



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, February 18, 2025  
8:00 AM**

1. Call to Order
  2. Roll Call
  3. Approval of Minutes: General Government Committee, December 11, 2024
  4. Service Provider Agreement with ICF Jones & Stokes, LLC for Bush Prairie Habitat Conservation Plan Phase 4 (Community Development Department)
  5. First Amendment to Service Provider Agreement with HATC for Tumwater Inn – Affordable Senior Housing (Community Development Department)
  6. 2025 Comprehensive Plan Periodic Update – Climate Element: Greenhouse Gas Reduction Sub-Element (Water Resources and Sustainability Department)
  7. Ordinance No. O2025-004, Suspending Annual Comprehensive Plan Amendments (Community Development Department)
3. 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/86569205319?pwd=PKaMf5aBW7WW6fRo7Ss8bPCsHr47xl.1>

**Listen by Telephone**

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 865 6920 5319 and Passcode 108483.

**Public Comment**

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

**Post Meeting**

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

**Accommodations**

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

**TUMWATER GENERAL GOVERNMENT COMMITTEE  
MINUTES OF VIRTUAL MEETING  
DECEMBER 11, 2024 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, Planning Manager Brad Medrud, and Associate Planner Dana Bowers.

**APPROVAL OF  
MINUTES: GENERAL  
GOVERNMENT  
COMMITTEE –  
NOVEMBER 13, 2024:**

**MOTION:** **Councilmember Dahlhoff moved, seconded by Councilmember Cathey, to approve the minutes of November 13, 2024 as published. A voice vote approved the motion.**

**CONTRACT BETWEEN  
THE CITY OF  
TUMWATER AND THE  
WASHINGTON STATE  
DEPARTMENT OF FISH  
AND WILDLIFE FOR  
THE PHASE 4 BUSH  
PRAIRIE HABITAT  
CONSERVATION PLAN  
(HCP) GRANT:**

Manager Medrud reported the contract between the City and the Department of Fish and Wildlife (WDFW) is for Phase 4 of the HCP update. Earlier in the year, staff submitted a grant application to fund additional work on the HCP and to complete the environmental review process. The City was awarded the grant last fall of \$410,000 with a required match of approximately \$150,000 split evenly between the City and the Port of Olympia. U.S. Fish and Wildlife Service has indicated a willingness to continue working with the City to finalize the draft of the HCP.

Staff requests the committee place the Grant Agreement between the City of Tumwater and the Washington State Department of Fish and Wildlife (WDFW) for the Phase 4 Bush Prairie Habitat Conservation Plan (HCP) Grant on the January 7, 2025 City Council consent calendar with a recommendation to approve and authorize the Mayor to sign.

**MOTION:** **Councilmember Cathey moved, seconded by Councilmember Dahlhoff, to place the Grant Agreement between the City of Tumwater and the Washington State Department of Fish and Wildlife (WDFW) for the Phase 4 Bush Prairie Habitat Conservation Plan (HCP) Grant on the January 7, 2025 City Council consent calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.**

**2025 COMPREHENSIVE  
PLAN PERIODIC  
UPDATE –  
DEVELOPMENT CODE**

Manager Medrud briefed members on the proposed approach to address the required middle housing amendments to the City’s Comprehensive Plan and the Development Code.

**TUMWATER GENERAL GOVERNMENT COMMITTEE  
MINUTES OF VIRTUAL MEETING  
DECEMBER 11, 2024 PAGE 2**

**MIDDLE HOUSING:**

The City's consultant, SCJ Alliance, completed much of the work in coordination with staff and the community to develop some examples of code amendments that likely would be proposed as part of the larger Development Code update process in 2025.

The update is in response to new state requirements for middle housing. All planning efforts and code amendments are focused on both the City and its urban growth area (UGA). The update includes working with Thurston County on the Joint Plan.

The total housing supply in 2020 for the City and the UGA was approximately 12,000 units with a need identified of an additional 9,192 housing units based on the housing allocation identified during the housing allocation process completed by the cities and county. That process assigned future required housing units for each jurisdiction. The housing forecast is based on the projected population in 2045. Based on the 2020 Census, the City was able to identify the household size of 2.39 persons per household, which has increased over the last decade. Staff projects adding another 21,969 people for a projected population of the City and the UGA of 50,000 people by 2045. The City and the UGA population in 2020 totaled 28,707 people.

Manager Medrud explained that although the number of children in families has decreased, the housing size of 2.39 persons is reflective of more family members living together because of housing costs and affordability. Family size also plays a factor as the City has added much more single-family housing in recent years.

State requirements include planning for housing needs across multiple income groups. The City identified the number of units required for each income group. The City is required to plan for an additional 1,724 housing units for households with an income of 0%-30% of area median income (AMI) or nearly a quarter of the total number of new housing units. Most of those housing units would be multifamily rather than single-family or middle housing. The City is not actively planning for additional housing units for households with incomes of 120% above AMI. However, the City is required to accommodate those needs in the community as well.

A palette of housing types exists for middle housing ranging from duplex side by side stacked increasing in intensity to a mid-rise apartment complex similar to the Kingswood development located off Tyee Drive. All other types within the spectrum are considered "missing middle" housing or middle housing spanning duplexes to triplexes in various forms.

Staff proposes some changes to accommodate requirements for

**TUMWATER GENERAL GOVERNMENT COMMITTEE  
MINUTES OF VIRTUAL MEETING  
DECEMBER 11, 2024 PAGE 3**

households with incomes lower than 80% AMI. Some of the changes include removing all references in the zoning code to single-family and land use designations because of state requirements and because the City does not have any zoning districts that restrict uses to only single-family housing. The proposal removes those references and updates land use descriptions within the Comprehensive Plan. Single-family detached units will continue to be allowed within all residential zones except the changes would no longer refer to housing types as a single-family residential zone.

Another proposed change combines existing single-family low density residential and single family medium density residential zones into one land use designation and zone district. Some state requirements affect both zones with the only difference of increasing the level of density.

Chair Althaus asked whether the state requires the City to use “single-family” because often more than one family may be living in a single-family housing unit. Manager Medrud said the issue is reflective of the confusion as the assumption is that single-family includes only one family.

Councilmember Dahlhoff commented that the issue speaks to what a family represents in the City and the desire by the City to ensure inclusivity and equity during renaming processes. Manager Medrud agreed and noted the changes made to the definition of family within the zoning code are broader than the definitions 20+ years ago. The proposed amendments are updates to meet current state requirements.

Staff is exploring the possibility of adding definitions to Chapter 18.04 of the Tumwater Municipal Code (TMC) on affordable housing and administrative design review, as well as a list of different housing types.

Staff recommends excluding two residential zone districts that currently exist in the City from the new requirements, as allowed by the state. They include the Residential/Sensitive Resource (RSR) zone district, which are areas in the City with critical areas, large wetland complexes, or areas of high groundwater. Current density is 2-4 units per acre. Staff recommends maintaining the zone district for environmental reasons and expanding some potential uses that could be allowed in those areas.

The second zone district is Manufactured Home Park. The zone is intended to protect existing manufactured home parks. State law requires middle housing requirements to apply to all zones primarily for residential use but includes some exemptions for manufactured home park zones.

Under state law, the City is required to provide at least six of the nine

**TUMWATER GENERAL GOVERNMENT COMMITTEE  
MINUTES OF VIRTUAL MEETING  
DECEMBER 11, 2024 PAGE 4**

middle housing types in residential zone districts. Duplexes are units sharing a common wall that are typically rented. Triplexes and fourplexes units are similar. Cottage housing has been allowed in the City since 2018, which would be expanded. Townhouses are single-family units that share a common wall. Stacked flats are duplexes or triplexes with vertical levels. Each floor has a separate unit. Three housing types not recommended under middle housing are fiveplexes, sixplexes, and courtyard apartments (although allowed in the City within multifamily zones). Staff recommends eliminating restrictions placed on duplexes as the original intent was to transition duplexes within existing single-family developments by placing restrictions on the number of duplexes allowed in a new development or within a developed area.

Dwelling unit density is often difficult to define and functions differently than current densities. For the purpose of the update, densities will continue as it enables the City to calculate impacts over a 20-year period, such as the type of services that might be needed. State law added an additional requirement phrased as “dwelling unit density.” The requirement defines the number of dwelling units that must be allowed on each lot regardless of lot size. Current codes limit single-family uses to one per lot, which would be eliminated because new state requirements require at least two dwelling units per lot. Additionally, if one affordable housing unit is provided, the number of dwelling units could increase to four units per lot. Staff is still evaluating the impacts of the new requirement for future needs for City services and infrastructure. The new requirement applies to all residential zone districts except Manufactured Home Park zone districts and Residential/Sensitive Resource zones.

State requirements also include an update of the Citywide Design Guidelines. Any design guidelines for middle housing must be the same as they are for single-family units. Currently single-family design guidelines apply to the placement of the garage and some provision for open space.

