



CITY OF
TUMWATER

**PLANNING COMMISSION
MEETING AGENDA**

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

**Tuesday, June 24, 2025
7:00 PM**

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Approval of Minutes
5. Commissioner's Reports
6. Director's Report
7. Public Comment
- [8.](#) 2025 Comprehensive Plan Periodic Update – Land Use
- [9.](#) 2025 Comprehensive Plan Periodic Update – Draft User Guide
10. Next Meeting Date - 07/08/2025
11. Adjourn

Meeting Information

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

Watch Online

https://us02web.zoom.us/webinar/register/WN_aSYSOs57RrWyu5yYdhWq1Q

Listen by Telephone

Call (253) 215-8782, listen for the prompts, and enter the Webinar ID 857 5156 6071 and Passcode 999894.

Public Comment

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

https://us02web.zoom.us/webinar/register/WN_aSYSOs57RrWyu5yYdhWq1Q

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

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

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

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

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

Post Meeting

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

Accommodations

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

What is the Planning Commission?

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

Decorum Statement

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

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

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

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

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

Thank you for participating.

TO: Planning Commission
FROM: Dana Bowers, Associate Planner, and Brad Medrud, Director of Community Development
DATE: June 24, 2025
SUBJECT: 2025 Comprehensive Plan Periodic Update – Land Use

1) Recommended Action:

This is a discussion item about the Land Use 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. For the current cycle, the City is required to complete work on the periodic update by December 31, 2025.

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

The intent of this work session is to discuss the complete draft Land Use Element.

4) Alternatives:

☐ None.

6) Attachments:

- A. Staff Report
- B. Land Use Element, Part 1 – Goals, Policies, and Implementation Actions
- C. Land Use Element, Part 2 – Technical Information

MEMORANDUM

Date: June 24, 2025
To: Planning Commission
From: Dana Bowers, Associate Planner, and Brad Medrud, Community Development Director



2025 Comprehensive Plan Update – Land Use Element

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

The updated Comprehensive Plan addresses diversity, equity, and inclusion throughout the Plan and incorporates the State required changes addressing housing, climate change, and other topics, as well as Tumwater amendments identified through the public engagement process.

The intent of the Planning Commission meeting on Tuesday, June 24, 2025, is to discuss the draft Land Use Element, which consists of two parts:

- **Part 1** contains the Land Use Element's goals, policies, and draft implementation actions.
- **Part 2** contains the Land Element's technical information used to update the Element.

Questions

In preparation for the Tuesday, June 24, 2025, work session, the Planning Commission is asked to consider the following questions:

- Are the proposed goals, policies, and draft implementation actions and the information in Part 1 of the Land Use Element presented effectively? What should change to make them more usable?
- Is the information in Part 2 of the Land Use Element presented in an understandable format? What should change to make it clearer?
- What in the Land Use Element would affect you or the things you care about most and what do you expect that affect might be?

- Are there any unintended consequences or burdens associated with the goals, policies, or draft implementation actions for the Tumwater community?
- Do any of the goals, policies, or draft implementation actions not address the concerns of the Tumwater community? If so, how could they be amended?
- Are there any general or specific comments to share about any goals, policies, or draft implementation actions?
- Are there any changes in the draft implementation action timelines?

After a short presentation by staff, there will be a discussion guided by the questions.

Contents

Questions 1

1 – Land Use Element 2

2 – General State Requirements for the Land Use Element..... 3

3 – Existing Land Use Patterns..... 4

4 – Land Use Growth Targets..... 4

5 – Land Use Capacity Estimates 5

6 – Land use Plan 5

7 – Other Considerations 6

8 – Structure of the Part 1 of the Land Use Element..... 6

9 – Structure of the Part 2 of the Land Use Element..... 6

10 – Land Use Goals, Policies, and Implementation Actions Review 7

Appendix A – Guidance..... 11

Appendix B – Current Land Use Element Goals, Policies, and Actions..... 12

1 – Land Use Element

The Land Use Element covers the 20-year planning period for Tumwater from 2026 to 2045. It designates the proposed distribution and location of land in the City related to land use for housing, commerce, industry, recreation and open space, public utilities and facilities, mineral resource land, and transportation. The Element also incorporates urban planning approaches that promote sustainable, compact community development that is livable, walkable, safe, sustainable, and economically vibrant.

