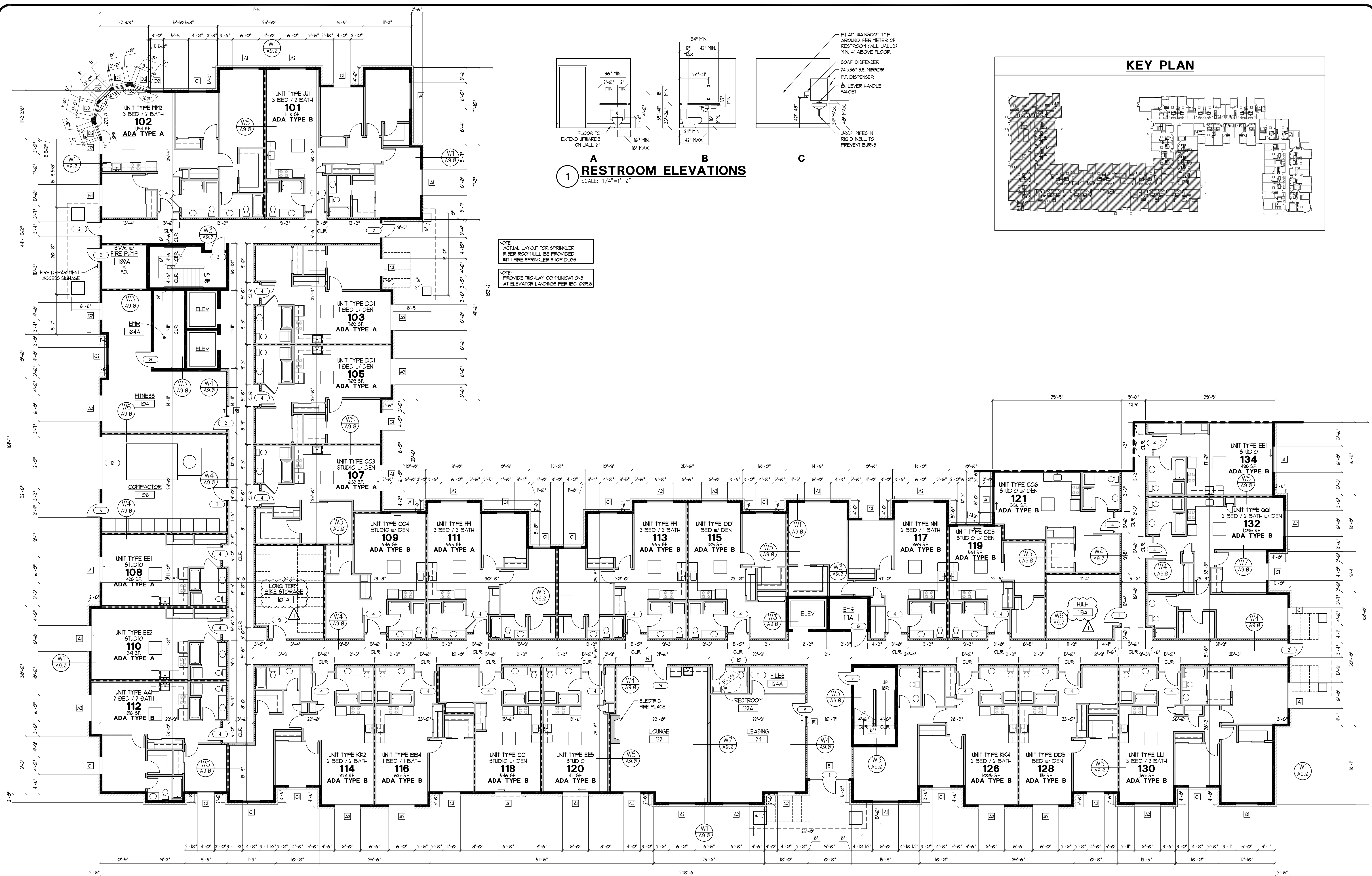
date: 05-16-23
 drawn: R.C.T.
 checked: G.C.W.

city issue: 05-16-23

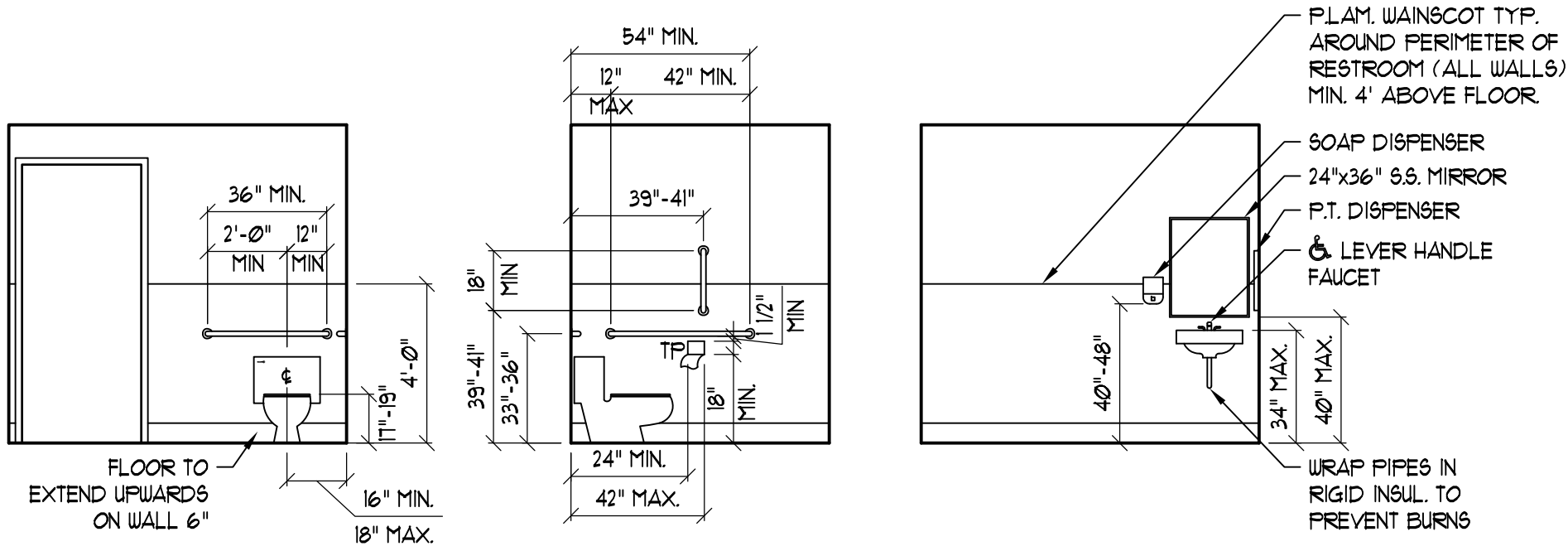
revisions:

title: **FIFTH FLOOR PLAN**
YORKSHIRE BUILDING 1
 TUMWATER, WASHINGTON

sheet no.
B1
A5.0



1 RESTROOM ELEVATIONS
SCALE: 1/4"=1'-0"

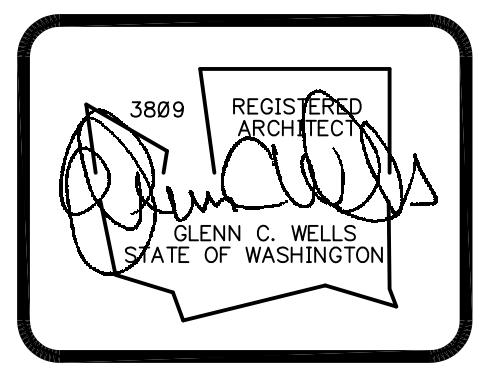


NOTE:
ACTUAL LAYOUT FOR SPRINKLER RISER ROOM WILL BE PROVIDED WITH FIRE SPRINKLER SHOP DRAWINGS

NOTE:
PROVIDE TWO-WAY COMMUNICATIONS AT ELEVATOR LANDINGS PER IBC 1009.8

PARTIAL ENLARGED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

GLENN WELLS ARCHITECT
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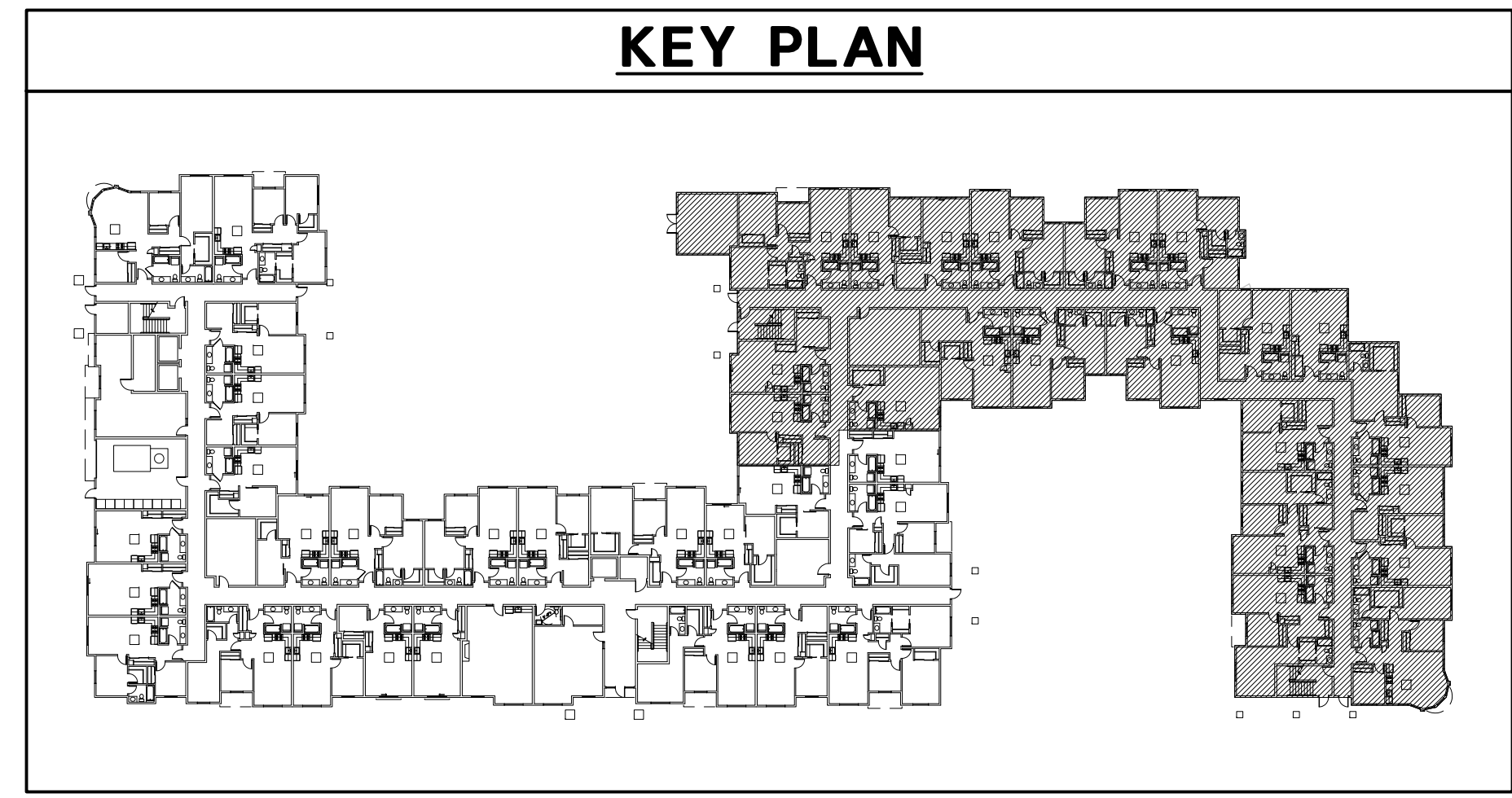
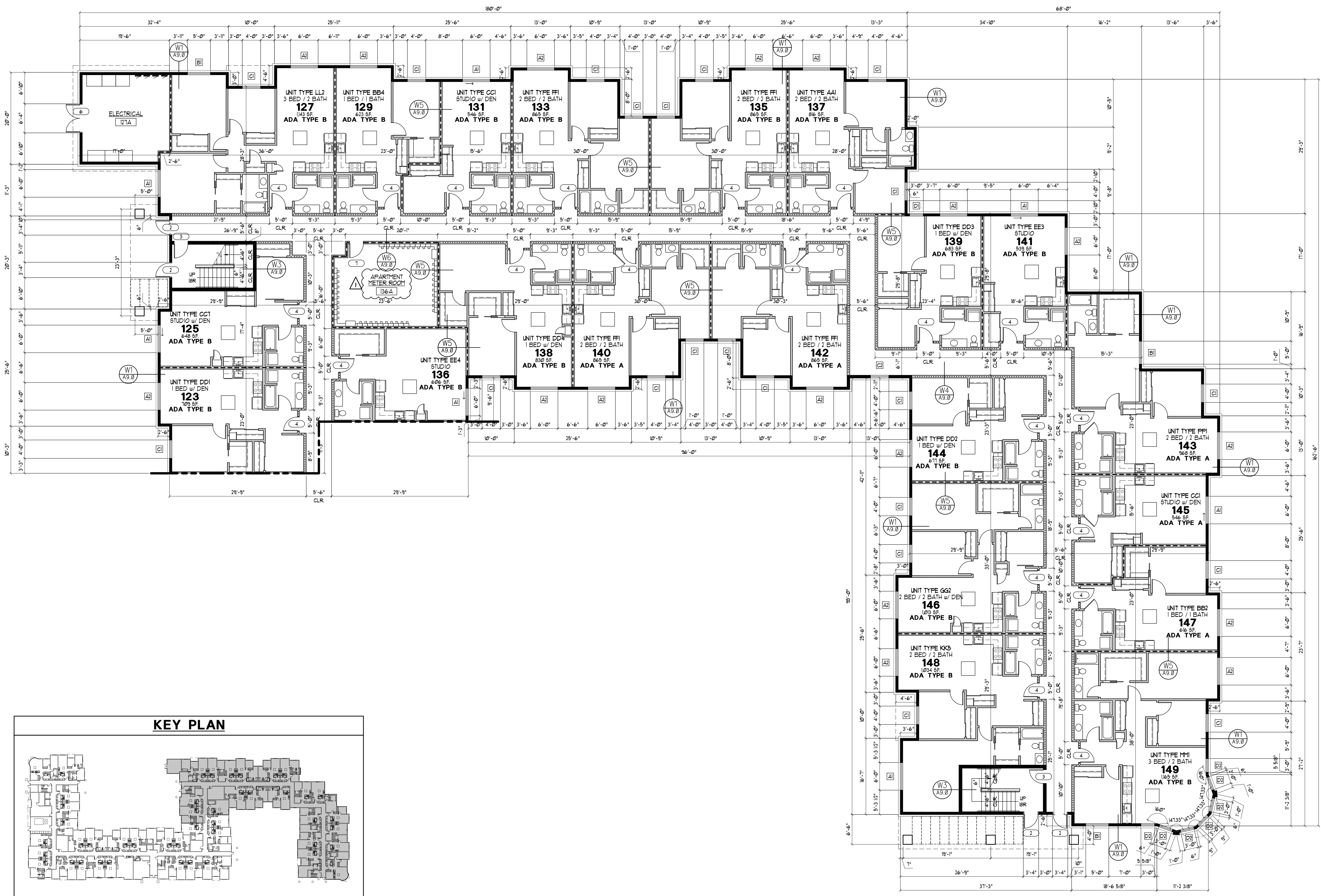