Another new requirement is the allowance of two accessory dwelling units (ADU) on residential lots. The City currently allows one ADU on a lot. Additionally, square footage of the ADU must be increased to 1,000 square feet. The City has received applications for approximately 10 ADUs in 2024. Staff continues to engage in conversations with individuals who construct ADUs. Because ADUs require a kitchen and a bathroom, it is often too expensive for homeowners to pursue as an option. Staff is exploring ways to assist homeowners who want to place a modular unit on a lot rather than a stick built structure to reduce labor costs. Additionally, an ADU does not need to be a separate structure as it could be part of the existing structure that is subdivided.

**TUMWATER GENERAL GOVERNMENT COMMITTEE  
MINUTES OF VIRTUAL MEETING  
DECEMBER 11, 2024 PAGE 5**

Manager Medrud cited examples of codes affected by the affordable housing requirement. The City is also required to make changes to on-street parking requirements for lots that are no larger than 6,000 square feet. The City is limited to requiring one parking space per dwelling unit while continuing to require two spaces for those lots greater than 6,000 square feet in size. Currently, the market has not expressed interest in designing houses with fewer parking spaces.

In response to questions about parking requirements for ADUs, Manager Medrud explained that the City currently meets state requirements. Typically, ADUs located within a specific distance of public transit require no parking space. If no public transit service is available or the ADU is located some distance from public transit, the requirement is one parking space.

A change for cottage housing includes providing at least 20% of open space for the minimum lot size. The City requires some open space for cottage house developments but not a 20% minimum.

Next steps in the update process include posting all information to the project website. Manager Medrud encouraged members to contact him or staff with comments or concerns. As efforts continue on the update, the committee will receive updates. The intent is to update all ordinances and the Development Code concurrently as part of the 2025 Comprehensive Plan Periodic Update process.

**2025 LONG RANGE  
PLANNING WORK  
PROGRAM:**

Manager Medrud shared information on feedback from the Tree Board regarding updates to urban forestry ordinances. As shared with the Council, staff capacity is limited for the update to meet other requirements, which limits choices on which items that can be pursued. The multifamily tax exemption program review could be deferred as well as tree preservation code updates as part of the urban forestry updates. Both work programs would equal the same number of hours with the same level of community interest and activity. The multifamily tax exemption program update could be moved to 2026 as the program sunsets on December 31, 2026. Based on the current schedule, staff would be able to devote time to tree preservation work beginning mid-year following completion of the draft Comprehensive Plan, ordinances, and the Development Code in preparation for the adoption process beginning in July 2025. Other suggestions included contracting some of the support work for the update of the Parks, Recreation, and Open Space Plan. However, it is unlikely staff could contract the work as it entails a public process and identifying the connections of the plan with other City plans.

Manager Medrud invited feedback on the suggestions.

**TUMWATER GENERAL GOVERNMENT COMMITTEE  
MINUTES OF VIRTUAL MEETING  
DECEMBER 11, 2024 PAGE 6**

Chair Althaus said he had also recommended delaying the multifamily tax exemption program. However, it is important that any delay would result in the program existing for another year with no changes in provisions within the program. He supports delaying the review for another year with the understanding that the program as it exists today would continue for another year. He envisions a comprehensive review of the program including how the program has or has not benefitted the City to date. In terms of the urban forestry review, three elements include street trees, tree preservation ordinance, and the landscaping ordinance. The tree preservation ordinance is the most vital of the three elements and could be moved above the line on the work program during 2025. During 2025, the Council would not review the multifamily tax exemption program unless an applicant applies for an exemption requiring the Council to vote on the proposal if the applicant is eligible to participate in the program.

Councilmember Cathey supported the recommendation as the work on the urban forestry amendments is of interest to the community, as well as related directly to climate change. Councilmember Dahlhoff supported the proposal as well because the multifamily program will require a longer conversation as the Council has been receiving feedback from organizations for increasing the provisions within the multifamily tax exemption program.

Manager Medrud affirmed the direction and indicated the work program would be updated to reflect the changes as recommended by the committee.

Councilmember Cathey asked about the status of hiring the urban forester. Manager Medrud advised that the notice of the position is under review by Human Resources. Following completion of the review, the notice will be posted to recruit applicants. The goal is to complete hiring of the position within the first quarter of 2025. The intent of the position is to review and evaluate City processes and provide some recommendations on priorities.

City Administrator Parks responded to questions about the knowledge base and responsibilities of the urban forestry position. The position will report to Sustainability Coordinator Jones Wood.

Councilmember Cathey recommended inviting Coordinator Jones Wood to attend the City's worksession on December 14, 2024 to respond to questions about the urban forestry position and areas of focus.

City Administrator Parks affirmed the request and added that the posting of the urban forestry position would occur by January 14, 2025 for recruitment of applicants.



**TUMWATER GENERAL GOVERNMENT COMMITTEE  
MINUTES OF VIRTUAL MEETING  
DECEMBER 11, 2024 PAGE 7**

**ADJOURNMENT:                   With there being no further business, Chair Althausser adjourned  
the meeting at 8:50 a.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)

TO: General Government Committee  
FROM: Brad Medrud, Deputy Community Development Director  
DATE: February 18, 2025  
SUBJECT: Service Provider Agreement with ICF Jones & Stokes, LLC for Bush Prairie Habitat Conservation Plan Phase 4

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1) Recommended Action:

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.

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2) Background:

Working together with the Port of Olympia and large group of stakeholders, the City continues to work on the HCP implementation component of Phase 3 and is starting Phase 4 of the process of preparing the Bush Prairie Habitat Conservation Plan (HCP) with consultant assistance from ICF Jones & Stokes, LLC. The HCP is required as part the City and Port's incidental take permit application with U.S. Fish and Wildlife Service (USFWS) for the Olympia subspecies of the Mazama pocket gopher, the streak-horned lark, the Oregon spotted frog, and the Oregon vesper sparrow.

The goal of the HCP is to allow responsible growth to occur in the City, while providing superior species protection over what the ad-hoc, case by case permitting approach is providing currently. It is the intent of the HCP to cover all actions by private and public landowners that require City development approvals.

The HCP will allow operations and maintenance, recurring activities, and development to occur in some areas frequented by endangered species, offsetting any habitat loss with other, contiguous mitigation sites.

If the Bush Prairie HCP were not completed, development in a large portion of the City from small additions to single-family houses to larger development, as well as the City and Port's ongoing operations and maintenance activities would require individual HCPs and incidental take permits from USFWS.

The City and Port applied for the Phase 4 grant from USFWS in December 2023 and the grant was awarded in July 2024. The Phase 4 grant includes a \$410,000 federal grant award to the City and Port with a \$149,500 match (\$74,750 City/\$74,750 Port) of cash and staff time. The grant also includes \$55,000 for the Washington State Department of Fish and Wildlife (WDFW) to manage the grant and provide technical assistance with a WDFW \$5,500 match.

The Service Provider Agreement with ICF Jones & Stokes LLC will allow the City and the Port to start Phase 4 of the project that is intended to support completion of the public draft of the HCP, the NEPA/SEPA review process, and the stakeholder outreach that needs to be completed before the HCP is approved.

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3) Policy Support:

Comprehensive Plan Conservation Element Goal C-1: Recognize the significant role played by natural features and systems in determining the overall environmental quality and livability of Tumwater.

Comprehensive Plan Conservation Element Policy C-2.16: Protect and preserve habitats for species, which have been identified as endangered, threatened, or sensitive by the state or federal government, giving "special consideration: to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

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4) Alternatives:

None

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5) Fiscal Notes:

The attached Service Provider Agreement is part of a federal grant administered by WDFW and an internally funded work program task.

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6) Attachments:

A. Service Provider Agreement with ICF Jones & Stokes, LLC for Bush Prairie Habitat Conservation Plan Phase 4

**CITY OF TUMWATER  
SERVICE PROVIDER AGREEMENT**

**BUSH PRAIRIE HABITAT CONSERVATION PLAN PHASE 4**

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 ICF JONES & STOKES, LLC, a Washington 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” Objective, Scope of Services, and Schedule attached hereto and incorporated herein (the “Project”).

**2. TERM.**

The Project shall begin no earlier than September 1, 2024, and shall be completed no later than September 1, 2027. This Agreement may be extended for additional periods 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 five hundred and nine thousand and five hundred (\$509,000) as reflected in Exhibit "B" Budget.

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 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 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 a Certificate of Insurance evidencing:

1. Automobile Liability insurance with limits no less than \$1,000,000 combined single limit per accident for bodily injury and property damage.

2. 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.

3. Professional Liability 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.

C. The CITY shall be named as an additional insured on the insurance policy, except professional liability, as respect to work performed by or on behalf of the SERVICE PROVIDER and a copy of the endorsement naming the CITY as additional insured shall be attached to the Certificate of Insurance. The CITY reserves the right to request certified copies of any required policies.

D. 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.

E. Any payment of deductible or self-insured retention shall be the sole responsibility of the SERVICE PROVIDER.

F. 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 the SERVICE PROVIDER'S receipt of such notice.

#### 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 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 Benefits. Pursuant to Tumwater Municipal Code (TMC) Chapter 3.46, the SERVICE PROVIDER shall provide employee benefits or an equivalent sum to the domestic partners of their employees involved in the SERVICE PROVIDER'S operations applicable to this Agreement if such benefits are provided to employees' spouses as more particularly set forth in Chapter 3.46 of the TMC, a copy of which is attached hereto if applicable and as detailed in Exhibit "C" City Contracts – Nondiscrimination in Benefits attached hereto.