The development of the Land Use Element is based on estimates of future population, employment, and housing growth. Areas that are within Tumwater's urban growth area are addressed through the Tumwater and Thurston County Joint Plan in accordance with adopted County-Wide Planning Policies.

The Land Use Maps represent the general future land use patterns intended for Tumwater within the 20-year planning period. They are a graphic expression of the policies found in Part 1 of the Land Use Element – Goals, Policies, and Implementation Actions.

2 – General State Requirements for the Land Use Element

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

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

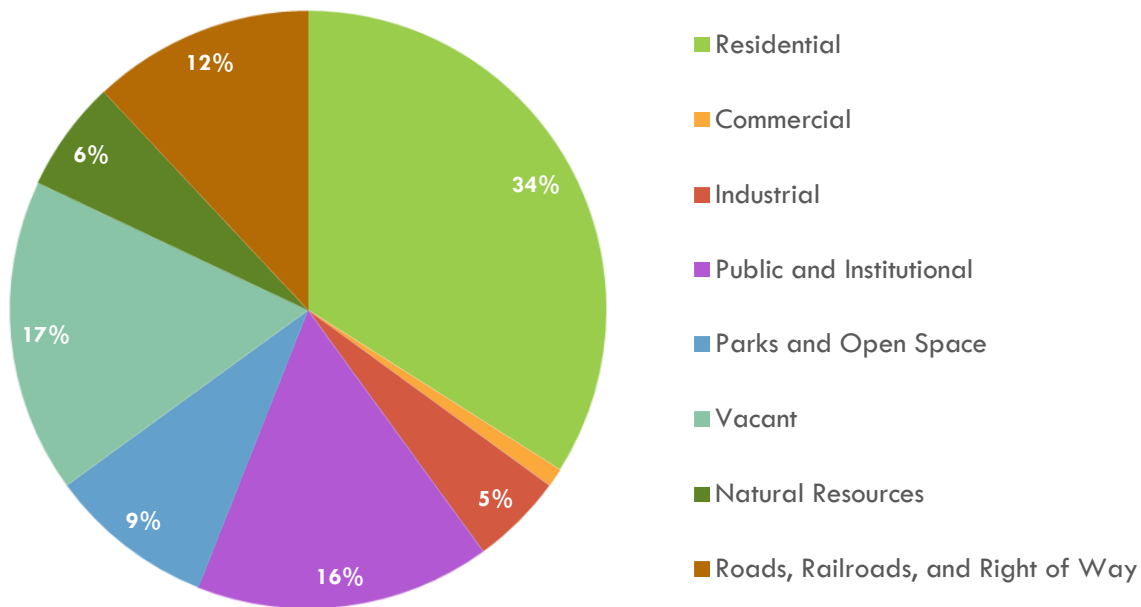
- c. Protect existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.

3 – Existing Land Use Patterns

Staff worked with Thurston Regional Planning Council to determine current land use patterns. The data set shows what is happening now.

Tumwater occupies 2.5% of the land area of Thurston County. The chart below shows the proportion of that land that is used for land use categories as grouped by Thurston Regional Planning Council.

Figure 1. Existing Land Use in Tumwater.



4 – Land Use Growth Targets

Understanding growth can help us prepare for the kinds of service Tumwater will need for community members for the next 20 years.

Table 1 shows base and 2045 forecasts of Tumwater and its associated urban growth area for housing, population, and jobs. The 2045 Comprehensive Plan update is using these forecasts to determine the type, size, and characteristics of the land use designations and associated zone districts are needed to accommodate this expected growth. The 2045 forecasts are then in turn used to guide the development of the other elements in the 2045 Comprehensive Plan update.