date: 05-16-23
drawn: R.C.T.
checked: G.C.W.

city issue: 05-16-23
revisions: 07-19-24

title:
PARTIAL ENLARGED FIRST FLOOR PLAN
YORKSHIRE BUILDING 1
TUMWATER, WASHINGTON

sheet no.
B1
A12.0



PARTIAL ENLARGED FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

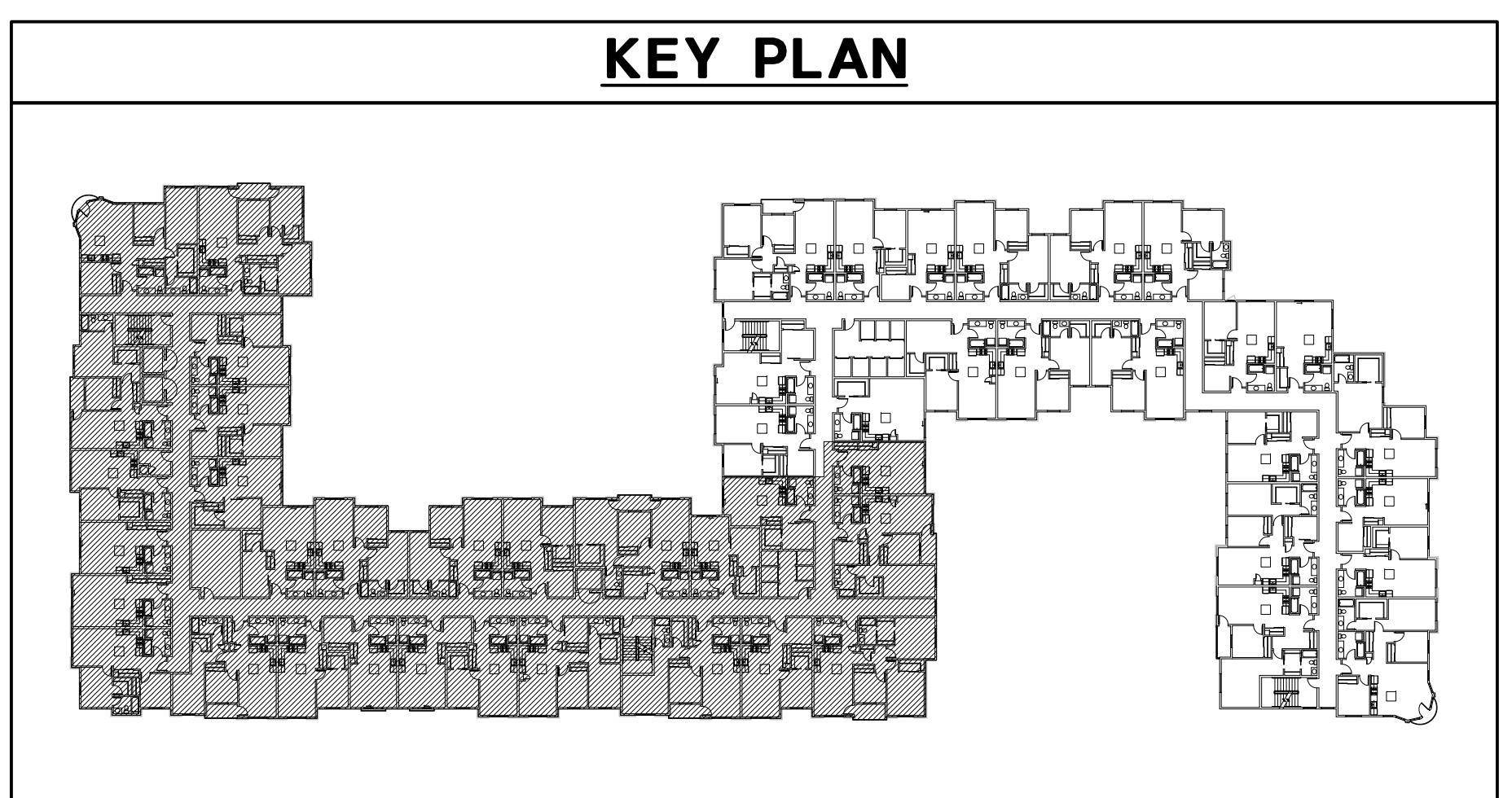
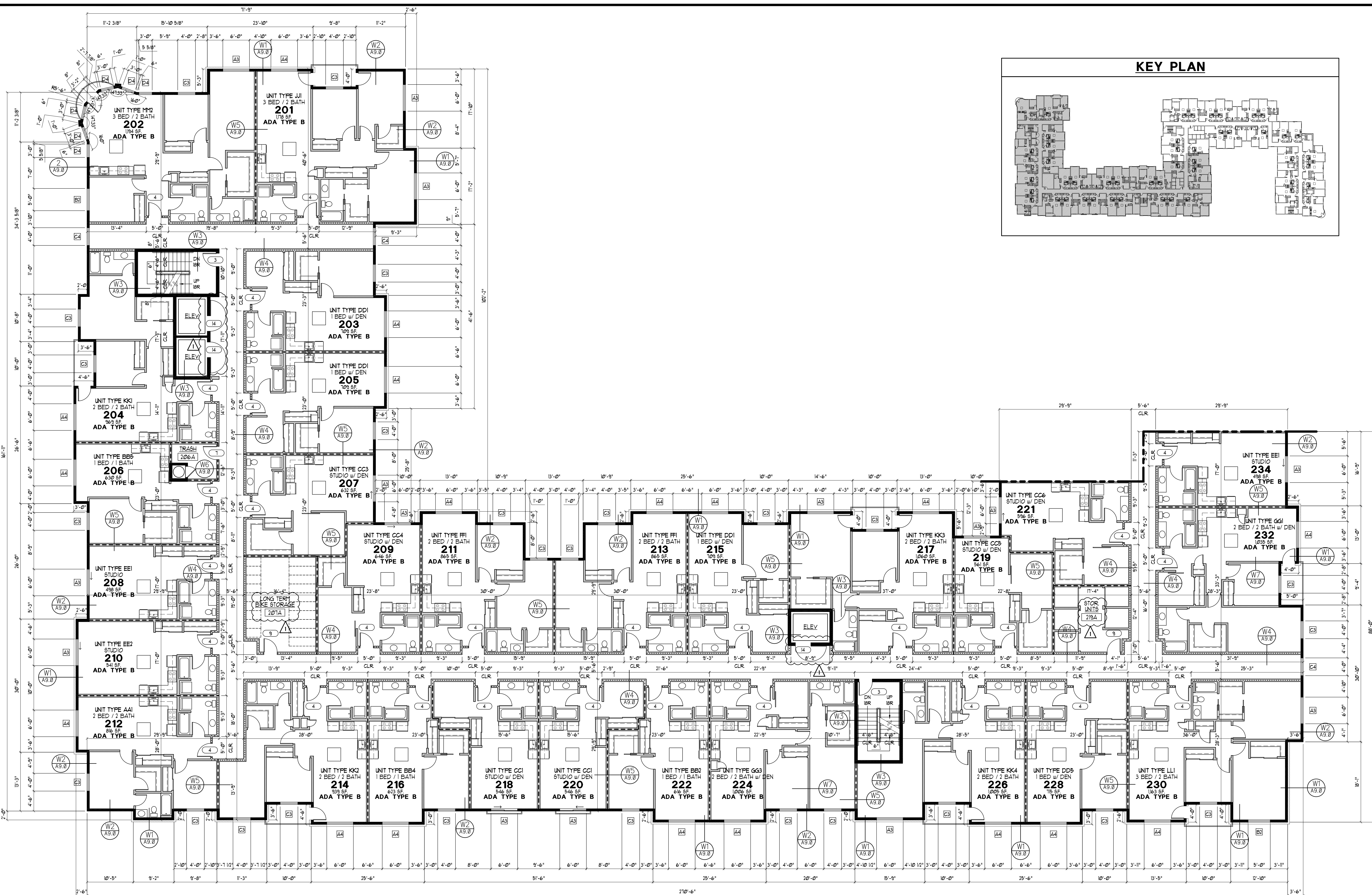
<p>GLENN WELLS ARCHITECT</p>	<p>324 WEST BAY DRIVE NW SUITE 214 OLYMPIA, WA 98502 (360) 239-5971 glennwellsarchitect@gmail.com</p>
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date: 05-16-23
drawn: R.C.T.
checked: G.C.W.

city issue: 05-16-23
revisions: Δ 07-19-24

title: PARTIAL ENLARGED FIRST FLOOR PLAN YORKSHIRE BUILDING 1 TUMWATER, WASHINGTON	sheet no. B1 A12.1
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PARTIAL ENLARGED SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