F. 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.

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 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.

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.

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:  
ICF Jones & Stokes, Inc.  
Address: 1200 6th Avenue, Suite 1800  
City/State/Zip: Seattle, WA 98101  
UBI No. 94-1730361  
Phone No. (703) 934-3461

\_\_\_\_\_  
DEBBIE SULLIVAN  
Mayor

\_\_\_\_\_  
Signature  
Printed Name:  
\_\_\_\_\_  
Title:  
\_\_\_\_\_

ATTEST:

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

APPROVED AS TO FORM:

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

STATE OF \_\_\_\_\_

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 \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

Exhibit "A" Objective, Scope of Services, and Schedule

**Objectives**

The project has the following objectives:

1. Continue the Bush Prairie HCP public engagement process that was initiated under prior federal awards (Phases 1-3) to provide opportunity for stakeholders and the public to inform the development of the HCP.
2. Complete the Bush Prairie HCP based on feedback from USFWS, WDFW, and stakeholders.
3. Complete the National Environmental Policy Act (NEPA) and Washington State Environmental Policy Act (SEPA) environmental review process.

**Scope of Services**

The project approach builds on the work in Phases 1 through 3.

Table 1 below outlines all tasks and associated deliverable(s). Task 1 continues ongoing public engagement, Task 2 continues and completes the HCP process, and Task 3 completes the NEPA/SEPA process.

*Table 1. Scope of Services*

Task	Task Summary	Deliverables
<b>1.0</b>	<b>Build and Sustain the Public Engagement Process</b>	
<b>1.1</b>	<b>Continue Public Engagement Process from Phases 1, 2 and 3.</b> Continue to work with public, stakeholders, and local, state, and federal partners to inform the development of the Bush Prairie HCP.	<ul style="list-style-type: none"> <li>– Plan and participate in up to two stakeholder meetings</li> <li>– Provide meeting agendas, presentations, and notes</li> <li>– Public Engagement Appendix in HCP</li> </ul>

Task	Task Summary	Deliverables
<b>2.0</b>	<b>Complete the Bush Prairie HCP and NEPA/SEPA Process<sup>1</sup></b>	
<b>2.1</b>	<b>HCP Project Management and Meetings.</b>	<ul style="list-style-type: none"> <li>– Plan and participate in regular meetings</li> <li>– Provide meeting agenda, presentations, and notes</li> </ul>
<b>2.2</b>	<b>Complete Public Draft HCP.</b> Finalize the public draft HCP based on comments on third Administrative Draft and feedback from USFWS during ongoing meetings. Use an in person on-screen review and editing meeting to resolve the remaining final comments.	<ul style="list-style-type: none"> <li>– Screen-check draft of HCP</li> <li>– Public draft HCP for public review</li> </ul>
<b>2.3</b>	<b>Complete Final HCP.</b> Review the public comments on the HCP to assess if any changes are necessary; discuss recommended changes with the City, Port, and USFWS; assist USFWS with comment responses specific to the HCP; and prepare the Final HCP.	<ul style="list-style-type: none"> <li>– Screen-check final HCP for final review</li> <li>– Final HCP for publication</li> </ul>
<b>3.0</b>	<b>Complete the Bush Prairie HCP and NEPA / SEPA Process<sup>2</sup></b>	
<b>3.1</b>	<b>NEPA/SEPA Project Management and Meetings.</b> Project management, communication, and meeting facilitation associated with the preparation and publication of the Environmental Assessment (EA).	<ul style="list-style-type: none"> <li>– Action items for NEPA and SEPA meetings.</li> <li>– Monthly progress report and budget summary</li> </ul>
<b>3.2</b>	<b>NEPA Scope of Analysis.</b> Collect and review data and information to support NEPA determination and scope of analysis of the NEPA document. Prepare Preliminary Draft EA Chapter 1, Purpose and Need, Chapter 2, Proposed Action and Alternatives.	<ul style="list-style-type: none"> <li>– EA outline</li> <li>– List of environmental issues and analysis methods</li> <li>– Preliminary Draft EA Chapter 1, Purpose and Need</li> <li>– Preliminary Draft EA Chapter 2, Proposed Action and Alternatives</li> </ul>

<sup>1</sup> Task 2 is partially funded with the funds associated with this RFQ and proposal. If needed ICF will support the City in identifying future funding sources.

<sup>2</sup> Task 2 is partially funded with the funds associated with this RFQ and proposal. If needed ICF will support the City in identifying future funding sources.

Task	Task Summary	Deliverables
3.3	<p><b>Prepare Draft EA.</b> Prepare Administrative Draft EA evaluating the environmental effects of the proposed action and no action alternative for agency review. Respond to agency comments and prepared Revised Administrative for final review. Respond to final comments and prepare Public Draft EA for publication.</p>	<ul style="list-style-type: none"> <li>– Administrative Draft EA</li> <li>– Revised Administrative Draft EA</li> <li>– Public Draft EA</li> </ul>
3.4	<p><b>Prepare Final EA.</b> Respond to public comments on the Draft EA and make updates to the Draft EA as needed in response to public comments.</p> <p>Prepare the Administrative Final EA for agency review. Response to agency comments and prepare the Revised Administrative Final EA for final comments. Address final comments and prepare the Final EA for publication.</p>	<ul style="list-style-type: none"> <li>– Administrative Final EA</li> <li>– Revised Administrative Final EA Public</li> <li>– Final EA</li> </ul>
3.5	<p><b>Support SEPA Compliance.</b> Coordinate with the City during development of the EA to support adoption of the NEPA EA for SEPA compliance. Support the City with preparation of additional documentation.</p>	<ul style="list-style-type: none"> <li>☑ Supporting SEPA documentation</li> </ul>



### Schedule

Table 2 below is the project schedule.

Table 2. Schedule

Task	2025												2026												2027											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<b>Task 1.0. Build and Sustain the Public Engagement Process</b>																																				
1.1 Public Engagement																																				
<b>Task 2.0. Complete HCP</b>																																				
2.1 HCP Project Management and Meetings																																				
2.2 Complete Public Draft HCP																																				
2.3 Complete Final HCP																																				
<b>Task 3.0. Complete NEPA / SEPA Process</b>																																				
3.1 NEPA Project Management and Meetings																																				
3.2 NEPA Scoping																																				
3.3 Prepare Draft EA																																				
3.4 Prepare Final EA																																				
3.5 Support SEPA Compliance																																				

Exhibit "B" Budget

Table 3 below is the project schedule.

*Table 3. Budget*

<b>Task</b>	<b>Task Description</b>	<b>ICF Budget</b>
<b>1.0</b>	Build and Sustain the Public Engagement Process	\$9,000
<b>2.0</b>	Complete HCP	\$200,000
<b>3.0</b>	Complete NEPA / SEPA Process	\$300,000
<b>Total</b>		<b>\$509,000</b>

Exhibit "C" City Contracts – Nondiscrimination in Benefits

**Chapter 3.46**  
**CITY CONTRACTS – NONDISCRIMINATION IN BENEFITS**

Sections:

- 3.46.010 Definitions.
- 3.46.020 Nondiscrimination in benefits.
- 3.46.030 Limitations.
- 3.46.040 Powers and duties of the city administrator.
- 3.46.050 Appeals.
- 3.46.060 Effective date.

**3.46.010 Definitions.**

For the purpose of this chapter:

- A. “Contract” means a contract for public works, consulting, or supplies, material, equipment or services estimated to cost \$50,000 or more;
- B. “Contract awarding authority” means the city officer, department, commission, employee, or board authorized to enter into or to administer contracts on behalf of the city;
- C. “Domestic partner” means any person who is registered with his/her employer as a domestic partner or, in the absence of such employer-provided registry, is registered as a domestic partner with a governmental body pursuant to state or local law authorizing such registration. Any internal employer registry of domestic partnership must comply with criteria for domestic partnerships specified by rule by the city administrator;
- D. “Employee benefits” means the provision of bereavement leave; disability, life, and other types of insurance; family medical leave; health benefits; membership or membership discounts; moving expenses; pension and retirement benefits; vacation; travel benefits; and any other benefits given to employees; provided, that it does not include benefits to the extent that the application of the requirements of this chapter to such benefits may be preempted by federal or state law.

(Ord. O2000-028, Added, 02/06/2001)

**3.46.020 Nondiscrimination in benefits.**

- A. No contractor on a city contract shall discriminate in the provision of employee benefits between an employee with a domestic partner and an employee with a spouse. The contractor shall not be deemed to discriminate in the provision of employee benefits if, despite taking reasonable measures to do so, the contractor is unable to extend a particular employee benefit to domestic partners, so long as the contractor provides the employee with a cash equivalent.