Table 1. Tumwater & Urban Growth Area Population, Housing, and Employment Growth Forecasts.

Type	Number
Housing	
Housing Units Needed (2020-2045) ¹	9,192 Units
Household Size (2020) ²	2.39 People per Household
Population	
Population (2020) ³	28,707
Projected Population Increase (2020-2045) ⁴	21,969
Projected Population (2045)	50,676
Jobs	
Employment Estimate (First Quarter, 2017) ⁵	27,030 Jobs
Projected Employment Increase (2017-2025) ⁶	10,730 Jobs
Employment Forecast (2045)	37,760 Jobs

5 – Land Use Capacity Estimates

Thurston Regional Planning Council analyzed land use data to determine how much residential commercial and industrial land Tumwater will need to accommodate the projected growth over the next 20 years. While Tumwater has surplus housing units in all levels, there are only 1.3% more than the required amount for those whose income is less than 80% Annual Mean Income. With such a small margin, a strategy is needed to ensure capacity.

6 – Land use Plan

This part of the element defines and assigns future land use types to each area in Tumwater based on physical and environmental factors, historical use, existing use, community concerns and goals. Tumwater is broken down into Neighborhoods that have similar geomorphology,

¹ Thurston Regional Planning Council, Planning for and Accommodating Housing Needs in Thurston County, Implementing the Housing Affordability Requirements of HB 1220, September 2024.

² U.S. Census, 2020.

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

⁴ Determined by multiplying housing units needed from 2020-2045 by 2020 U.S. Census household size in Tumwater.

⁵ Thurston Regional Planning Council, Total Employment Estimates and Forecast, Thurston County Urban Areas, 2019.

⁶ Thurston Regional Planning Council, Total Employment Estimates and Forecast, Thurston County Urban Areas, 2019.

environmental concerns, historical context, and existing use. These areas can have different recommendations for their areas depending on the factors found there. A future land use map shows the areas and what designations are applied to them. The maps helps to visualize and draw connections between the topographical, ecological, social, and economic characteristics and how they might be impacted by the designation.

The major changes to land use designations for this update include:

- Broader use of housing types for most residential areas;
- Updated densities to ensure needed capacity is available.

7 – Other Considerations

In some cases, specific considerations are needed to ensure all needs are met as equitably as possible. Considerations for essential public facilities, manufactured home parks, and placemaking can take Tumwater a step beyond what is required to provide our community with a sense of identity.

8 – Structure of the Part 1 of the Land Use Element

Part 1 – Goals, Policies, and Implementation Actions of the Land Use Element is structured similarly to the Part 1 of the Housing Element. The intent of separating the goals, policies, and implementation actions from the technical information for each element is to make it easier for policymakers and the community to use the document.

- **Chapter 1 – Introduction:** Chapter 1 provides a short background to the purpose of the Element and an explanation of how to read Part 1 of the Element.
- **Chapter 2 – Growth Management Act – Element Goals:** Chapter 2 discusses the Element's connection to the land use goals of the state Growth Management Act.
- **Chapter 3 – County-Wide Planning Policies:** Chapter 3 discusses the Element's connection to the Thurston County-Wide Planning Policies.
- **Chapter 4 – Summary of Element Goals:** Chapter 4 lists the fourteen land use goals grouped under five types goals. The land use goals are not listed in order of priority.
- **Chapter 5 – Element Goals, Policies, and Implementation Actions:** Chapter 5 presents each of Tumwater's land use goals, policies, and implementation actions in detail with an explanation the importance of each goal, what Tumwater department is responsible for implementation, and timeline for those actions. Comments are provided that discuss the source of each of the goals, policies, and implementation actions.

9 – Structure of the Part 2 of the Land Use Element

Part 2 of the Land Use Element consists of the following chapters.