<p>GLENN WELLS ARCHITECT</p>	<p>324 WEST BAY DRIVE NW SUITE 214 OLYMPIA, WA 98502 (360) 239-5971 glennwellsarchitect@gmail.com</p>
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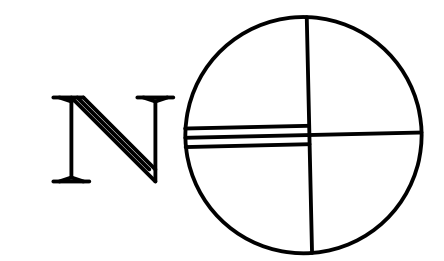
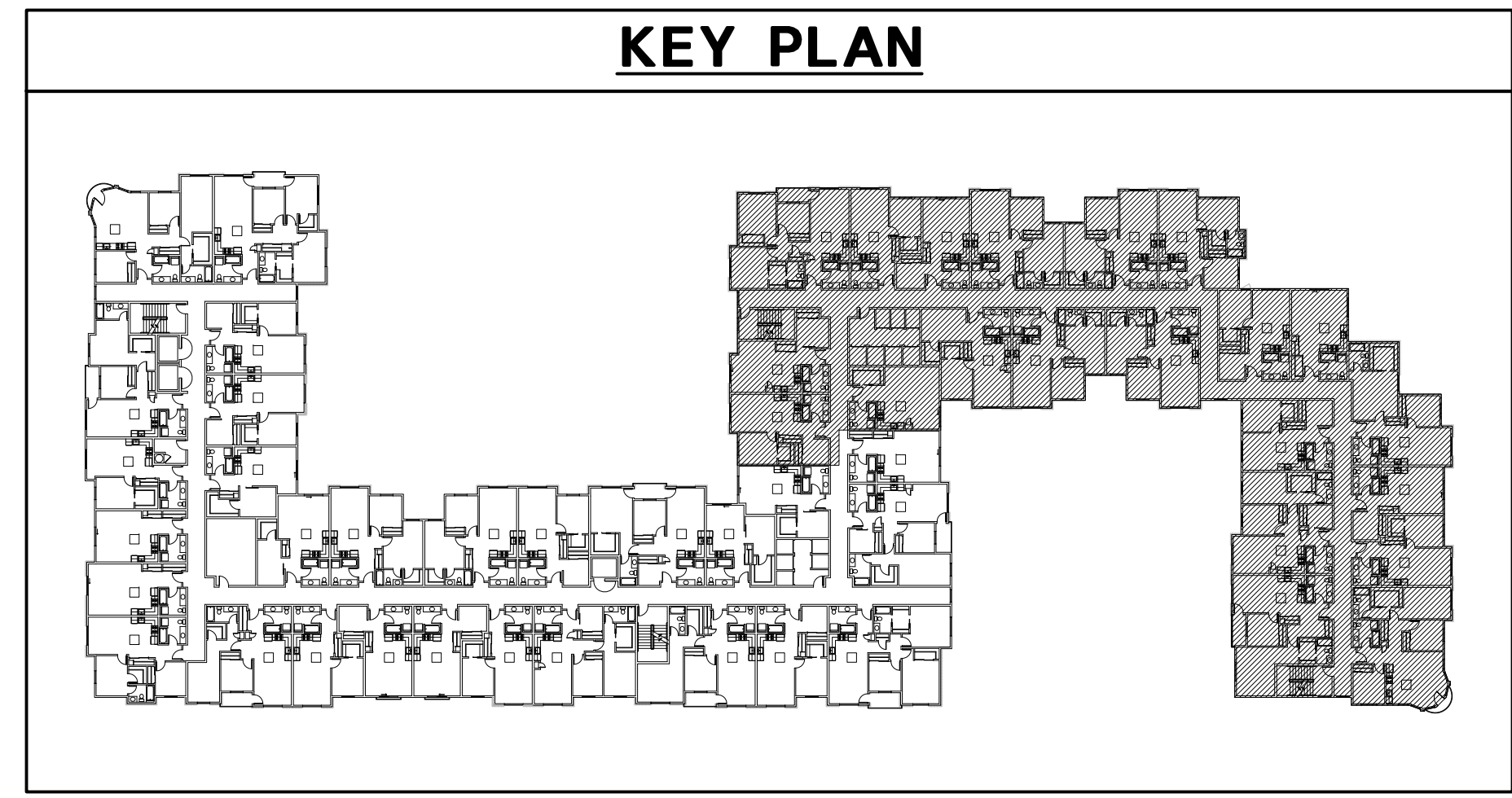
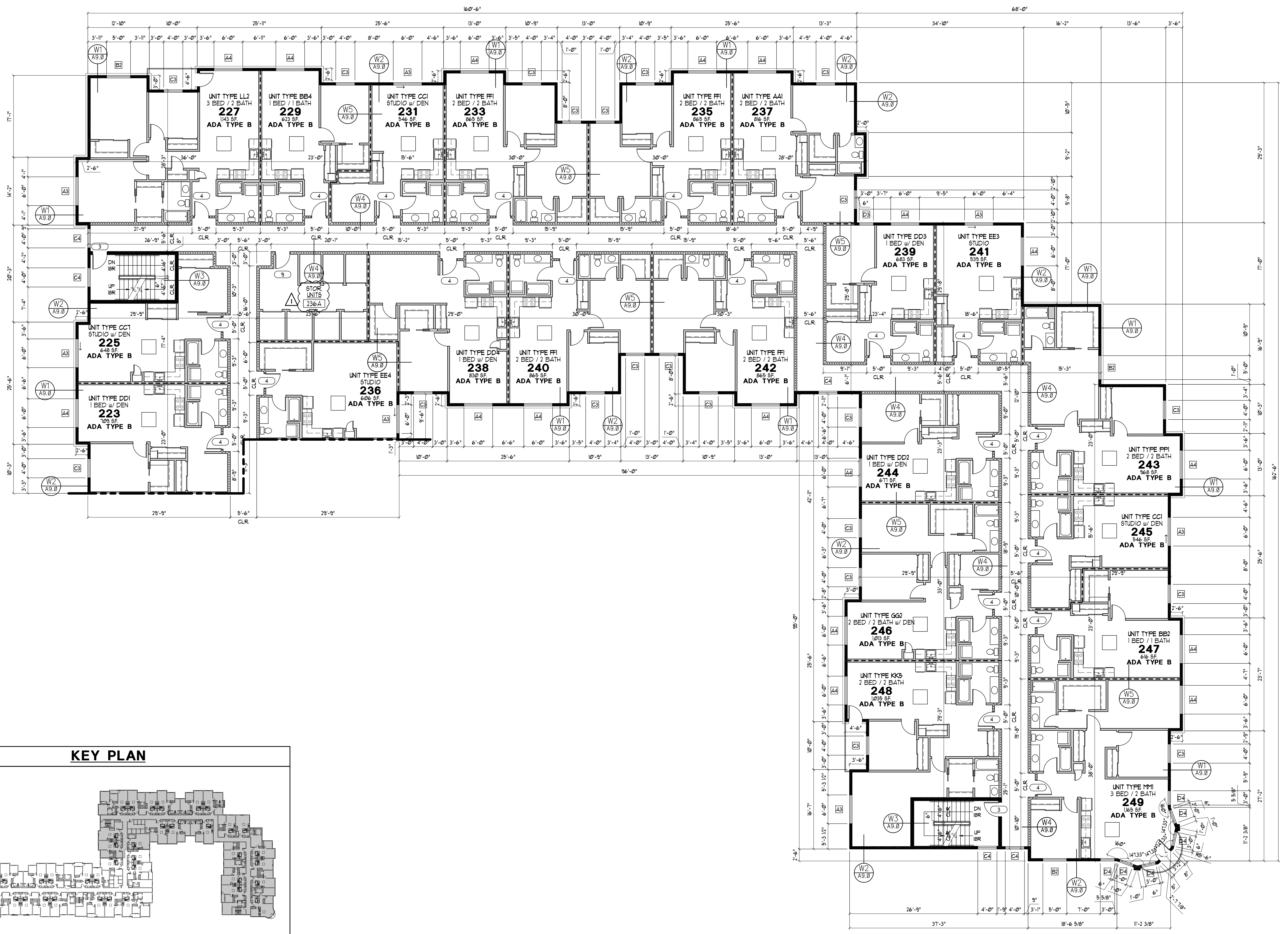
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<p>date: 05-16-23 drawn: R.C.T. checked: G.C.W.</p>

<p>city issue: 05-16-23</p> <hr/> <p>revisions: ▲ 07-19-24</p>

<p>title:</p> <p style="text-align: center;">PARTIAL ENLARGED SECOND FLOOR PLAN YORKSHIRE BUILDING 1</p> <p style="text-align: center;">TUMWATER, WASHINGTON</p>

<p>sheet no.</p> <p style="text-align: center;">B1 A13.0</p>



PARTIAL ENLARGED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

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SUITE 214
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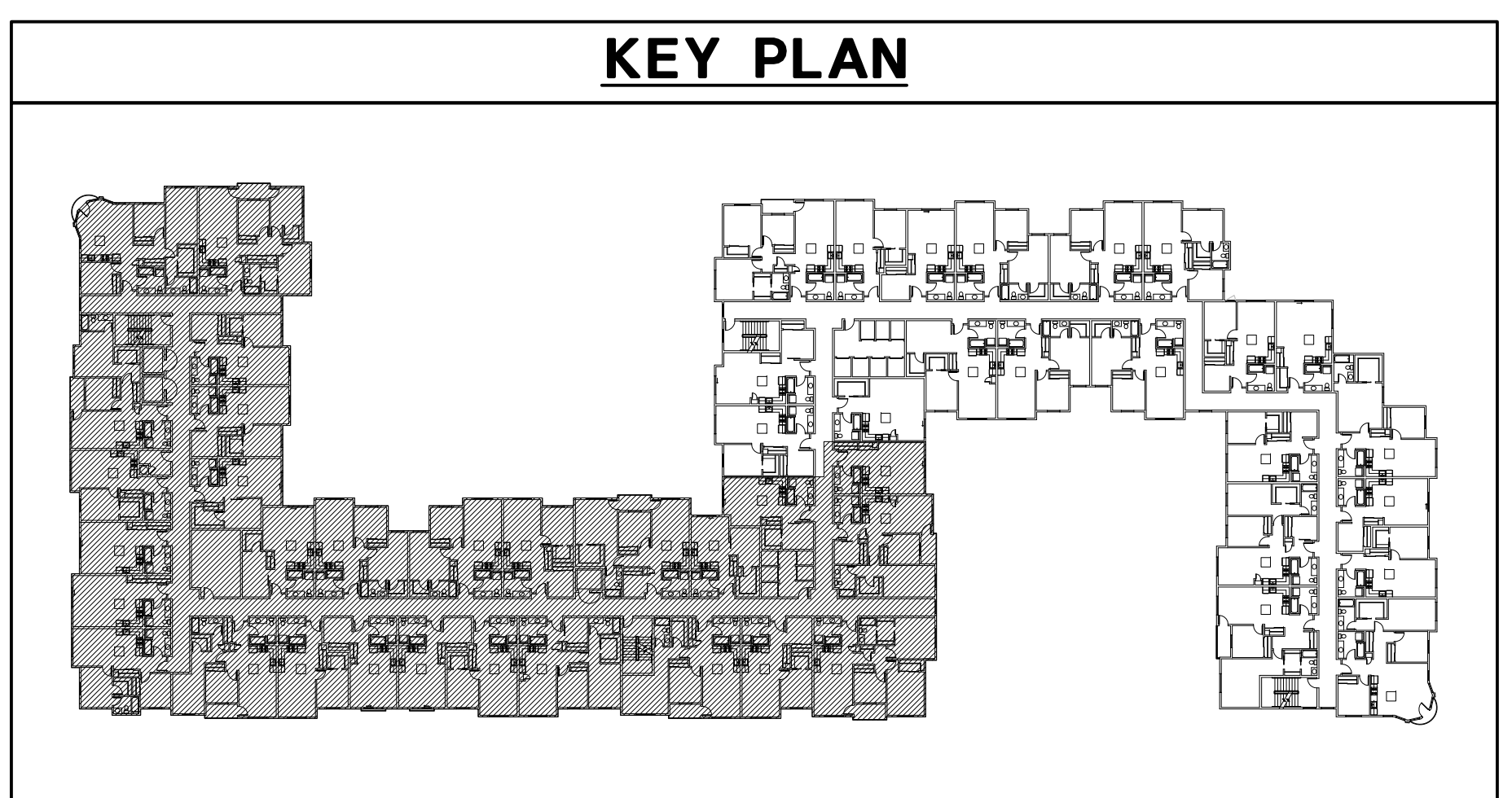
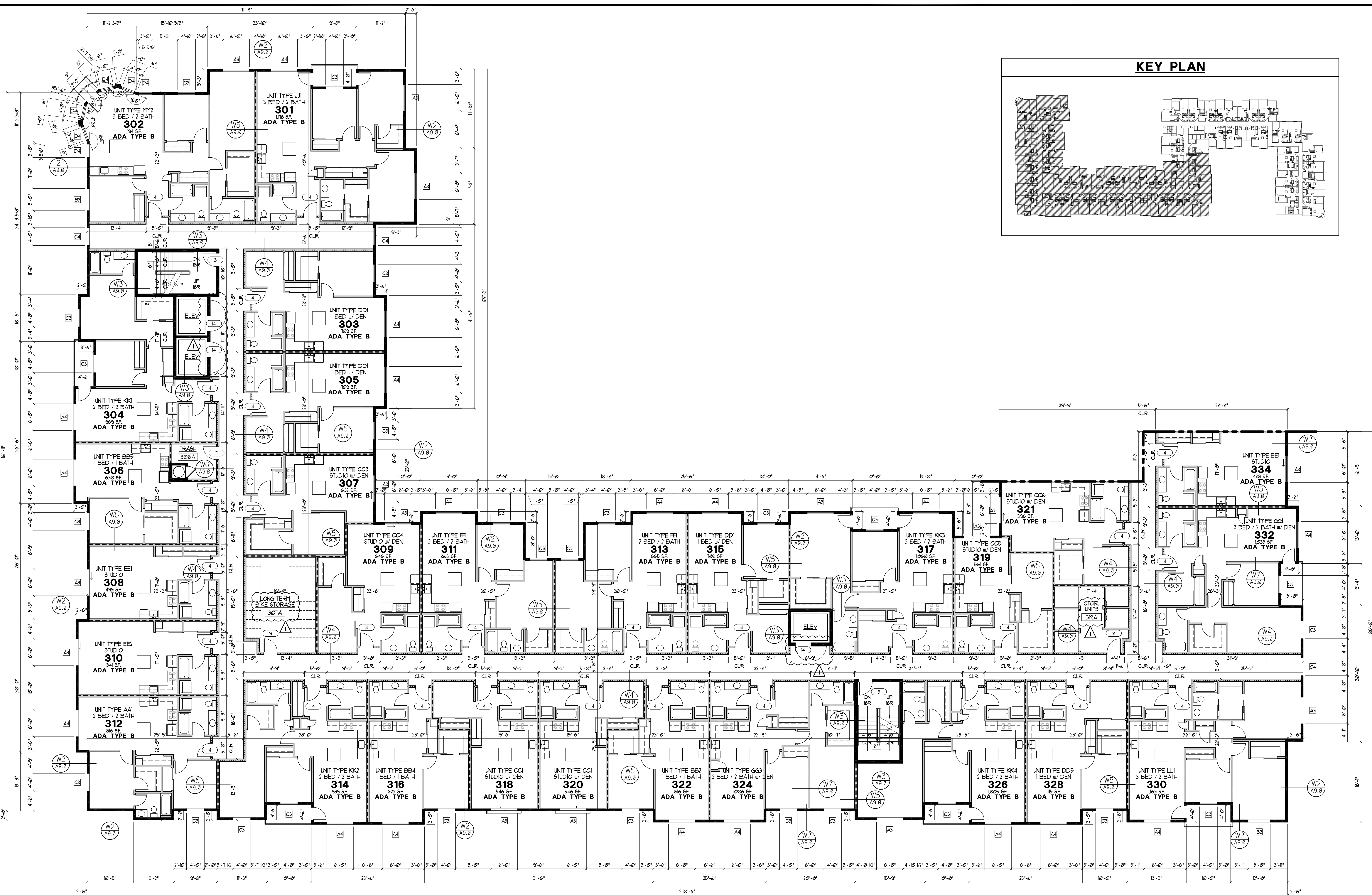
3889 REGISTERED ARCHITECT
GLENN W. WELLS
STATE OF WASHINGTON