B. Other Options for Compliance Allowed. Provided that a contractor does not discriminate in the provision of benefits between employees with spouses and employees with domestic partners, a contractor may:

1. Elect to provide benefits to individuals in addition to employees' spouses and employees' domestic partners;
2. Allow each employee to designate a legally domiciled member of the employee's household as being eligible for spousal equivalent benefits; or
3. Provide benefits neither to employees' spouses nor to employees' domestic partners.

C. Requirements Inapplicable Under Certain Conditions. The city administrator may waive the requirements of this chapter where:

1. Award of a contract or amendment is necessary to respond to an emergency;
2. The contractor is a sole source;
3. No compliant contractors are capable of providing goods or services that respond to the city's requirements;
4. The contractor is a public entity;
5. The requirements are inconsistent with a grant, subvention or agreement with a public agency;
6. The city is purchasing through a cooperative or joint purchasing agreement.

D. Requests for waivers of the terms of this chapter are to be made to the city administrator by the contract awarding authority. Decisions by the city administrator to issue or deny waivers are final unless appealed pursuant to TMC 3.46.050.

E. The city administrator shall reject an entity's bid or proposal, or terminate a contract, if the city administrator determines that the entity was set up, or is being used, for the purpose of evading the intent of this chapter.

F. No contract awarding authority shall execute a contract with a contractor unless such contractor has agreed that the contractor will not discriminate in the provision of employee benefits as provided for in this chapter.

G. All contracts awarded by the city shall contain provisions prohibiting discrimination in the provision of employee benefits, including provisions containing appropriate remedies for the breach thereof as prescribed by this chapter, except as exempted by this chapter or rule.

(Ord. O2000-028, Added, 02/06/2001)

### **3.46.030 Limitations.**

The requirements of this chapter only shall apply to those portions of a contractor's operations that occur:

- A. Within the city;
- B. On real property outside of the city if the property is owned by the city or if the city has a right to occupy the property, and if the contractor's presence at that location is connected to a contract with the city; and
- C. Elsewhere in the United States where work related to a city contract is being performed. The requirements of this chapter shall not apply to subcontracts or subcontractors of any contract or contractor.

(Ord. O2000-028, Added, 02/06/2001)

#### **3.46.040 Powers and duties of the city administrator.**

The city administrator shall have the power to:

- A. Adopt rules and regulations in accordance with this chapter establishing standards and procedures for effectively carrying out this chapter;
- B. Determine and impose appropriate sanctions and/or liquidated damages for violation of this chapter by contractors including, but not limited to:
  1. Disqualification of the contractor from bidding on or being awarded a city contract for a period of up to five years; and
  2. Contractual remedies, including, but not limited to, liquidated damages and termination of the contract;
- C. Examine contractor's benefit programs covered by this chapter;
- D. Impose other appropriate contractual and civil remedies and sanctions for violations of this chapter;
- E. Allow for remedial action after a finding of noncompliance, as specified by rule;
- F. Perform such other duties as may be required by ordinance or which are necessary to implement the purposes of this chapter.

(Ord. O2000-028, Added, 02/06/2001)

#### **3.46.050 Appeals.**

Any aggrieved party may appeal a decision of the city administrator to the mayor by the submittal of a written request to the city attorney within ten working days of the decision to be appealed. The mayor's decision will be in writing with findings identified upon which the decision was made. Subsequent appeal will be to the Thurston County superior court.

(Ord. O2000-028, Added, 02/06/2001)

#### **3.46.060 Effective date.**

The provisions of this chapter shall apply to any contract awarded on or after January 2, 2002.

(Ord. O2000-028, Added, 02/06/2001)

TO: General Government Committee  
 FROM: Brad Medrud, Deputy Community Development Director  
 DATE: February 18, 2025  
 SUBJECT: First Amendment to Service Provider Agreement with HATC for Tumwater Inn – Affordable Senior Housing

---

1) Recommended Action:

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.

---

2) Background:

The Housing Authority of Thurston County (HATC) entered an agreement to buy the Tumwater Inn and Suites on January 10, 2023. An application for Rapid Capital Housing Acquisition Round II under NOFA #MHU-2022-06 was submitted on January 12, 2023, to the Washington State Department of Commerce to acquire and renovate the Tumwater Inn at 5895 Capital Blvd SW and 111 SW West T Street in Tumwater. The application required a match commitment of five percent in order to be successful and the City of Tumwater agreed to provide \$275,000 to help the HATC meet the match requirement.

The HATC application or Commerce was accepted and was eventually awarded \$7,900,000 of Rapid Capital Housing Acquisition funds. The total project is budgeted to cost \$8,492,850 for acquisition and renovation to bring the property up to current codes and provide 24 affordable permanent housing units for seniors that are at or below 50% of Area Median Income (AMI). Half of the units will be priced to be affordable at 30% of AMI and half at 50% of AMI.

The City and the HATC signed a Service Provider Agreement on July 24, 2023, that allocated \$75,000 of the City’s \$275,000 commitment for asbestos, lead, mold, and meth testing and mitigation and \$200,000 for relocation assistance.

The First Amendment to the Service Provider Agreement would reallocate the funds as follows: \$208,390.75 for Asbestos, lead, mold and meth testing and mitigation of the \$275,000 and \$66,609.25 for relocation assistance, which has been completed.

---

3) Policy Support:

Strategic Priorities and Goals 2025 – 2026: Build a Community Recognized for Quality, Compassion, and Humanity – Implement the Tumwater Housing Action Plan.

---

4) Alternatives:

None.

---

5) Fiscal Notes:

This is an internally funded work program task.

---

6) Attachment:

- A. First Amendment to Service Provider Agreement with HATC for Tumwater Inn – Affordable Senior Housing

**FIRST AMENDMENT  
TO  
SERVICE PROVIDER AGREEMENT  
FOR  
TUMWATER INN – AFFORDABLE SENIOR HOUSING**

This First Amendment ("Amendment") is dated effective this \_\_\_\_\_ day of \_\_\_\_\_, 2025, and is entered into by and between the CITY OF TUMWATER, a Washington municipal corporation ("CITY"), and the HOUSING AUTHORITY OF THURSTON COUNTY, a public body corporate and politic of the State of Washington, ("SERVICE PROVIDER").

A. The CITY and the SERVICE PROVIDER entered into a Service Provider Agreement dated effective July 24, 2023, whereby the SERVICE PROVIDER agreed to provide affordable senior housing services ("Agreement").

B. Section 14 of the Agreement provided that the Agreement may only be amended by written agreement signed by the parties.

C. The CITY and the SERVICE PROVIDER desire to amend the Agreement to continue the services described in Section 1 of the Agreement by extending the term of the Agreement and adjusting the allocation of funds between the activities as shown in Exhibit "A-1".

NOW, THEREFORE, the parties agree to the following terms and conditions:

1. SCOPE OF SERVICES.

Section 1 of the Agreement is amended to as described and detailed in Exhibit "A-1," attached hereto and incorporated herein to adjust the allocation of funds between activities.

2. TERM.

Section 2 of the Agreement shall be amended to extend the term of the Agreement until March 31, 2025.



3. FULL FORCE AND EFFECT.

All other terms and conditions of the Agreement not modified by this Amendment shall remain in full force and effect.

DATED the effective date set forth above.

CITY:

CITY OF TUMWATER  
555 Israel Road SW  
Tumwater, WA 98501

SERVICE PROVIDER:

HOUSING AUTHORITY OF  
THURSTON COUNTY  
PO Box 1638  
Olympia, WA 98507-1638  
UBI No. 601 094 924  
Phone No. (360) 753-8292

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

\_\_\_\_\_  
Signature (Notarized – see below)  
Printed Name: Craig Chance  
Title: Executive Director

ATTEST:

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

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: \_\_\_\_\_

Exhibit “A-1”

The matching funds provided by the City of Tumwater in the original July 24, 2023, Service Provider Agreement were budgeted as follows:

<b>Activity</b>	<b>Total</b>
Asbestos, Lead, Mold and Meth testing and mitigation	\$75,000
Relocation	\$200,000
<b>TOTAL</b>	<b>\$275,000</b>

This first amendment to the original July 24, 2023, Service Provider Agreement changes the budget as follows:

<b>Activity</b>	<b>Total</b>
Asbestos, Lead, Mold and Meth testing and mitigation	\$208,390.75
Relocation	\$66,609.25
<b>TOTAL</b>	<b>\$275,000</b>

There is no change to the total compensation in Section 4.C. of the original July 24, 2023, Service Provider Agreement.

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

---

1) Recommended Action:

This is a discussion item about the Greenhouse Gas Reduction 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 work session item is to gather feedback from the General Government Committee on the Greenhouse Gas Reduction 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 – Goals, Policies, and Implementation Actions
  - C. Presentation

# STAFF REPORT



Date: February 18, 2025  
To: General Government Committee  
From: Alyssa Jones Wood, Sustainability Coordinator

## 2025 Comprehensive Plan Update – Climate Element

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

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

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

The intent of this agenda item before the General Government Committee today is to discuss the draft goals, policies, actions, and associated timelines of the Greenhouse Gas Emission Reduction sub-element of new Climate Element.