- **Chapter – Introduction:** Chapter 1 provides a short background to the purpose of the Element and an explanation of how to read Part 2 of the Element.
- **Chapter 2 – Physical Features:** Provides a summary of the prominent geographic features and water resources that define the physical landscape of Tumwater.
- **Chapter 3 – Existing Land Use Patterns:** Offers a summary of existing land use distribution within Tumwater that has emerged from the physical features discussed in Chapter 2.
- **Chapter 4 – Land Use Growth Targets:** Discusses the existing and 2045 forecasted population and employment figures that will guide future land use and the Comprehensive Plan for the next 20 years.
- **Chapter 5 – Land Use Capacity Estimates:** Provides a summary of Tumwater's land use capacity that is needed to accommodate the land use growth targets in Chapter 4.
- **Chapter 6 – Land Use Plan:** Reviews Tumwater's approach to accommodating the 2045 land use growth targets and land use capacity for residential, commercial, industrial, and parks, open space, & public and institutional land uses.
- **Chapter 7 – Neighborhoods:** Provides the land use context, and discusses future land uses, challenges, and recommendation for each neighborhood in Tumwater.
- **Chapter 8 – Other Considerations:** Summarizes other relevant land use matters.
- **Appendix:** The appendix includes the summary of foundational documents.

10 – Land Use Goals, Policies, and Implementation Actions Review

A. Introduction

Land Use Element review to date has included:

- Initial Planning Commission reviews of the current adopted version the Land Use Element – August 8, 2023, and September 12, 2023. Initial General Government Committee review on September 13, 2023.
- Winter 2024 Comprehensive Plan open house and community survey.
- Further discussion of Land Use Element with the Planning Commission in May 28, 2024, and General Government Committee on June 12, 2024.
- Initial discussion of Land Use Element goals, policies, and implementation actions with the Planning Commission in June 25, 2024.
- Thurston Regional Planning Council completed the housing allocation and land capacity analysis in September 2024.

- A discussion of the housing allocation and land capacity analysis with the Planning Commission and General Government Committee on September 24, 2024, and October 9, 2024.
- A joint work session with the City Council and Planning Commission in December 2024.
- Thurston Regional Planning Council completed the land use alternatives analysis in February 2025 and emergency housing land capacity analysis in March 2025.
- A work session to review Part 1 of the Land Use Element with Planning Commission on April 8, 2025.

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

B. Goals, Policies, and Implementation Actions

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

Example from the draft Housing Element:

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

Policy

H-1.1 Strive for equity and opportunities for housing regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance, disability, veteran status, protected classes, or other arbitrary factors.

Draft Implementation Action

H-1.1.1 Consider Tumwater programs to offset the displacement of community members by new housing development while not resulting in unnecessary barriers to housing production.

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

- “Shall” means implementation of the policy is mandatory and imparts a higher degree of substantive direction than “should”.
- “Should” means implementation of the policy is expected but its completion is not mandatory.
- “May” means the actions described in the policy are either advisable or are allowed.

- “Ensure” means actions described in the policy are guaranteed.
- “Must” means implementation of the policy is an obligation.
- “Require” means implementation of the policy is compulsory.
- “Support” means to advocate for implementation of the policy.
- “Promote” means to help bring about implementation of the policy.
- “Encourage” means to foster or help implementation of the policy.
- “Consider” means to take into account.
- “Coordinate” means to bring into a common action, movement, or condition.
- “Implement” means to carry out or accomplish.
- “Integrate” means to form, coordinate, or blend into a functioning or unified whole.
- “Make” means to enact or establish.
- “Engage” means to do or take part in something.

C. Policy Strength Continuum

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

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

		Area Median Income based on framework established by the Tumwater Housing Action Plan.
--	--	--

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

D. Next Steps in the Review Process

Staff is taking comments on the Land Use Element from interested parties, Planning Commission, and the City Council in the spring of 2025.

In the summer and early fall of 2025, staff will be completing all of the elements of the Comprehensive Plan, completing SEPA review and initial state review, and preparing the Comprehensive Plan update ordinance.