date: 05-16-23
drawn: R.C.T.
checked: G.C.W.

city issue: 05-16-23
revisions: 07-19-24

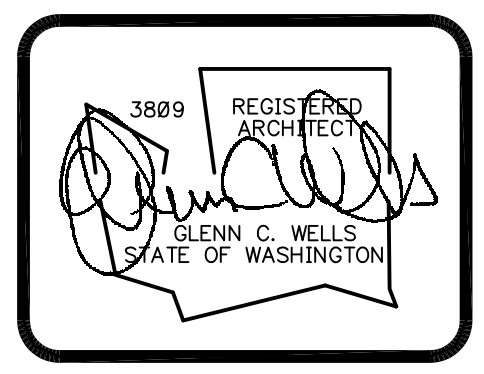
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YORKSHIRE BUILDING 1
TUMWATER, WASHINGTON

sheet no. B1
A13.1



PARTIAL ENLARGED THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0"

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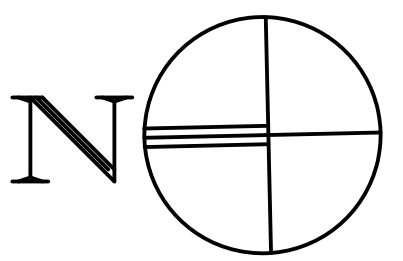
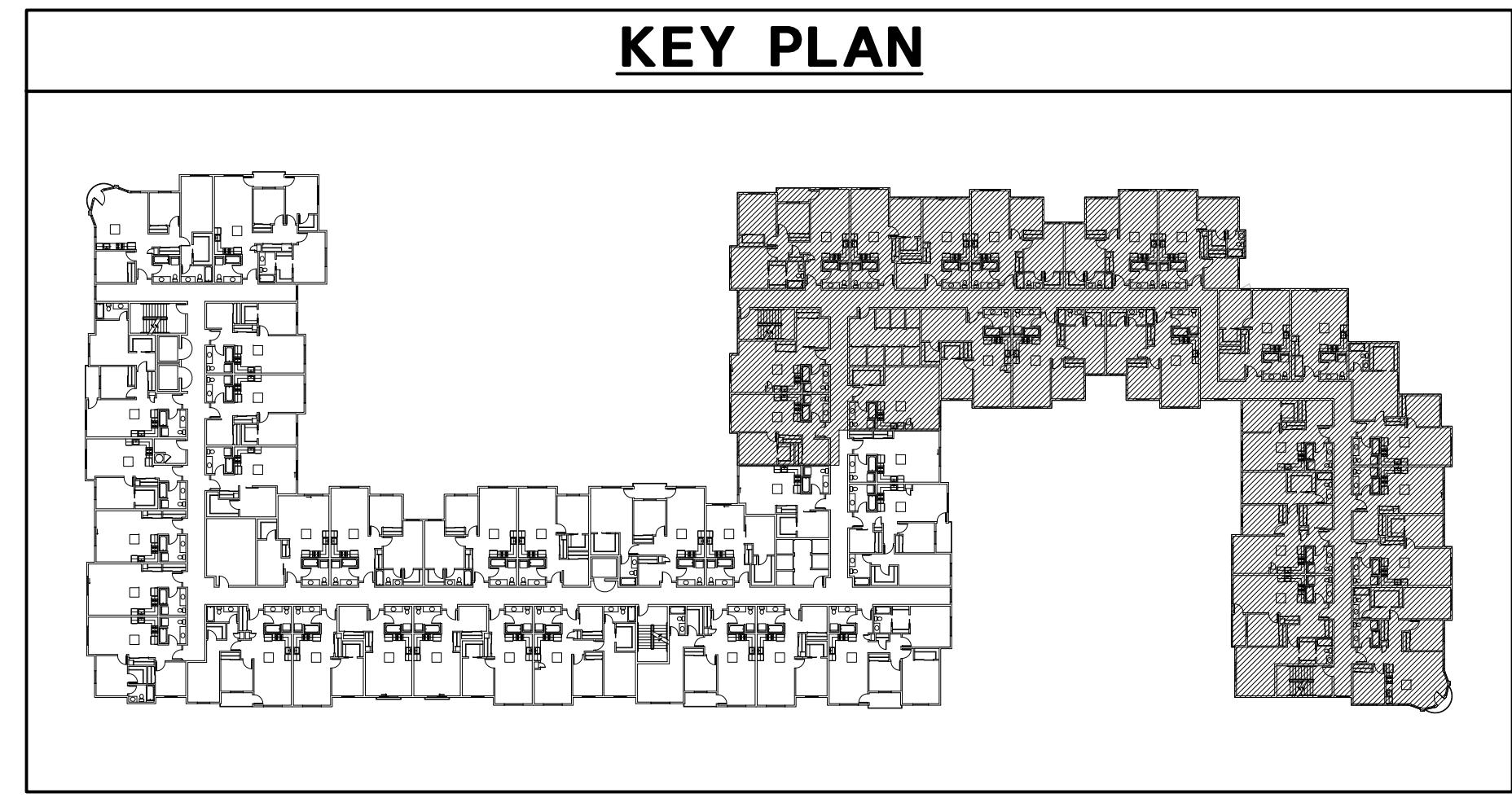
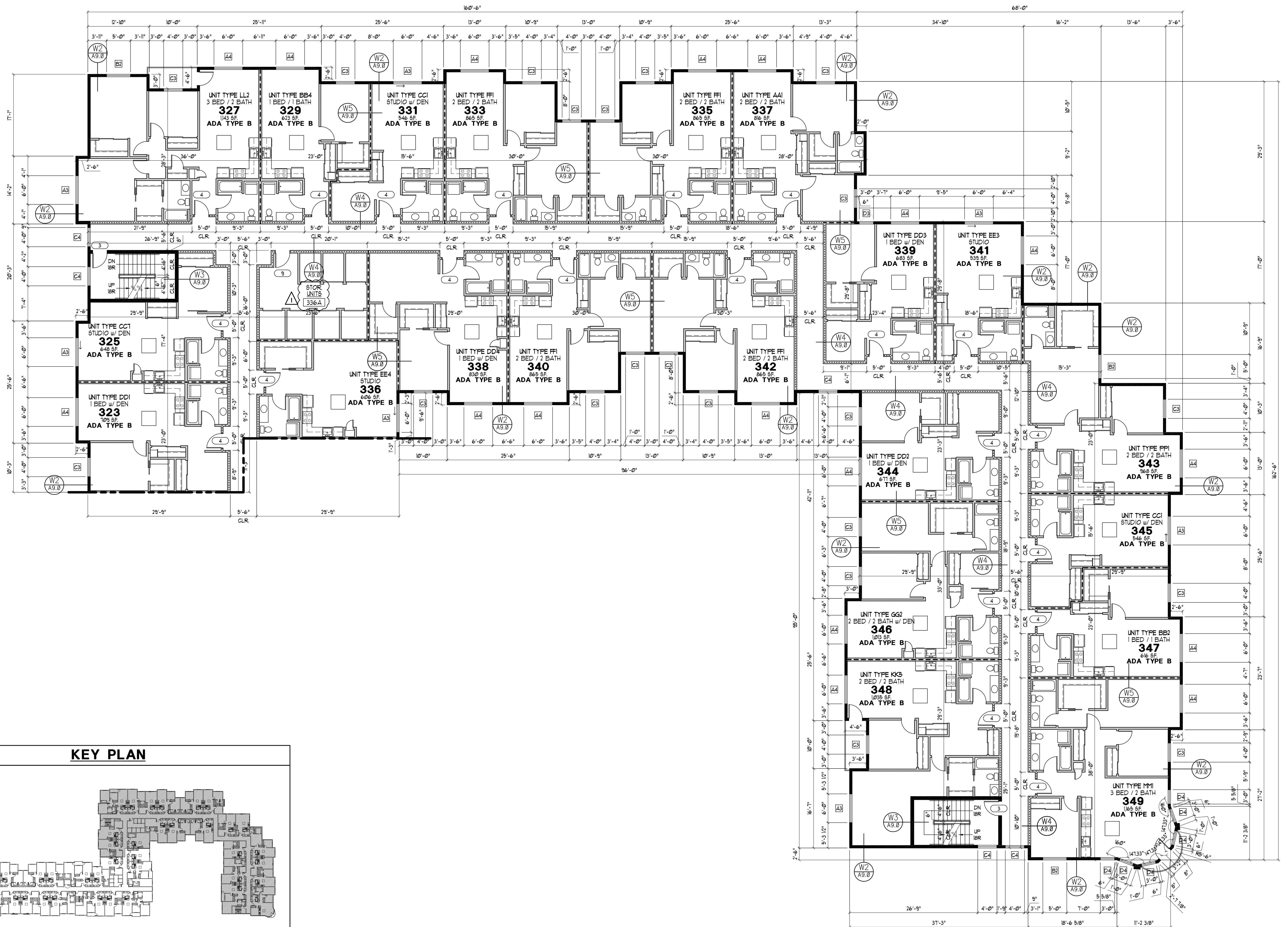


date: 05-16-23
 drawn: R.C.T.
 checked: G.C.W.

city issue: 05-16-23
 revisions: 07-19-24

title:
PARTIAL ENLARGED THIRD FLOOR PLAN
YORKSHIRE BUILDING 1
 TUMWATER, WASHINGTON

sheet no.
B1
A14.0



PARTIAL ENLARGED THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

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(360) 239-5971
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3889 REGISTERED ARCHITECT
GLENN W. WELLS
STATE OF WASHINGTON

date: 05-16-23
drawn: R.C.T.
checked: G.C.W.