### Contents

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

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C. Draft Time Period and the Climate Crisis..... 7

D. Initial Review ..... 8

Appendix A – Guidance..... 9

### 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.



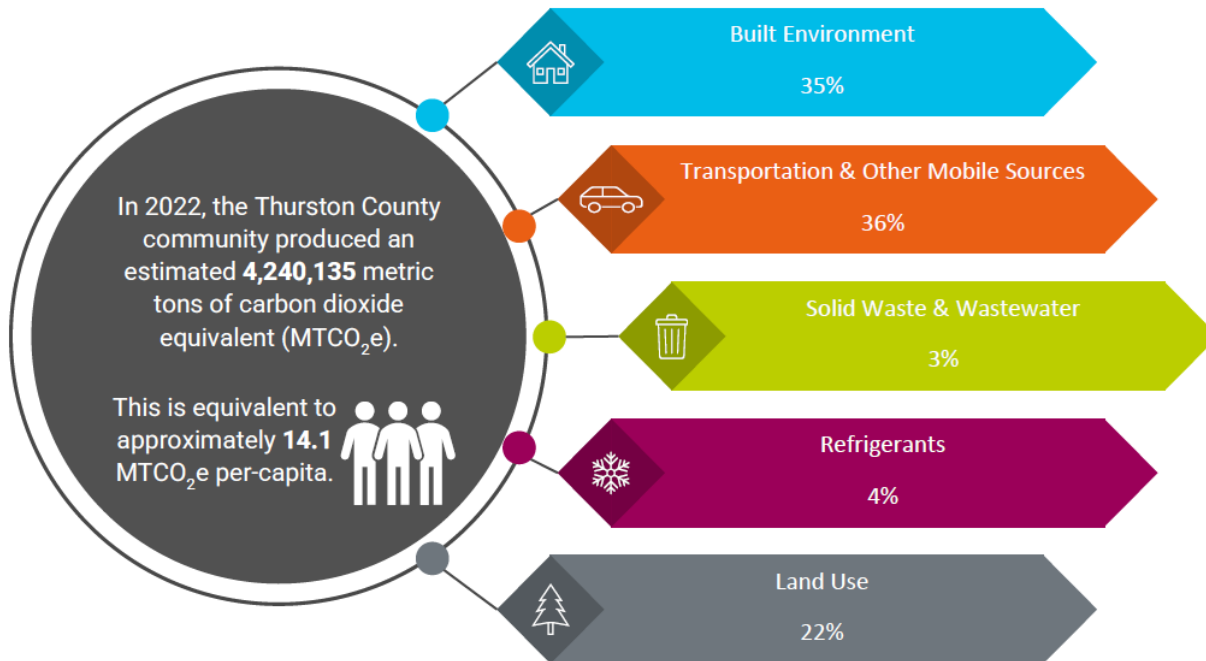


Figure 1. 2022 Emissions by Sector

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

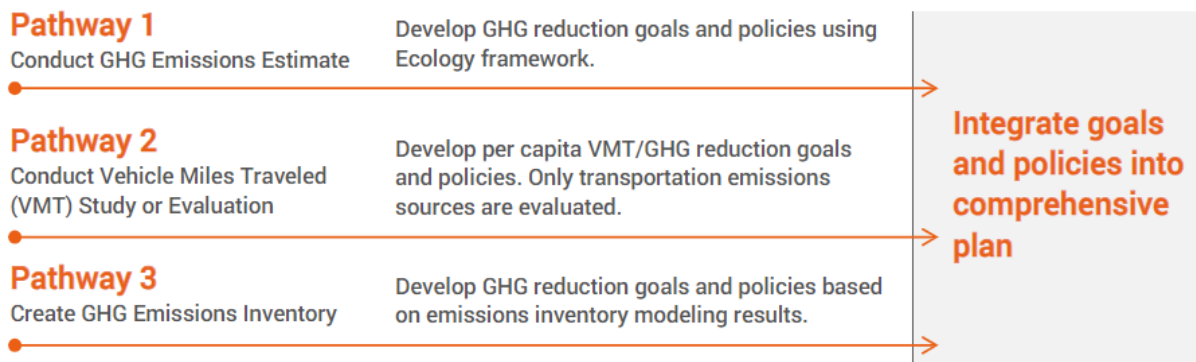


Figure 2. Pathway summary for GHG sub-element.

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:

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

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

## B. Policy Strength Continuum

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

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

## C. Draft Time Period and the Climate Crisis

The Tumwater City Council passed resolution No. R2021-002 on January 19, 2021, which declared a climate emergency and support for the mobilization of community and region wide efforts to mitigate climate change in order to provide a safe environment for future generations. All aspects of the Climate Element – climate mitigation, adaptation, environmental justice, and equity – are exceptionally urgent issues requiring action and system change on a local, state, federal, 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 a careful consideration and nuance that staff are incorporating into their work as they address the climate crisis.

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## D. Initial Review

Attachment B is the initial draft of the Climate Element. This draft has been reviewed by staff and the Climate Policy Advisory Team (CPAT). This draft is concurrently being reviewed by the Planning Commission, General Government Committee, and the community at large. 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](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics)

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

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

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

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

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

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

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

# Climate Element

Goals, Policies, and Implementation Actions

## City of Tumwater 2025 Comprehensive Plan

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

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

December 2024

Ordinance No. O2025-0XX



# Climate Element

Goals, Policies, and Implementation Actions



## Table of Contents

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

DRAFT





# Climate Element

Goals, Policies, and Implementation Actions

## 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



## Climate Element

Goals, Policies, and Implementation Actions

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

**TRPC** – Thurston County Regional Planning Council

**UFMP** – Urban Forestry Management Plan

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

**WSDOT** - Washington State Department of Transportation

### Key Terms and Definitions

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

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

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

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

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

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

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

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



## Climate Element

### Goals, Policies, and Implementation Actions

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

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

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

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

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

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

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

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

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

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

<sup>4</sup> See Note 1



## Climate Element

### Goals, Policies, and Implementation Actions

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

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<sup>5</sup> See Note 1

# Climate Element

Goals, Policies, and Implementation Actions



## 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><b><u>Equity-focused Action</u></b></p> <p>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><b><u>Publicly Identified Priority</u></b></p> <p>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>



## Climate Element

Goals, Policies, and Implementation Actions

### 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.

# Climate Element

Goals, Policies, and Implementation Actions



## 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.*

## Climate Element

### Goals, Policies, and Implementation Actions



- 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.*



# Climate Element

Goals, Policies, and Implementation Actions



*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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# Climate Element

Goals, Policies, and Implementation Actions



## 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.



## Climate Element

### Goals, Policies, and Implementation Actions

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.

## Climate Element



Goals, Policies, and Implementation Actions

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

#### A. Overarching Climate Goals

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

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

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

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

# Climate Element

Goals, Policies, and Implementation Actions







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

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

## 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	<b>Start:</b> 2025 Ongoing	
<b>CL-1.3 Develop programs and resources to promote equitable financial access to climate resilience and mitigation activities.</b>	WRS, Finance, & ED	<b>Start:</b> 2026	
CL-1.3.1 Identify funding sources for subsidies for overburdened communities to offset costs associated with climate impacts and mitigation actions. Covered funding could include potential cost increases associated with changing to non-fossil-fuel energy sources, increased energy usage to maintain livable indoor temperatures, and home hardening projects.	WRS, Finance, & ED	<b>Start:</b> 2026 <b>Complete:</b> est. 1-2 years	
CL-1.3.2 Establish and initiate a process to consult with frontline communities to identify ways to equitably distribute climate funding.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 3-5 years	

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


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

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



## Climate Element

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

## Climate Element

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



# Climate Element

Goals, Policies, and Implementation Actions



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

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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.