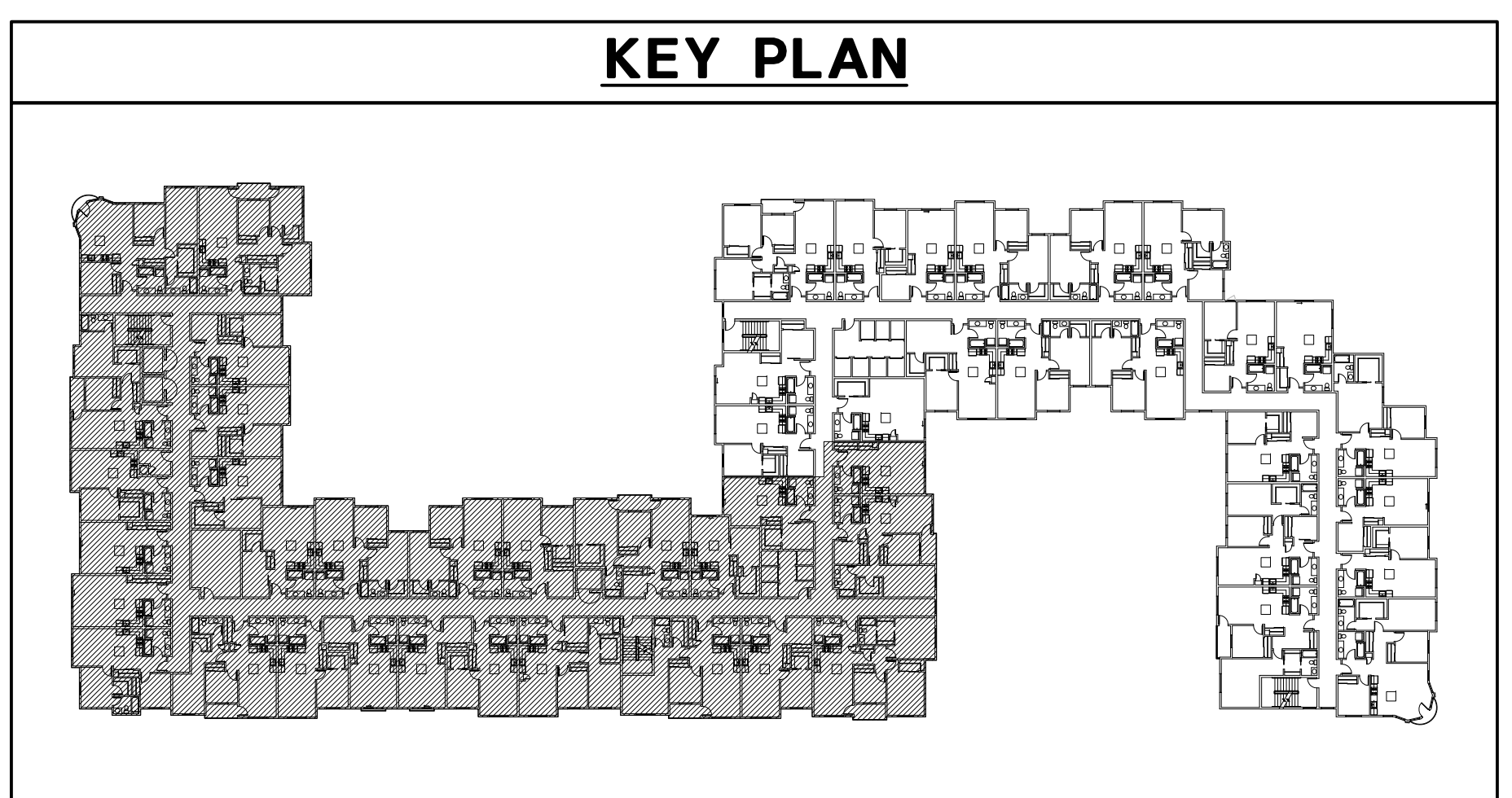
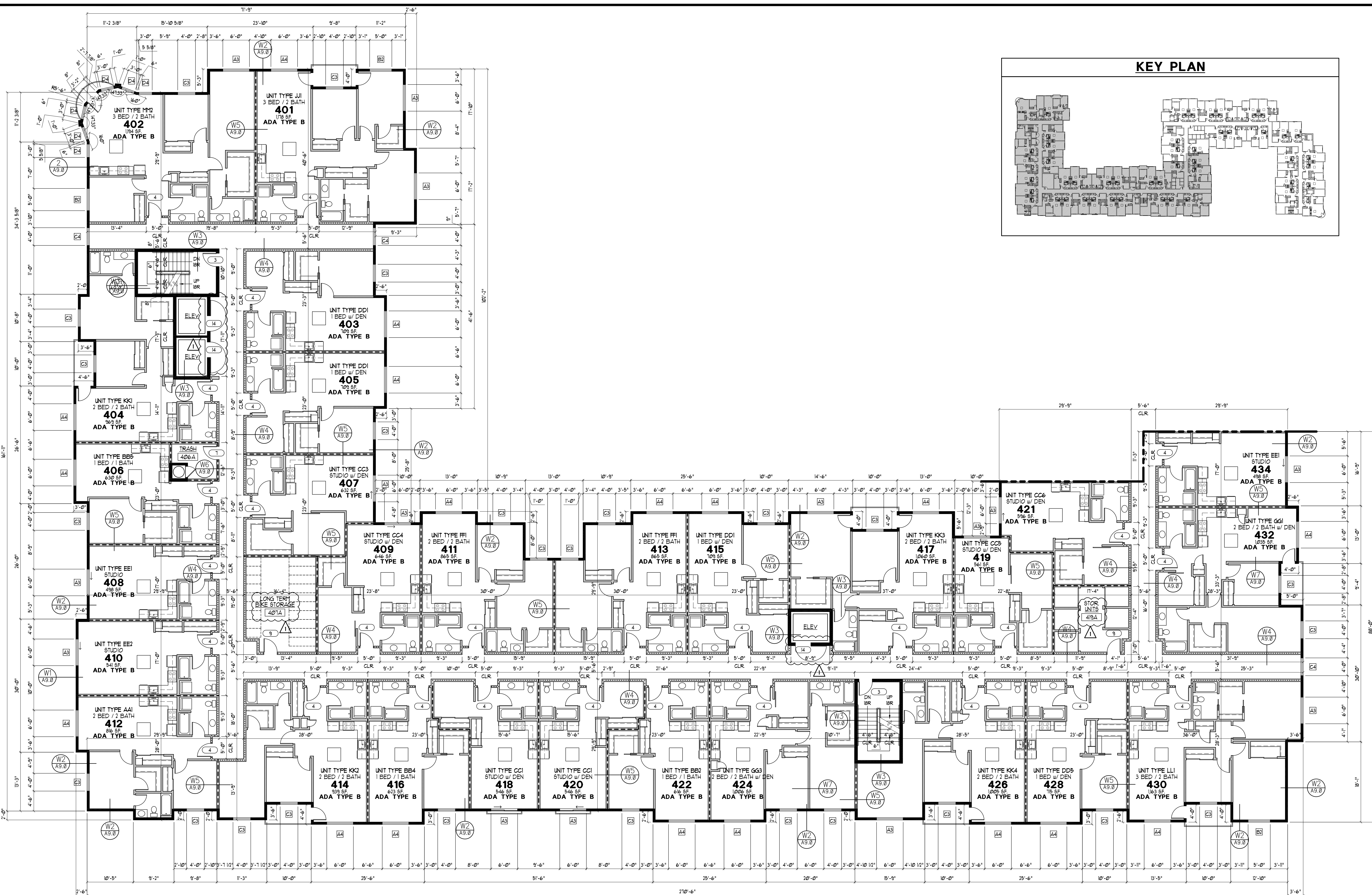
city issue: 05-16-23
revisions: 07-19-24

title:
PARTIAL ENLARGED THIRD FLOOR PLAN
YORKSHIRE BUILDING 1
TUMWATER, WASHINGTON

sheet no.
B1
A14.1

W:\Commercial\Clients\Glenn Wells - Yorkshire Building 1 A14.0.A14.L.dwg - 7/23/2024 12:45:58 PM, TODD JACKSON Drafting Services (360) 956-0885

YORKSHIRE APARTMENTS BUILDING 1



PARTIAL ENLARGED FOURTH FLOOR PLAN
 SCALE: 1/8"=1'-0"

<p>GLENN WELLS ARCHITECT</p>	<p>324 WEST BAY DRIVE NW SUITE 214 OLYMPIA, WA 98502 (360) 239-5971 glennwellsarchitect@gmail.com</p>
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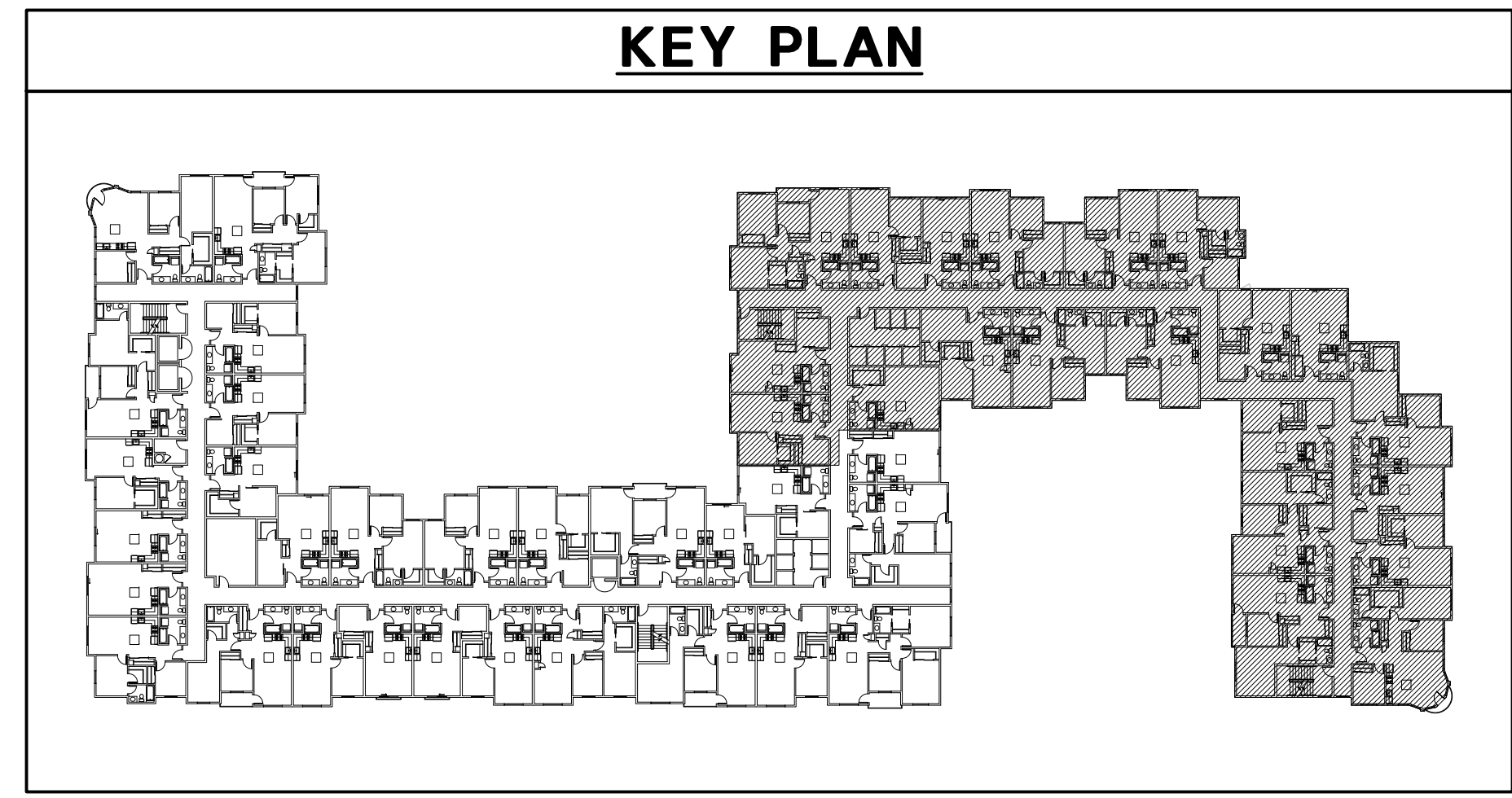
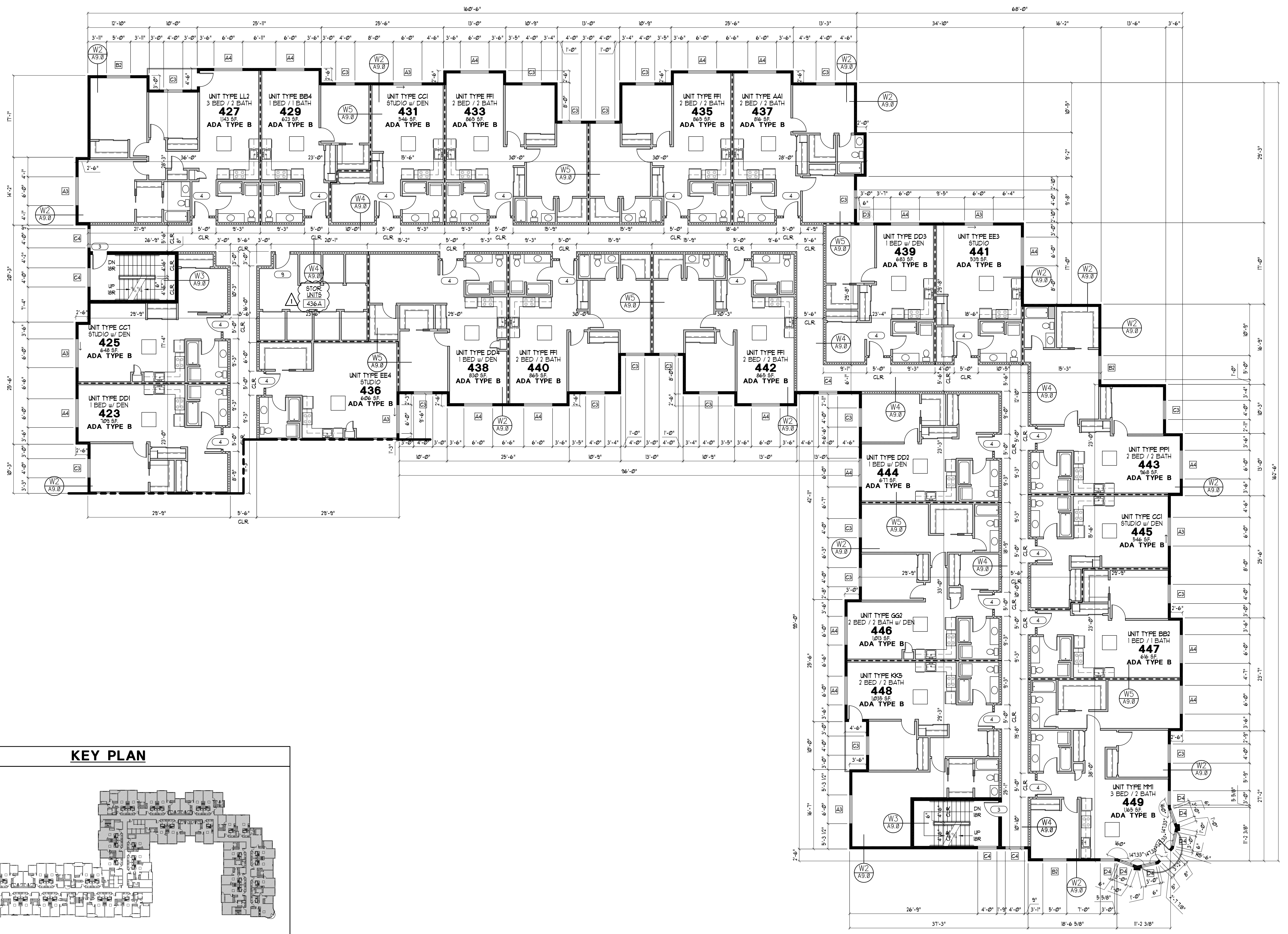
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drawn: R.C.T.
checked: G.C.W.

city issue: 05-16-23		
revisions: <table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 10px; border: 1px solid black;"> </td><td style="border: 1px solid black;"> </td></tr></table>		

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sheet no. <p style="text-align: center;">B1 A15.0</p>



PARTIAL ENLARGED FOURTH FLOOR PLAN
 SCALE: 1/8"=1'-0"

<p>GLENN WELLS ARCHITECT</p>	<p>324 WEST BAY DRIVE NW SUITE 214 OLYMPIA, WA 98502 (360) 239-5971 glennwellsarchitect@gmail.com</p>
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<p>date: 05-16-23 drawn: R.C.T. checked: G.C.W.</p>

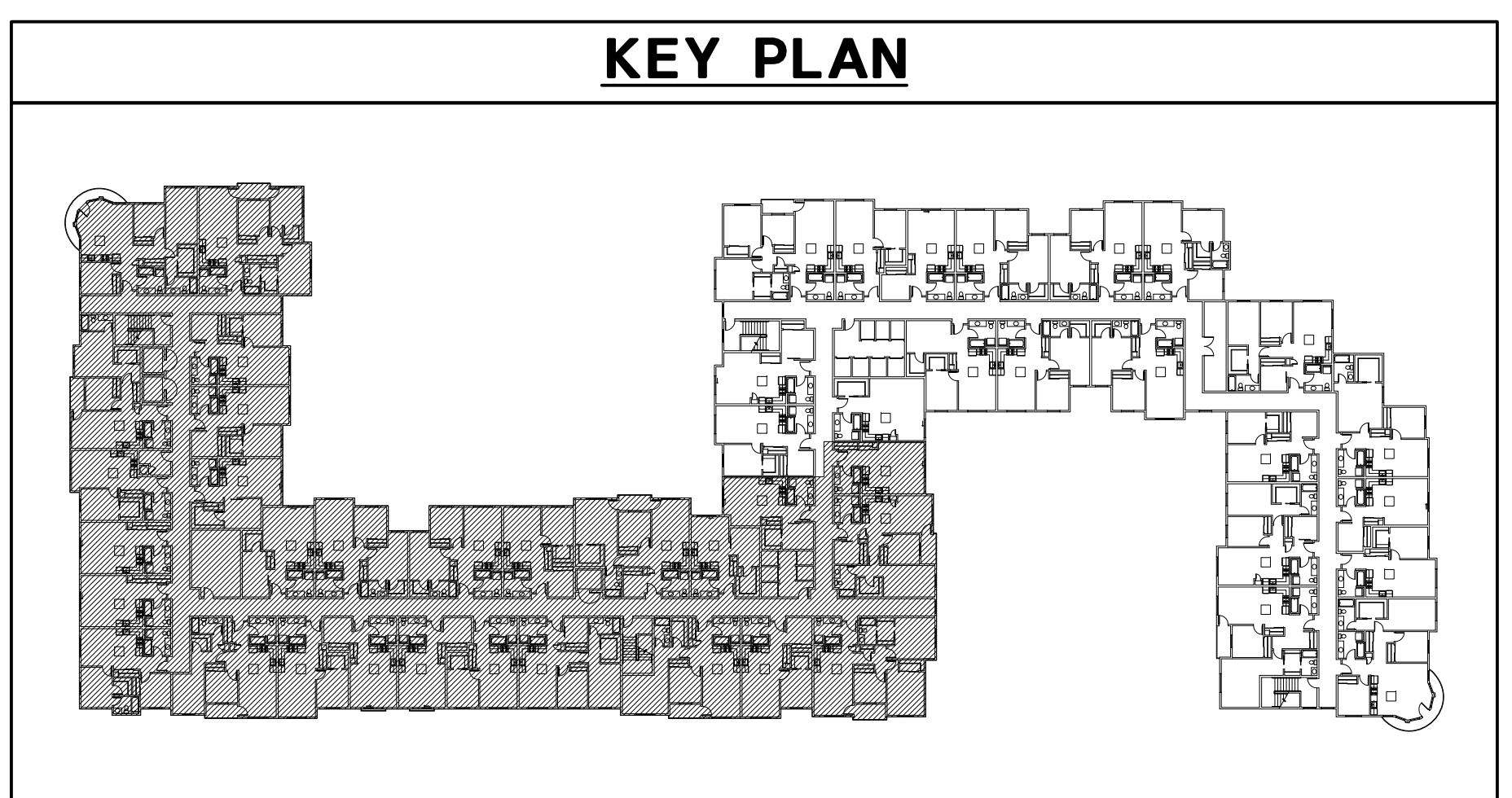
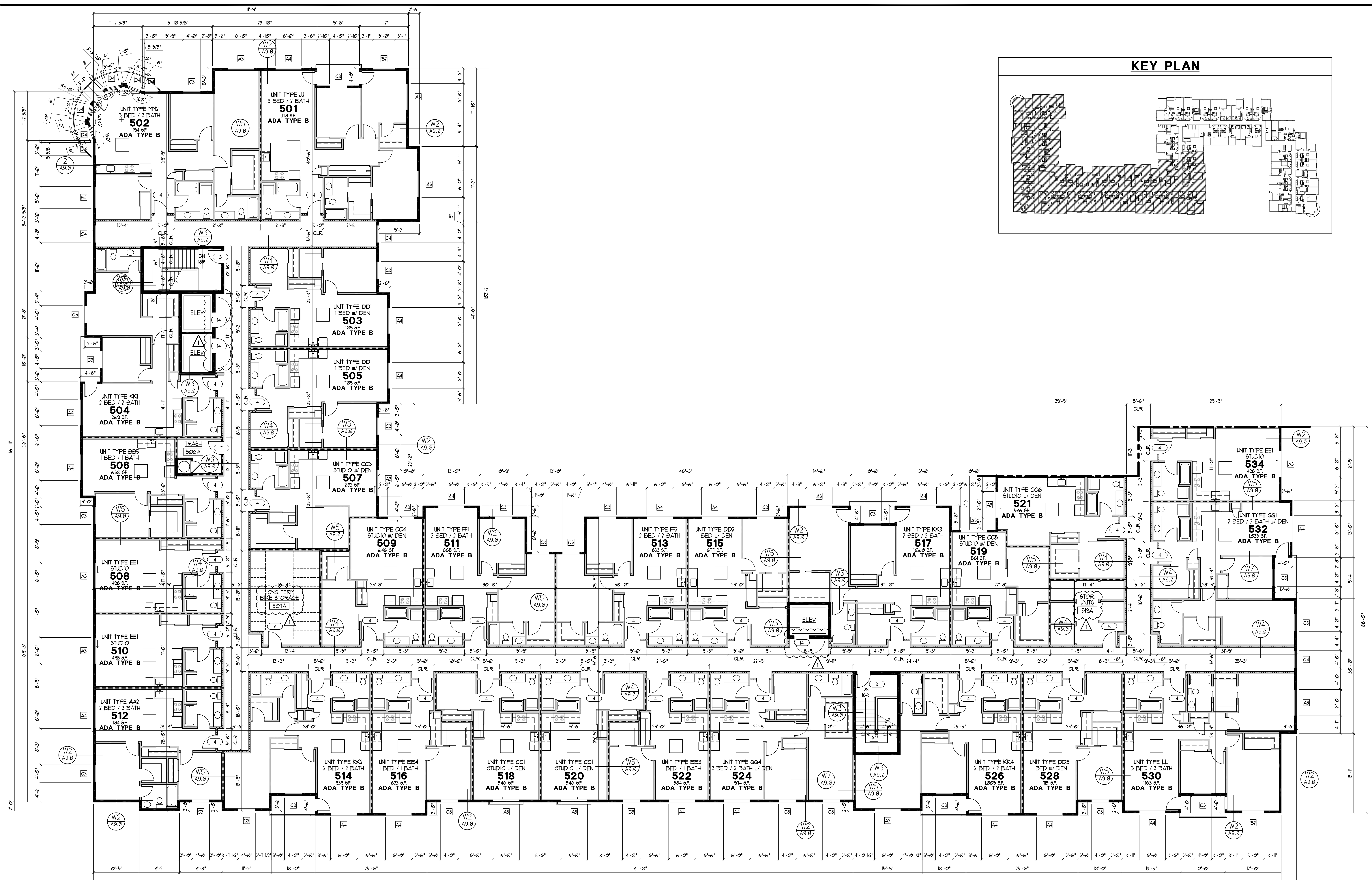
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<p>title:</p> <p style="text-align: center;">PARTIAL ENLARGED FOURTH FLOOR PLAN YORKSHIRE BUILDING 1</p> <p style="text-align: center;">TUMWATER, WASHINGTON</p>
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<p>sheet no.</p> <p style="text-align: center;">B1 A15.1</p>
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W:\Commercial\Clients\Glenn Wells - Yorkshire Building 1 - A15.01.A15.Ldwg - 7/23/2024 12:44:13 PM, TODD JACKSON Drafting Services (360) 956-0885

YORKSHIRE APARTMENTS BUILDING 1



PARTIAL ENLARGED FIFTH FLOOR PLAN
 SCALE: 1/8"=1'-0"