# Climate Element

Goals, Policies, and Implementation Actions



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

# Climate Element

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	<b>Start:</b> 2027 <b>Complete:</b> 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	<b>Start:</b> 2026 Ongoing	
CL-4.2.4 Develop and adopt policies that require existing dwelling units undertake an energy audit during a substantial remodel. <sup>8</sup>	CDD, WRS	<b>Start:</b> 2029 Ongoing	
CL-4.2.5 Provide incentives for property owners who take part in energy efficiency programs such as property tax breaks for installing energy conservation measures in rental housing.	CDD, EXD, FIN, WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	
CL-4.2.6 Require baseline levels of energy efficiency as part of building permit review.	CDD	<b>Start:</b> 2029 Ongoing	<p>Brought up by community members to benefit renters and low-income residents.</p>

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



## Climate Element

### Goals, Policies, and Implementation Actions

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

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



## Climate Element

### Goals, Policies, and Implementation Actions

CL-4.4.3 Explore developing guidelines for deconstruction and salvaging materials for reuse.	CDD	<b>Start:</b> 2026 <b>Complete:</b> est. 5 years	
<b>CL-4.5 Convert to alternative fuel sources.</b>			
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	<b>Start:</b> 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
<b>CL-5.1 Increase the production of local renewable energy.</b>			
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	<b>Start:</b> 2025 <b>Complete:</b> 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	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	
CL-5.1.3 Pursue public-private partnerships to seek funding sources to accelerate clean energy projects.	WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 5-10 years	





## Climate Element

Goals, Policies, and Implementation Actions

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

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

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

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



# Climate Element

Goals, Policies, and Implementation Actions





Policies and Implementation Actions	Lead	Period	Notes
CL-6.1.3 Develop a rebate program for community members who wish to buy a bicycle or electric bicycle, with priority for low-income residents or households with greater barriers to vehicles.	WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 1-5 years	
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	<b>Start:</b> 2025, <b>Complete:</b> est. 3 years	
<b>CL-6.2 Increase adoption of electric vehicles (EVs).</b>			
CL-6.2.1 Partner with industry experts and environmental organizations to increase consumer awareness about EV options and incentives for use and purchase.	WRS	<b>Start:</b> 2025 <b>Complete:</b> est. <1 year	
CL-6.2.2 Provide educational resources for community members seeking to install EV chargers at home, with specific incentive support for smaller-scale and multi-family property owners.	WRS, CDD	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	
CL-6.2.3 Explore more opportunities to expand the city's publicly available EV charging network.	WRS, TED, PRFD	Ongoing	

## Climate Element

### Goals, Policies, and Implementation Actions

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

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

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-7.1 Continue land use policies that support increased urban density and efficient transportation networks and reduce urban sprawl.</b>			
CL-7.1.1 Develop and implement a strategy for eliminating parking minimums and establishing parking maximums, in alignment with statewide requirements.	CDD	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	
CL-7.1.2 Create a safe, regionally well-connected, and attractive bike and pedestrian network to encourage active transportation both within Tumwater and between neighboring jurisdictions.	CDD, TED	Ongoing <b>Complete:</b> est. 5-10 years	 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 <b>Complete:</b> est. 5 years	

# Climate Element

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

# Climate Element


Goals, Policies, and Implementation Actions



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
<b>CL-8.1 Preserve tree canopy and support habitat restoration and conservation to sequester carbon.</b>			
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	<b>Start:</b> 2026 <b>Complete:</b> est. 1-5 years	

## Climate Element

Goals, Policies, and Implementation Actions



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	<b>Start:</b> 2025 <b>Complete:</b> 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	<b>Start:</b> 2025 <b>Complete:</b> 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
<b>CL-9.1 Require that planned facilities, utilities, and infrastructure projects and existing vulnerable sites be built or hardened to avoid or withstand climate impacts, including extreme heat, extreme precipitation, and sea level rise.</b>	CDD, WRS	<b>Start:</b> 2028	
CL-9.1.1 Identify potential funding sources to bury existing power lines and associated infrastructure, or to make more resilient to climate impacts where burial is not feasible.	CDD, TED, WRS	<b>Start:</b> 2028 <b>Complete:</b> Ongoing	
CL-9.1.2 Identify potential funding sources to develop and maintain a grant program that will enable affordable housing development projects to bury new power lines and associated infrastructure as required, or to make more resilient to climate impacts where burial is not feasible.	WRS, CDD	<b>Start:</b> 2028 <b>Complete:</b> Ongoing	 
CL-9.1.3 Review existing and planned capital facilities to ensure they will be able to function as intended over their planned life cycle, creating and implementing plans to strengthen any capital facilities with identified vulnerabilities.	TED, PRFD, WRS	<b>Start:</b> 2028 <b>Complete:</b> Ongoing	

## Climate Element

### Goals, Policies, and Implementation Actions



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

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



## Climate Element

### Goals, Policies, and Implementation Actions



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

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

## Climate Element


Goals, Policies, and Implementation Actions



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

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






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

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

# Climate Element

Goals, Policies, and Implementation Actions



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

# Climate Element

Goals, Policies, and Implementation Actions



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

## Climate Element

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

# Climate Element

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	<b>Start:</b> 2030 <b>Complete:</b> est. 5 years	
CL-10.4.3 Develop and implement a regional wildfire and smoke resilience and response strategy.	WRS, Fire and EMS, ORCAA	<b>Start:</b> 2025 <b>Complete:</b> est. 5-7 years	
CL-10.4.4 Develop a protocol for using the County emergency alert system to issue alerts for wildfire risk, smoke exposure, and evacuation information. Create alert messaging that uses plain language to communicate risks and information.	WRS, Fire and EMS, ORCAA, County	<b>Start:</b> 2027 <b>Complete:</b> est. 3-5 years	
<b>CL-10.5 Improve community resilience, health equity, and environmental justice by ensuring that all community members can walk or roll to public green spaces within ½ a mile and connected by sidewalks or protected walkways.</b>	TED, WRS, PRFD	<b>Start:</b> 2027	
CL-10.5.1 Utilize data from the Trust for Public Land and from community outreach efforts to find any gaps in equitable access to public green spaces.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 1-2 years	
CL-10.5.2 Engage community members who lack equitable access to green spaces to determine how they would like to improve their access. Options can include better transportation options, addition of new green space, and improved safety of active transportation routes, among others.	TED, WRS, PRFD	<b>Start:</b> 2030 <b>Complete:</b> est. 1-5 years	



## Climate Element

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

# Climate Element

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	<b>Start:</b> 2027 <b>Complete:</b> est. 2 years	
CL-10.7.2 Coordinate with the County Health Department to develop strategies to mitigate projected increases in disease and pest risk.	WRS, County Health Department	<b>Start:</b> 2029 <b>Complete:</b> est. 3 years	
<b>CL-10.8 Develop programs that enable and empower community members to protect themselves from poor air quality.</b>	WRS	<b>Start:</b> 2027	
CL-10.8.1 Collect data to determine how many Tumwater community members are vulnerable to poor air quality and the neighborhoods in which these residents live, using both quantitative and qualitative data from tools like EJScreen and from community outreach efforts. Use collected data to set target thresholds for shelter occupancy and locations and air conditioner/heat pump and air filtration distribution programs.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 1-2 years	
CL-10.8.2 Establish and maintain a stable funding source to distribute personal protective equipment to populations vulnerable to poor air quality.	WRS, Thurston County Health Department, & Community Based Organizations	<b>Start:</b> 2029 <b>Complete:</b> est. 1-2 years <b>Maintain:</b> ongoing	



# Climate Element


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







## Climate Element

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

## Climate Element

### 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	<b>Start:</b> 2026 <b>Complete:</b> 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	<b>Start:</b> 2025 <b>Complete:</b> 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	<b>Start:</b> 2028 <b>Complete:</b> est. 5 years	
<b>CL-11.3 Collaborate with the Tribes to ensure the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts.</b>	WRS, CDD, PRFD, Tribes	<b>Start:</b> 2026	
CL-11.3.1 Request recommendations from the Tribes for actions the City can take to preserve historic sites and cultural properties.	WRS, PRFD, Tribes, DAHP	<b>Start:</b> 2026 <b>Complete:</b> est. 3 years	
CL-11.3.2 In collaboration with the Tribes, develop guidelines for protecting, enhancing, and restoring affected historic sites and cultural properties.	WRS, Tribes	<b>Start:</b> 2029 <b>Complete:</b> est. 5 years	

### 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.




## Climate Element

### Goals, Policies, and Implementation Actions

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

## Climate Element

### Goals, Policies, and Implementation Actions

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



## Climate Element

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	<b>Start:</b> 2030 <b>Complete:</b> est. 5 years	Use National Fish, Wildlife and Plants Climate Adaptation Strategy
CL-12.3.3 Locate funding to implement the Ecosystem Restoration Plan and/or Natural Resource Management Plan	WRS, CDD	<b>Start:</b> 2035 <b>Complete:</b> est. 2 years	
<b>CL-12.4 Increase the climate resilience of native fish species and aquatic ecosystems by reducing the impact of threats such as aquatic invasive species, invasive plants, pollutants, and changes in seasonal water flow.</b>	WRS	<b>Start:</b> 2025	
CL-12.4.1 Conduct a study of existing threats to native fish and aquatic ecosystems to prioritize which threats are addressed.	WRS, TRPC	<b>Start:</b> 2025 <b>Complete:</b> est. 2 years	
CL-12.4.2 Develop an Aquatic Resilience Strategy that addresses each unique threat identified.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 1 year	
CL-12.4.3 Implement the Aquatic Resilience Strategy.	WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 5 years	
<b>CL-12.5 Advocate for prioritizing maintenance of habitat integrity and function when working with regulatory agencies to determine allowed activities and uses within protected wetlands and Fish and Wildlife Habitat Conservation Areas (FWHCAs).</b>	WRS	<b>Start:</b> 2025	
CL-12.5.1 Identify programs that will have a substantive impact on fish and wildlife habitat.	WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 3 years	

# Climate Element

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	<b>Start:</b> 2028 Ongoing	
<b>CL-12.6 Take early action to eliminate or control non-native invasive species, including insects and plants that take advantage of climate change, especially where invasives threaten native species or ecosystem function.</b>	WRS	<b>Start:</b> 2026	
CL-12.6.1 Develop and implement a monitoring plan to assess how invasive species are spreading and impacting local plant communities.	WRS	<b>Start:</b> 2026 <b>Complete:</b> 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	<b>Start:</b> 2028 <b>Complete:</b> 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.