 GLENN WELLS ARCHITECT	324 WEST BAY DRIVE NW SUITE 214 OLYMPIA, WA 98502 (360) 239-5971 glennwellsarchitect@gmail.com
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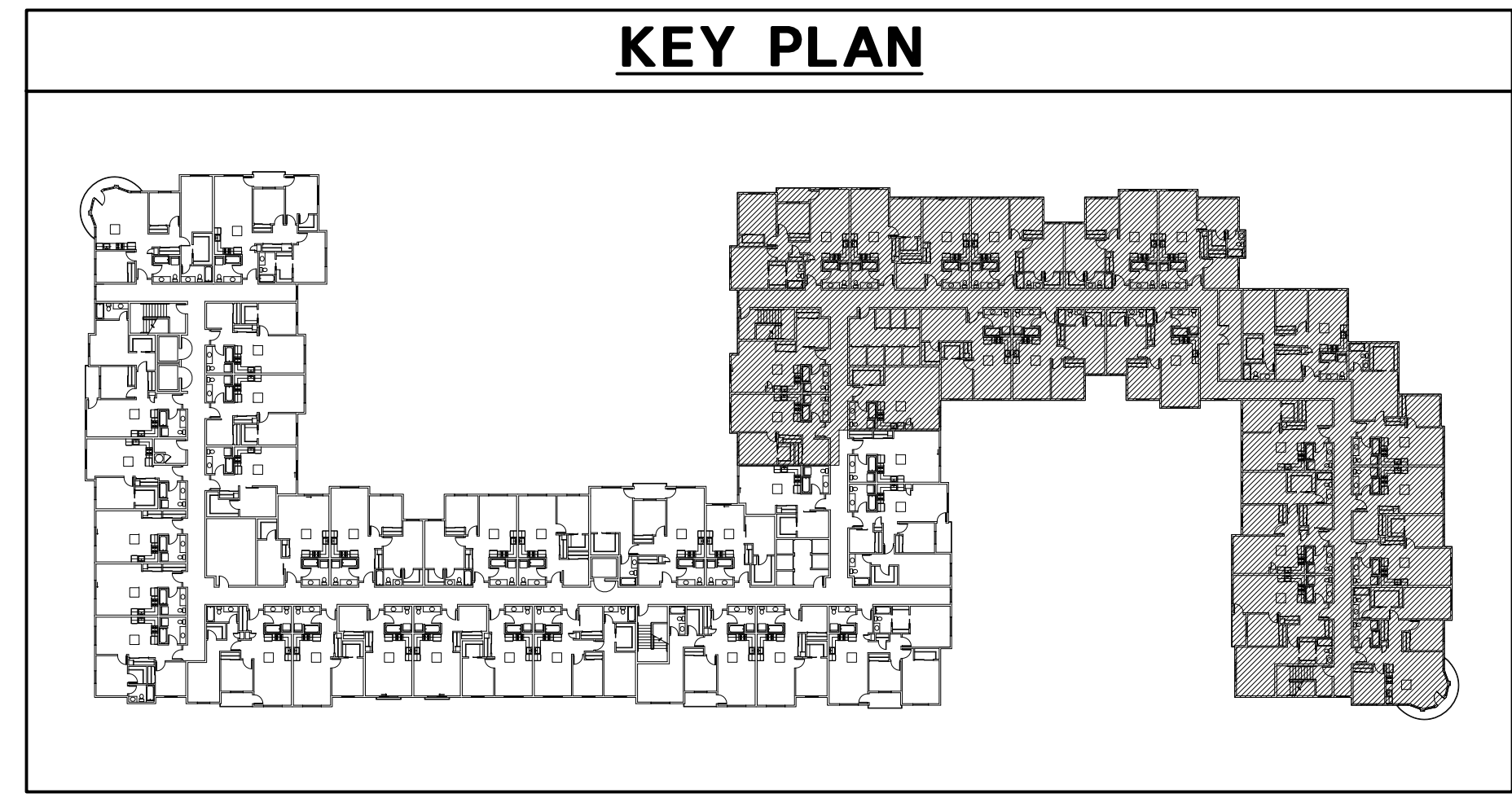
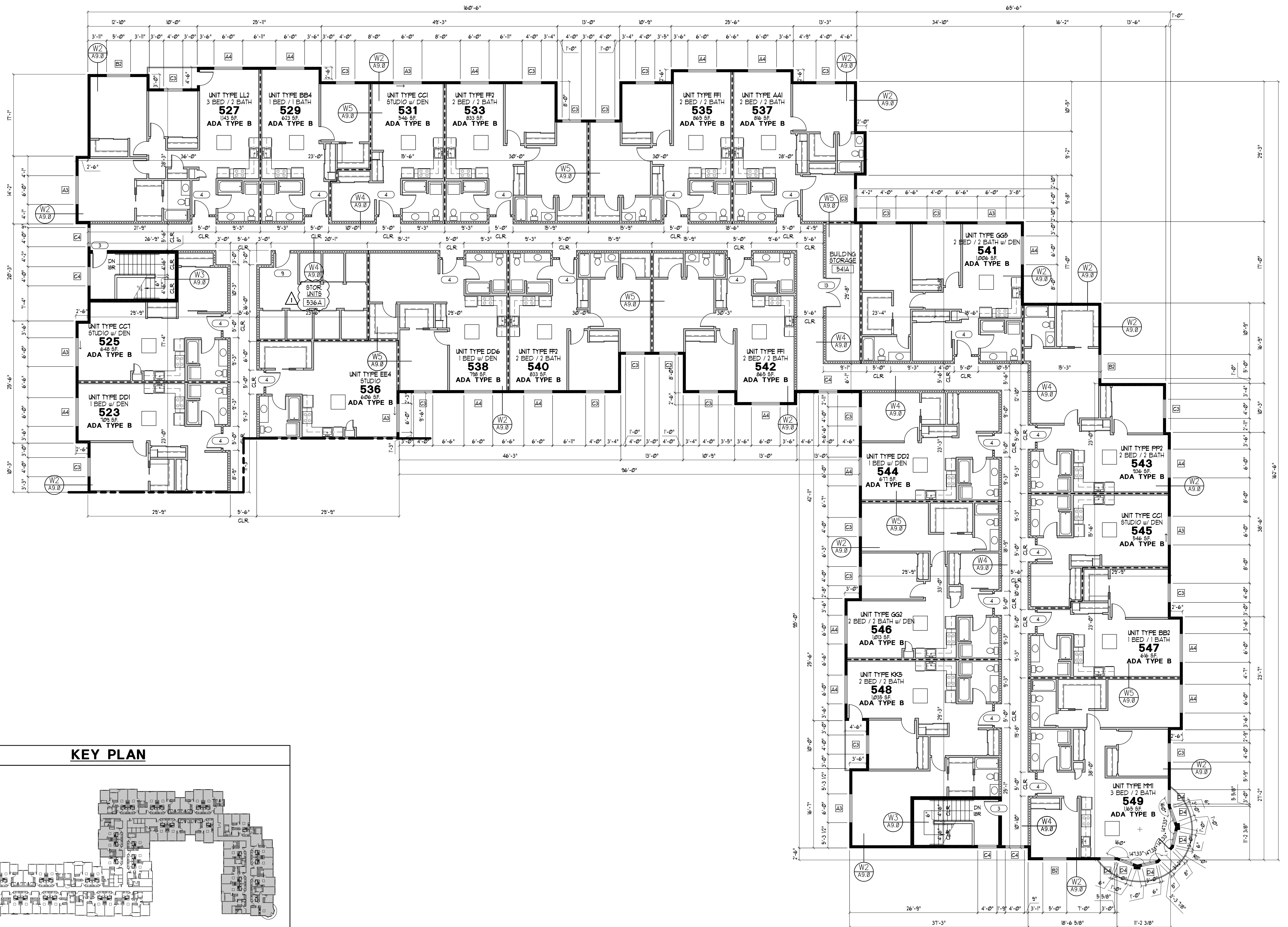
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date: 05-16-23 drawn: R.C.T. checked: G.C.W.
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city issue: 05-16-23 revisions: 07-19-24
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title: PARTIAL ENLARGED FIFTH FLOOR PLAN YORKSHIRE BUILDING 1 TUMWATER, WASHINGTON

sheet no. B1 A16.0



PARTIAL ENLARGED FIFTH FLOOR PLAN
 SCALE: 1/8"=1'-0"

<p>GLENN WELLS ARCHITECT</p>	<p>324 WEST BAY DRIVE NW SUITE 214 OLYMPIA, WA 98502 (360) 239-5971 glennwellsarchitect@gmail.com</p>
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date: 05-16-23
drawn: R.C.T.
checked: G.C.W.

city issue: 05-16-23
revisions: Δ 07-19-24

title: <p style="text-align: center;">PARTIAL ENLARGED FIFTH FLOOR PLAN YORKSHIRE BUILDING 1 TUMWATER, WASHINGTON</p>	sheet no. <p style="text-align: center;">B1 A16.1</p>
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W:\Commercial\Clients\Glenn Wells - Yorkshire Building 1 A16.016.Ldwg - 7/23/2024 12:44:30 PM, TODD JACKSON Drafting Services (360) 956-0885

YORKSHIRE APARTMENTS BUILDING 1

YORKSHIRE BUILDING ONE

TAX EXEMPTION ON MULTI-FAMILY UNITS

February 5, 2025

Yorkshire Building One contains 240 total residential units. All the restricted rents will be at or below 80% of the HUD income limits per the 2024 Income Limits Documentation System for Thurston County and all the market rate units will be at 100% of median income or lower.

The estimated rent and number of each type of unit are as follows:

- Studio: 69 total units. 14 will have restricted rents. The restricted rent is estimated at \$1,500/month. 1 person with 80% of median income = $\$63,100 \times .3 = \$18,930/12 = \$1,578/\text{month} > \$1,500$ for the restricted proposed.

The Studio rent of \$1,800 for the median income. 1 person at \$81,684/year at 100% of median income $\times .3 = 24,505/12 = \$2,042/\text{month} > \$1,800$ proposed.

- 1-bedroom: 62 total units. 12 will have restricted rents. The restricted rent is estimated at \$1,650/month. 2 persons with 80% of median income = $\$72,150 \times .3 = \$21,645/12 = \$1,804/\text{month} > \$1,650$ proposed.

The 1-bedroom rent of \$2,000 for median income = 2 persons at 93,399/year at 100% median income $\times .3 = \$28,020/12 = \$2,335/\text{month} > \$2,000$ proposed.

- 2-bedroom: 84 total units. 17 units will have restricted rents. The restricted rent is estimated at \$1,950/month. 3 persons with 80% of median income = $\$81,150 \times .3 = \$24,345/12 = \$2,029 > \$1,950$ proposed.

The 2-bedroom rent of \$2,450 for median income = 3 persons at \$105,049 100% median income $\times .3 = \$31,515/12 = \$2,626 > \$2,450$ proposed.

- 3-bedroom: 25 total units. 5 units will have restricted rents. The restricted rent is estimated at \$2,150/month. 4 persons at \$116,700 100% median income $\times .3 = \$35,010/12 = \$2,918 > \$2,800$ proposed.

The property manager will ensure compliance over the period of the exemption by comparing each HUD income limit chart each year when it comes out and verifying concurrence.

I hereby state that I acknowledge the potential tax liability when the project ceases to be eligible under the rules and guidelines of the City of Tumwater. I also verify that the information


included in this application is correct per the current HUD guidelines and current market conditions.

In addition to the unit sizes in the application, there are also studio with a den, one bedroom with a den and two-bedrooms with a den. The average area of these units is listed below:

- Studio with den: 546 SF (representing 44 of the 69 total studio units)
- 1-bedroom with den: 715 SF (representing 39 of the 62 total 1-bedroom units)
- 2-bedrooms with den: 974 SF (representing 15 of the 84 total 2-bedroom units)

In addition to the 240 residential units, there are tenant amenities such as a large 677 SF lounge and 969 SF fitness center, along with several undesignated spaces of 400 SF for party rooms, or game rooms.

Lastly, I hereby affirm that I am a member of the Grandview Yorkshire, LLC, owner of the property and developer of the project.

 2-17-25
Glenn Wells date

TO: General Government Committee
 FROM: Brad Medrud, Deputy Community Development Director
 DATE: March 18, 2025
 SUBJECT: Service Provider Agreement with the Thurston Regional Planning Council for Transportation Modeling

1) Recommended Action:

Place the Service Provider Agreement with the Thurston Regional Planning Council for Transportation Modeling on the March 18, 2025, City Council consent calendar with a recommendation to approve and authorize the Mayor to sign.

2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by December 31, 2025.

The draft service provider agreement with the Thurston Regional Planning Council for transportation modeling is for running the TRPC model for a single future land use alternative using the Thurston Regional Planning Council's travel demand model for comparison against the baseline model to support the development of the Transportation Plan as part of the 2025 Comprehensive Plan Update.

3) Policy Support:

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

Comprehensive Plan Policy LU-1.1: Ensure the Land Use Element is consistent with adopted County-Wide Planning Policies and integrate transportation considerations into land use decisions, and vice versa.

4) Alternatives:

None

5) Fiscal Notes:

The total cost to the City will be \$10,757 and will be paid for by the General Government Fund.

6) Attachments:

A. Service Provider Agreement

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CITY OF TUMWATER SERVICE PROVIDER AGREEMENT

TRANSPORTATION MODELING

THIS AGREEMENT is made and entered into in duplicate this _____ day of _____, 2025, by and between the CITY OF TUMWATER, a Washington municipal corporation, hereinafter referred to as the “CITY”, and the THURSTON REGIONAL PLANNING COUNCIL, a Washington municipal corporation, hereinafter referred to as the “SERVICE PROVIDER”.

WITNESSETH:

WHEREAS, the CITY desires to have certain services and/or tasks performed as set forth below requiring specialized skills and other supportive capabilities; and

WHEREAS, sufficient CITY resources are not available to provide such services; and

WHEREAS, the SERVICE PROVIDER represents that the SERVICE PROVIDER is qualified and possesses sufficient skills and the necessary capabilities, including technical expertise, where required, to perform the services and/or tasks set forth in this Agreement.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, the parties hereto agree as follows:

1. SCOPE OF SERVICES.

The SERVICE PROVIDER shall perform such services and accomplish such tasks, including the furnishing of all materials and equipment necessary for full performance thereof, as are identified and designated as SERVICE PROVIDER responsibilities throughout this Agreement and as detailed in Exhibit “A” Scope of Services attached hereto and incorporated herein (the “Project”).

2. TERM.

The Project shall begin no earlier than March 1, 2025, and shall be completed no later than June 30, 2025. This Agreement may be extended for additional periods

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of time upon mutual written agreement of the parties.

3. TERMINATION.

Prior to the expiration of the Term, this Agreement may be terminated immediately, with or without cause, by the CITY.

4. COMPENSATION AND METHOD OF PAYMENT.

A. Payments for services provided hereunder shall be made following the performance of such services, unless otherwise permitted by law and approved in writing by the CITY.

B. No payment shall be made for any service rendered by the SERVICE PROVIDER except for services identified and set forth in this Agreement.