## Climate Element

Goals, Policies, and Implementation Actions









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



## Climate Element



### 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	<b>Start:</b> 2029 <b>Complete:</b> est. 4 years	
CL-13.2.4 Form partnerships with organizations that aid workers affected by climate change who are transitioning to new fields of employment to share their services with Tumwater community members.	EXD, WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 7 years	 
<b>CL-13.3 Embed environmental justice in City land use decisions.</b>	CDD, WRS	<b>Start:</b> 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	<b>Start:</b> 2025 <b>Complete:</b> 3 years	
CL-13.3.2 Conduct a city-wide environmental justice audit prior to amending land use designations.	WRS & CDD	<b>Start:</b> 2028 Ongoing as needed	
<b>CL-13.4 Restore and maintain critical areas, non-regulated open space areas, and the floodplain to maximize climate resilience and ecosystem benefits.</b>	WRS	<b>Start:</b> 2026	
CL-13.4.1 Inventory existing and projected vulnerabilities of critical areas, open spaces, and floodplain-adjacent parcels.	WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 2 years	
CL-13.4.2 Identify maintenance and restoration actions needed to keep critical areas and open spaces resilient. Prepare a report outlining the recommended actions which should incorporate green and gray-green infrastructure that will enhance natural systems into recommended actions.	WRS & TED	<b>Start:</b> 2028 <b>Complete:</b> 3 years	

# Climate Element


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	<b>Start:</b> 2026 <b>Complete:</b> est. 6 years	
CL-13.4.5 Review best available science for buffers and setbacks for steep slopes vulnerable to erosion exacerbated by climate change, and establish new minimums, if necessary, so that improvements are not required to protect structures during their expected life.	CDD	<b>Start:</b> 2026 Reassess every 2 years	
<b>CL-13.5 Identify and implement strategies for reducing residential development pressure in the wildland-urban interface.</b>	CDD	<b>Start:</b> 2030	
CL-13.5.1 Identify areas with high fire risk and explore the feasibility of land use changes to reduce further development in these areas.	CDD	<b>Start:</b> 2032 <b>Complete:</b> est. 1-3 years	Longer expected period due to uncertainty around WUI mapping
CL-13.5.2 Establish incentives and regulations to maintain open space buffers to reduce wildfire risk.	WRS, CDD	<b>Start:</b> 2030 <b>Complete:</b> est. 3-5 years	
<b>CL-13.6 Encourage the location of new development in areas where exposure to climate hazards is low and ecological impacts are minimized.</b>	CDD	<b>Start:</b> 2025	
CL-13.6.1 Develop design guidelines for climate-resilient multi-use development. Guidelines should require residential development to be designed for passive survivability under future climate projections.	CDD	<b>Start:</b> 2030 <b>Complete:</b> est. 5 years	

## Climate Element

### 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	<b>Start:</b> 2028 <b>Complete:</b> 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	<b>Start:</b> 2028 <b>Complete:</b> est. 10 years	
CL-13.6.4 Update development regulations on a regular basis to incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.	CDD	<b>Start:</b> 2025 Reassess every 5 years	
<b>CL-13.7 Support local businesses' efforts to bolster climate preparedness and continuity of operations.</b>	EXD, WRS	<b>Start:</b> 2035	
CL-13.7.1 In partnership key stakeholders, draft recommendations for new building codes and incentive programs that help installation of on-site renewable energy and battery storage.	EXD, Chambers of Commerce, Thurston EDC, Economic Resilience Working Group	<b>Start:</b> 2035 <b>Complete:</b> est. 3 years	
<b>CL-13.8 In areas with significant vulnerability to climate hazards, facilitate and support long-term community visioning including consideration of managed retreat.</b>	CDD, WRS	<b>Start:</b> 2026	
CL-13.8.1 Utilize information from the Comprehensive Vulnerability Assessment to identify areas at high risk from climate impacts that will require substantial adaptation activities or the managed retreat of the entire community.	CDD, WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 7 years	




## Climate Element

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	<b>Start:</b> 2028 Ongoing	
CL-13.8.3 Review adaptation plans for communities in other cities and neighborhoods facing similar risks.	CDD, WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 1 year	
CL-13.8.4 Establish long term action plans with at-risk communities, with distinct phases for different increasing levels of risk.	CDD, WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 3-5 years	





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

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

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

## Climate Element

Goals, Policies, and Implementation Actions

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	<b>Start:</b> 2029 <b>Complete:</b> est. 8 years	
<b>CL-14.2 Prioritize access to and restoration of water bodies and water-adjacent sites when designing and siting new and expanded transportation infrastructure.</b>	TED, WRS	Ongoing	
<b>CL-14.3 Improve habitat connectivity wherever possible when constructing and redeveloping roadways.</b>	TED, WRS, WSDOT	<b>Start:</b> 2028	
CL-14.3.1 Integrate habitat connectivity considerations into road construction and redevelopment projects, reviewing plans for opportunities to make roads more permeable for both aquatic and terrestrial species through actions like widening culverts.	TED, WRS, WSDOT	<b>Start:</b> 2028 Ongoing	
<b>CL-14.4 Facilitate quick recovery of the whole multimodal transportation system after disruption from disasters or extreme weather events.</b>	TED	<b>Start:</b> 2028	
CL-14.4.1 Develop transportation recovery plans that ensure recovery of one aspect of the transportation system does not inhibit recovery of other forms of transportation. For example, snow plowing should not restrict access to bike lanes.	TED	<b>Start:</b> 2028 <b>Complete:</b> est. 5 years	
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.



## Climate Element

### Goals, Policies, and Implementation Actions

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

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

# Climate Element

Goals, Policies, and Implementation Actions



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	<b>Start:</b> 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	<b>Start:</b> 2025 <b>Complete:</b> est. 4-6 years	
CL-15.2.3 Promote rain gardens, dormant lawns and lawn alternatives, as well as native and drought-tolerant landscaping choices. Secure funding to establish an incentive or rebate program for community members who use native and drought-tolerant landscaping options.	WRS	<b>Start:</b> 2025 Ongoing	
CL-15.2.4 Establish a demonstration area for lawn alternatives that highlights native and drought-tolerant landscaping.	WRS & Parks, Recreation, & Facilities Department	<b>Start:</b> 2026 <b>Complete:</b> est. 1 year	
CL-15.2.5 Lobby at the county health department and state level agencies for the reuse of greywater on-site in buildings for flushing toilets, irrigation.	WRS	<b>Start:</b> 2025 Ongoing	
CL-15.2.6 Lobby at state level to prioritize using water resources in alignment with public interests.	WRS	<b>Start:</b> 2025 Ongoing	
<b>CL-15.3 Develop and implement a comprehensive drought resilience strategy that factors in projected climate impacts and sets action levels for different drought stages.</b>	WRS	<b>Start:</b> 2026	
CL-15.3.1 Conduct outreach to understand current water resource needs (i.e. water-reliant livelihoods).	WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 1 year	

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



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



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

# 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	<b>Start:</b> 2031 <b>Complete:</b> 1-2 years	
<b>CL-16.3 Expand consistent access to food for Tumwater community members.</b>	WRS	<b>Start:</b> 2025	 
CL-16.3.1 Coordinate with the County to expand access to food bank services.	WRS, County	<b>Start:</b> 2025 <b>Complete:</b> est. 1-3 years	
CL-16.3.2 Conduct community outreach to find gaps and barriers in consistent access to nutritious food.	WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 1 year	

DRAFT

# 2025 Comprehensive Plan Update Climate Change Element Greenhouse Gas Reduction Sub-Element Review

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

**Alyssa Jones Wood, Sustainability Manager**



General Government Committee February 18, 2025

# Intent

Discuss the draft  
Greenhouse Gas Emission  
Sub-Element of the new  
Climate Change Element of  
the 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

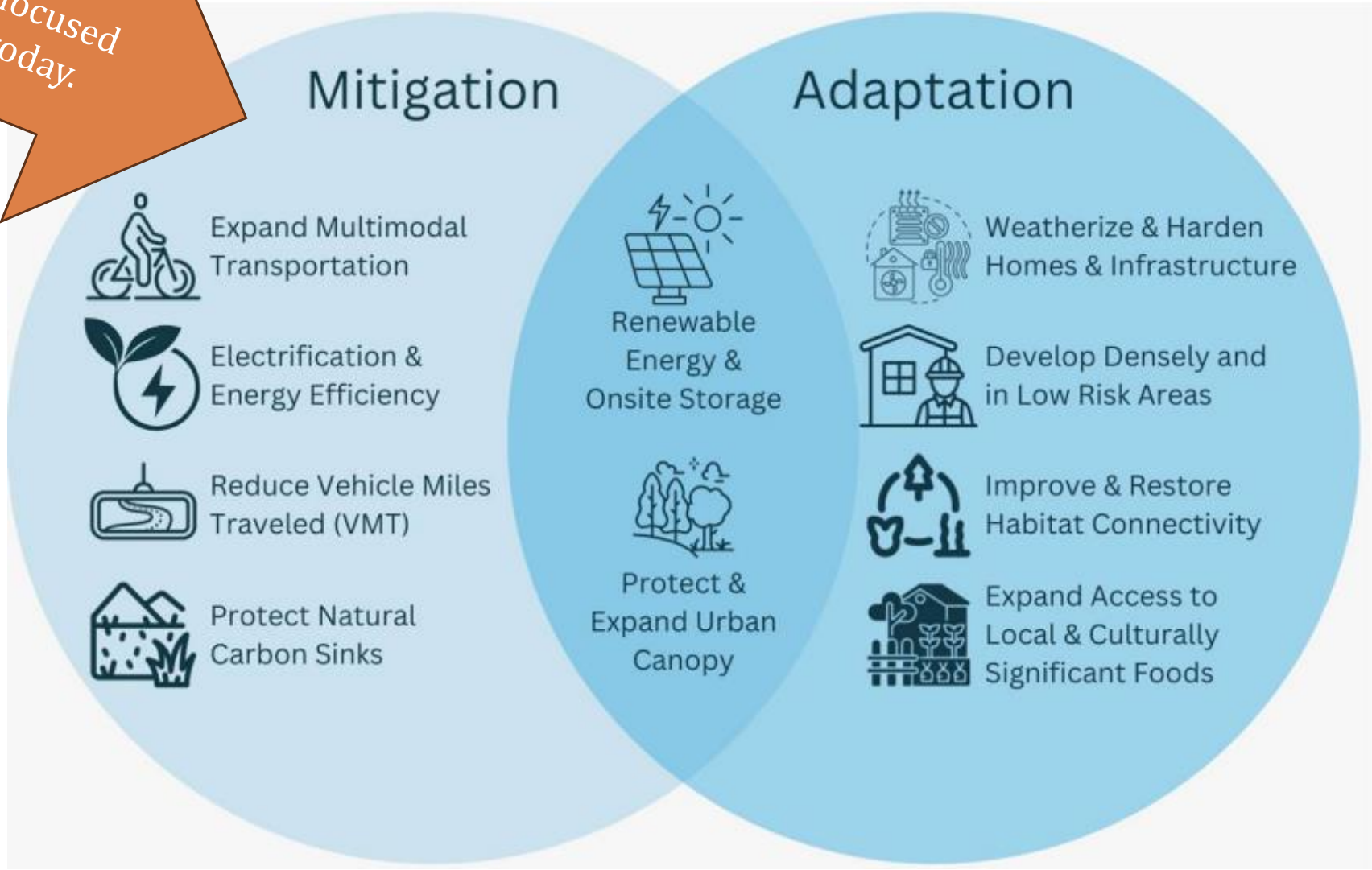
- About 60 participants
- Opened online open house from August 15 – October 31, 2024
- Feedback provided by the Thurston Climate Mitigation Collaborative’s Community Advisory Workgroup
- Meeting with Thurston Climate Action Team’s Community Organizer
- Direct emails with Community Based Organizations, Non-Profits, interested community members, and Affinity Groups
- Tabled at the Thurston County Food Bank to encourage participation in online open house
- Presented to the South Sound Asian and Pacific Islanders Coalition twice
- The draft Climate Element was open for Public Comment online through January 31.
- Planning to table at the Thurston County Food Bank and Library in January to request participation in review/public comment of the draft Element
- Social media posts
- Forthcoming Community Assembly hosted by Thurston Climate Action Team







*We're focused here today.*



# Goal CL-4

- 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-5

- 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-6

- 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-7

- 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-8

- 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?



# 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:

Brad Medrud, Deputy Community Development Director, AICP

City of Tumwater

Community Development Department

555 Israel Road SW

Tumwater, WA 98501

Phone: 360-754-4180

Email: [bmedrud@ci.Tumwater.wa.us](mailto:bmedrud@ci.Tumwater.wa.us)

The periodic update email is [compplan@ci.Tumwater.wa.us](mailto: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](mailto:ajoneswood@ci.Tumwater.wa.us) & [compplan@ci.Tumwater.wa.us](mailto:compplan@ci.Tumwater.wa.us)

TO: General Government Committee  
 FROM: Brad Medrud, Deputy Community Development Director  
 DATE: February 18, 2025  
 SUBJECT: Ordinance No. O2025-004, Suspending Annual Comprehensive Plan Amendments

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1) Recommended Action:

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.

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2) Background:

In accordance with RCW 36.70A.130, the City must periodically review, and if needed, revise its Comprehensive Plan and development regulations every ten years to ensure compliance with the Washington State Growth Management Act. The City must complete the current periodic update on or before December 31, 2025.

Pursuant to RCW 36.70A.130 and TMC 18.60.025(A)(2), proposed map and text amendments to the City’s Comprehensive Plan and corresponding rezones are only considered once per calendar year. Individuals and agencies may submit applications for Comprehensive Plan amendments on an annual basis by a date set by the City Council, generally before the first Monday in December for the following year.

The periodic update of the Comprehensive Plan started in 2022 using a phased, multiyear approach, and involving a multidisciplinary team spanning all City departments. Accepting proposals for annual Comprehensive Plan amendments may be in conflict with and complicate the periodic update and divert limited resources from the periodic update. In lieu of the annual amendment process, amendment requests may be incorporated into the periodic update and considered together with other proposed changes to the Comprehensive Plan.

The City Council originally suspended the annual Comprehensive Plan amendment process by Ordinance No. O2022-023 on October 18, 2022, from October 1, 2022, until June 30, 2025. The Washington State Legislative approved HB 2296 which was signed by the Governor and extended the deadline for completing the Comprehensive Plan periodic update from June 30, 2025, to December 31, 2025.

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3) Policy Support:

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.

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

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4) Alternatives:

None

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5) Fiscal Notes:

This is an internally funded work program task.

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6) Attachments:

A. Ordinance No. O2025-004

**ORDINANCE NO. O2025-004**

**AN ORDINANCE** of the City Council of the City of Tumwater, Washington, suspending TMC 18.60.010(B)(3), TMC 18.60.010(C)(3), and TMC 18.60.010(D)(3) related to acceptance of annual Comprehensive Plan amendment applications during the state required periodic update of the Comprehensive Plan.

**WHEREAS**, in accordance with RCW 36.70A.130, the City of Tumwater must periodically review, and if needed, revise its Comprehensive Plan and development regulations every ten years to ensure compliance with the Washington State Growth Management Act; and

**WHEREAS**, in accordance with RCW 36.70A.130(5), the City of Tumwater must complete the periodic update on or before December 31, 2025; and

**WHEREAS**, in accordance with TMC 18.60.010, individuals and agencies may submit applications for Tumwater Comprehensive Plan amendments on an annual basis by a date set by the City Council, generally before the first Monday in December for the following year; and

**WHEREAS**, the periodic update of the Tumwater Comprehensive Plan was started in 2022 using a phased, multiyear approach, involving a multidisciplinary team spanning all City departments; and

**WHEREAS**, the City Council originally suspended the annual Comprehensive Plan amendment process by Ordinance No. O2022-023 on October 18, 2022 from October 1, 2022 until June 30, 2025; and

**WHEREAS**, the Washington State Legislature approved HB 2296 (Chapter 17, Laws of 2024) which was signed by the Governor and extended the deadline for completing the Comprehensive Plan periodic update from June 30, 2025, to December 31, 2025; and

**WHEREAS**, accepting proposals for annual Comprehensive Plan amendments may be in conflict with and complicate the periodic update and divert limited resources from the periodic update; and

**WHEREAS**, in lieu of the annual amendment process, amendment requests may be incorporated into the periodic update and considered together with other proposed changes to the Tumwater Comprehensive Plan; and

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

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

**WHEREAS**, the City of Tumwater has adopted a Comprehensive Plan, in accordance with the GMA; and

**WHEREAS**, this Ordinance is consistent with the City's Comprehensive Plan; and

**WHEREAS**, the General Government Committee held a briefing on this Ordinance on February 18, 2025; and

**WHEREAS**, the City Council considered this Ordinance on March 4, 2025; and

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

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

**Section 1. Specific Action Approved.** TMC 18.60.010(B)(3), TMC 18.60.010(C)(3), and TMC 18.60.010(D)(3) are hereby suspended until December 31, 2025. Proposals for annual Tumwater Comprehensive Plan amendments, as set forth in TMC 18.60.010, shall not be accepted during the periodic update of the Tumwater Comprehensive Plan, November 20, 2022, through December 31, 2025.

**Section 2. Corrections.** The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

**Section 3. Ratification.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

**Section 4. Severability.** The provisions of this Ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Ordinance, or the validity of its application to other persons or circumstances.

**Section 5. Effective Date.** This Ordinance shall become effective thirty (30) days after passage, approval, and publication as provided by law.

ADOPTED this \_\_\_ day of \_\_\_\_\_, 2025.

CITY OF TUMWATER

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

ATTEST:

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

APPROVED AS TO FORM:

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

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

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