C. The CITY shall pay the SERVICE PROVIDER for work performed under this Agreement a total sum not to exceed \$10,757 as reflected in the Exhibit "A" Scope of Work

D. Upon execution of this Agreement, the SERVICE PROVIDER must submit IRS Form W-9 Request for Taxpayer Identification Number (TIN) and Certification unless a current Form W-9 is already on file with the CITY.

E. The SERVICE PROVIDER shall submit an invoice to the CITY for services rendered during the contract period. The CITY shall initiate authorization for payment after receipt of said invoice and shall make payment to the SERVICE PROVIDER within approximately thirty (30) days thereafter.

F. When subcontracting services or purchasing goods from third parties, as identified and approved in this Agreement, the SERVICE PROVIDER must submit written documentation establishing that the goods and/or services have been provided, and the third party has been paid in order to receive payment for such goods and/or services.

G. Invoices may be submitted immediately following performance of services, but in no event shall an invoice be submitted more than twenty (20) business days following the end of the contract term or the end of the calendar year, whichever is earlier.

5. INDEPENDENT CONTRACTOR RELATIONSHIP.

A. The parties intend that an independent contractor relationship will be created by this Agreement. Subject to paragraphs herein, the

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implementation of services pursuant to this Agreement will lie solely within the discretion of the SERVICE PROVIDER. No agent, employee, servant, or representative of the SERVICE PROVIDER shall be deemed to be an employee, agent, servant, or representative of the CITY for any purpose, and the employees of the SERVICE PROVIDER are not entitled to any of the benefits the CITY provides for its employees. The SERVICE PROVIDER will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors, or representatives during the performance of this Agreement.

B. In the performance of the services herein contemplated the SERVICE PROVIDER is an independent contractor with the authority to control and direct the performance of the details of the work; however, the results of the work contemplated herein must meet the approval of the CITY and shall be subject to the CITY'S general rights of inspection and review to secure the satisfactory completion thereof.

C. As an independent contractor, the SERVICE PROVIDER shall be responsible for the reporting and payment of all applicable local, state, and federal taxes.

D. It is recognized that the SERVICE PROVIDER may or will be performing services during the Term for other parties; provided, however, that such performance of other services shall not conflict with or interfere with the SERVICE PROVIDER'S ability to perform the services. The SERVICE PROVIDER agrees to resolve any such conflicts of interest in favor of the CITY.

6. SERVICE PROVIDER EMPLOYEES/AGENTS.

The CITY may at its sole discretion require the SERVICE PROVIDER to remove an employee, agent, or servant from employment on this Project. The SERVICE PROVIDER may however employ that individual on other non-CITY related projects.

7. HOLD HARMLESS INDEMNIFICATION.

A. SERVICE PROVIDER Indemnification. The SERVICE PROVIDER agrees to indemnify, defend and hold the CITY, its elected officials, officers, employees, agents, and volunteers harmless from any and all claims, demands, losses, actions and liabilities (including costs and all attorney fees) to or by any and all persons or entities, including, without limitation, their respective agents, licensees, or representatives, arising from, resulting from, or connected with this Agreement to the extent caused by the negligent acts, errors or omissions of the SERVICE PROVIDER, its partners, shareholders, agents, employees, or by the

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SERVICE PROVIDER'S breach of this Agreement. The SERVICE PROVIDER expressly waives any immunity that may be granted to it under the Washington State Industrial Insurance Act, Title 51 RCW. The SERVICE PROVIDER'S indemnification shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable to or by any third party under workers' compensation acts, disability benefit acts or any other benefit acts or programs. This waiver has been mutually negotiated by the parties.

B. CITY Indemnification. The CITY agrees to indemnify, defend and hold the SERVICE PROVIDER, its officers, directors, shareholders, partners, employees, and agents harmless from any and all claims, demands, losses, actions and liabilities (including costs and attorney fees) to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, arising from, resulting from or connected with this Agreement to the extent solely caused by the negligent acts, errors, or omissions of the CITY, its employees or agents. No liability shall attach to the CITY by reason of entering into this Agreement except as expressly provided herein.

C. Survival. The provisions of this Section shall survive the expiration or termination of this Agreement with respect to any event occurring prior to such expiration or termination.

8. INSURANCE.

A. The SERVICE PROVIDER shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the SERVICE PROVIDER, their agents, representatives, employees, or subcontractors.

B. The SERVICE PROVIDER shall provide evidence of coverage demonstrating:

1. Commercial General Liability insurance written on an occurrence basis with limits no less than \$2,000,000 combined single limit per occurrence and \$2,000,000 aggregate for personal injury, bodily injury, and property damage. Coverage shall include but not be limited to: blanket contractual; products/completed operations; broad form property damage; explosion, collapse and underground (XCU) if applicable; and employer's liability.

2. Errors and Omissions insurance written on a claims made basis with limits of no less than \$2,000,000 per claim, and \$2,000,000 policy aggregate limit.

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C. The SERVICE PROVIDER'S insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respects to the limits of the insurer's liability.

D. Any payment of deductible or self-insured retention shall be the sole responsibility of the SERVICE PROVIDER.

E. The SERVICE PROVIDER'S insurance shall be primary insurance as respect to the CITY and the CITY shall be given written notice of any cancellation, suspension, or material change in coverage within two (2) business days of SERVICE PROVIDER'S receipt of such notice.

F. The SERVICE PROVIDER'S membership in the Washington Cities Insurance Authority, a self-insured government risk pool, fulfills the requirements of this section.

9. TREATMENT OF ASSETS.

Title to all property furnished by the CITY shall remain in the name of the CITY and the CITY shall become the owner of the work product and other documents, if any, prepared by the SERVICE PROVIDER pursuant to this Agreement.

10. COMPLIANCE WITH LAWS.

A. The SERVICE PROVIDER, in the performance of this Agreement, shall comply with all applicable federal, state or local laws and ordinances, including being licensed to do business in the City of Tumwater by obtaining a Tumwater business license and any additional regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services.

B. The SERVICE PROVIDER specifically agrees to pay any applicable CITY business and occupation (B&O) taxes which may be due on account of this Agreement.

11. NONDISCRIMINATION.

A. The CITY is an equal opportunity employer.

B. Nondiscrimination in Employment. In the performance of this

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Agreement, the SERVICE PROVIDER will not discriminate against any employee or applicant for employment on the grounds of race, creed, religion, color, national origin, citizenship or immigration status, families with children status, sex, marital status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, sexual orientation, genetic information, age or other basis prohibited by state or federal law; provided that the prohibition against discrimination in employment because of disability shall not apply if the particular disability prevents the proper performance of the particular worker involved. Such action shall include, but not be limited to: employment, upgrading, demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships.

C. Nondiscrimination in Services. The SERVICE PROVIDER will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, religion, color, national origin, citizenship or immigration status, families with children status, sex, marital status, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability or the use of a trained dog guide or service animal by a person with a disability, sexual orientation, genetic information, age or other basis prohibited by state or federal law. "Race" is inclusive of traits historically associated or perceived to be associated with race including, but not limited to, hair texture and protective hairstyles. For purposes of this subsection, "protective hairstyles" includes, but is not limited to, such hairstyles as afros, braids, locks, and twists. It is not an unfair practice when a distinction or differential treatment on the basis of citizenship or immigration status is authorized by federal or state law, regulation, rule or government contract.

D. If any assignment and/or subcontract have been authorized by the CITY, said assignment or subcontract shall include appropriate safeguards against discrimination. The SERVICE PROVIDER shall take such action as may be required to ensure full compliance with the provisions in the immediately preceding paragraphs herein.

E. Nondiscrimination in Contractors / Subcontractors. The City of Tumwater, in accordance with RCW 49.60.530 requires all covered contractors or subcontractors to actively pursue a diverse and inclusive workforce. Contractors and subcontractors are prohibited from all forms of discrimination listed in RCW 49.60.530.

12. ASSIGNMENT/SUBCONTRACTING.

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A. The SERVICE PROVIDER shall not assign its performance under this Agreement or any portion of this Agreement without the written consent of the CITY, and it is further agreed that said consent must be sought in writing by the SERVICE PROVIDER not less than thirty (30) days prior to the date of any proposed assignment. The CITY reserves the right to reject without cause any such assignment.

B. Any work or services assigned hereunder shall be subject to each provision of this Agreement and proper bidding procedures where applicable as set forth in local, state and/or federal statutes, ordinances, and guidelines.

C. Any technical service subcontract not listed in this Agreement, must have express advance approval by the CITY.

13. NON-APPROPRIATION OF FUNDS.

If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the CITY will not be obligated to make payments for services or amounts incurred after the end of the current fiscal period, and this Agreement will terminate upon the completion of all remaining services for which funds are allocated. No penalty or expense shall accrue to the CITY in the event this provision applies.

14. CHANGES.

Either party may request changes to the Scope of Services and performance to be provided hereunder, however, no change or addition to this Agreement shall be valid or binding upon either party unless such change or addition be in writing and signed by both parties. Such amendments shall be attached to and made part of this Agreement.

15. MAINTENANCE AND INSPECTION OF RECORDS.

A. The SERVICE PROVIDER at such times and in such forms as the CITY may require, shall furnish to the CITY such statements, records, reports, data, and information as the CITY may request pertaining to matters covered by this Agreement.

B. The SERVICE PROVIDER shall maintain books, records, and documents, which sufficiently and properly reflect all direct and indirect costs related to the performance of this Agreement and shall maintain such accounting procedures and practices as may be necessary to assure proper accounting of all funds paid pursuant to this Agreement. These records shall be subject at all

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reasonable times to inspection, review, or audit, by the CITY, its authorized representative, the State Auditor, or other governmental officials authorized by law to monitor this Agreement.

C. To ensure the CITY'S compliance with the Public Records Act, RCW 42.56, the SERVICE PROVIDER shall retain all books, records, documents, and other material relevant to this agreement, for six (6) years after its expiration. The SERVICE PROVIDER agrees that the CITY or its designee shall have full access and right to examine any of said materials at all reasonable times during said period.

16. POLITICAL ACTIVITY PROHIBITED.

None of the funds, materials, property, or services provided directly or indirectly under the Agreement shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.

17. PROHIBITED INTEREST.

No member, officer, or employee of the CITY shall have any interest, direct or indirect, in this Agreement or the proceeds thereof.

18. NOTICE.

Notice provided for in this Agreement shall be sent by certified mail to the addresses designated for the parties on the signature page of this Agreement.

19. ATTORNEYS FEES AND COSTS.

If any legal proceeding is brought for the enforcement of this Agreement, or because of a dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party, in addition to any other relief to which such party may be entitled, reasonable attorney's fees and other costs incurred in that action or proceeding.

20. JURISDICTION AND VENUE.

A. This Agreement has been and shall be construed as having been made and delivered within the State of Washington. It is agreed by each party hereto that this Agreement shall be governed by laws of the State of Washington, both as to interpretation and performance.

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B. Any action of law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provisions thereof shall be instituted and maintained in the superior court of Thurston County, Washington.

21. SEVERABILITY.

A. If, for any reason, any part, term or provision of this Agreement is held by a court of the United States to be illegal, void or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

B. If it should appear that any provision hereof is in conflict with any statutory provision of the State of Washington, said provision which may conflict therewith shall be deemed inoperative and null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform to such statutory provisions.

22. ENTIRE AGREEMENT.

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Further, any modification of this Agreement shall be in writing and signed by both parties. Failure to comply with any of the provisions stated herein shall constitute material breach of contract and cause for termination. Both parties recognize time is of the essence in the performance of the provisions of this Agreement. It is also agreed by the parties that the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement. This Agreement may be executed in any number of counterparts, which counterparts shall collectively constitute the entire Agreement.

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IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first hereinabove written.

CITY:
CITY OF TUMWATER
555 Israel Road SW
Tumwater, WA 98501

SERVICE PROVIDER:
THURSTON REGIONAL PLANNING COUNCIL
2411 Chandler Court SW
Olympia, WA 98502

UBI No. 601-132-946
Phone No. (360) 956-7575

Michael Matlock
Director of Community Development

Marc Daily
Executive Director

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

STATE OF WASHINGTON

COUNTY OF THURSTON

I certify that I know or have satisfactory evidence that _____(name) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____(title) of _____(company) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:_____

Notary Public in and for the State of Washington,
My appointment expires:_____

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Exhibit “A”

Scope of Work

Project

Tumwater Transportation Modeling.

Purpose

Model a single future land use alternative using the Thurston Regional Planning Council’s travel demand model for comparison against the baseline model to support Tumwater’s Comprehensive Plan Update.

Tasks

- Develop model land use for the City’s preferred land use alternative and baseline land use if needed.
- Revise model network to incorporate projects identified by City staff which should be included as part of the funded base model.
- Run the model using Tumwater’s preferred future land use scenario and baseline model if needed.

Deliverables

- Model outputs in the form of plots or a copy of the model provided to the City’s consultant.

Budget

The work described above will be completed as a cost not to exceed: \$10,757.