The expected public review schedule for the ordinance will be:

- October 28, 2025 – Planning Commission Comprehensive Plan update ordinance briefing
- November 10, 2025 – Joint City Council-Planning Commission Comprehensive Plan update ordinance work session
- November 24, 2025 – Planning Commission Comprehensive Plan update ordinance work session
- December 9, 2025 – Planning Commission Comprehensive Plan update ordinance public hearing
- January 13, 2026 – Joint City Council – Planning Commission Comprehensive Plan update ordinance work session
- January 27, 2026 – City Council Comprehensive Plan update ordinance work session
- February 18, 2026 – City Council Comprehensive Plan update ordinance consideration

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

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

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

The Municipal Research Services Center has a Comprehensive Planning webpage.

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

Appendix B – Current Land Use Element Goals, Policies, and Actions

3.1 Introduction

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

3.2 Goals, Policies, and Actions

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

<u>Policy</u>	<u>Action</u>
LU-1.1	Ensure the Land Use Element is consistent with adopted County-Wide Planning Policies and integrate transportation considerations into land use decisions, and vice versa.
	LU-1.1.1 Implement the eleven County-Wide Policy elements in the County-Wide Policy Plan (Reference Appendix B: County-Wide Planning Policies).
LU-1.2	Ensure the Land Use Element is consistent with the goals of Sustainable Thurston.
	LU 1.2.1 Implement specific Sustainable Thurston goals identified in Land Use Element Section 1.6, Sustainable Thurston Goals (Reference Appendix C: Sustainable Thurston)
LU-1.3	Engage in planning on a neighborhood level with residents of the City (Reference Appendix A: Neighborhood Appendix)
LU-1.4	Encourage the creation of a new city center that is compatible with the Land Use Element.
LU-1.5	Coordinate the Land Use Element with the Port of Olympia Master Plan (2016).
LU-1.6	Ensure consistency between the Land Use Element and Tumwater Historic District Master Plan.
LU-1.7	Coordinate the Land Use Element with the Shoreline Master Program.
	LU-1.7.1 Make sure the Land Use Element is consistent with the recommendations of the Shoreline Master Program.
LU-1.8	Coordinate the Land Use Element with the City's Economic Development Element.
	LU-1.8.1 Implement goals and associated policies and actions of the Economic Development Element.

- LU-1.9 Ensure consistency between the Land Use Element and the Tumwater Zoning Code.
- LU-1.9.1 Implement the Land Use Element by revising the Zoning Code and other municipal Codes to reflect the goals, policies, actions, and designations outlined in the Land Use Element.
- LU-1.10 Coordinate the Land Use Element with the City's Lands for Public Purposes Element and the Capital Facilities Plan.
- LU-1.10.1 Implement low impact development through land use and stormwater planning.
- LU-1.11 Make capital budget decisions consistent with the comprehensive plan in accordance with RCW 36.70A.120 (Reference the City's current six-year Capital Facilities and Transportation Improvement Plans).
- LU-1.12 Coordinate the Land Use Element with local, state, and national initiatives that support the City's vision whenever practical to increase the chance of additional funding.
- LU-1.13 Coordinate the Land Use Element with the strategies in the City of Tumwater Housing Action Plan.
- LU-1.14 Coordinate the Land Use Element with the strategies in the most recent version of the Thurston Climate Mitigation Plan.

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

Policy Action

- LU-2.1 Encourage the highest intensity growth to locate within the City's corporate limits.
- LU-2.1.1 Implement goals and associated policies and actions of the Economic Development Element. (Reference Goal LU-1.8.1)
- LU-2.2 Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
- LU-2.2.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)
- LU-2.3 Encourage innovative land use management techniques such as density bonuses, cluster housing, zero-lot-line development, planned unit developments, and transfer of development rights to create vibrant centers, corridors, and neighborhoods while accommodating growth.
- LU-2.3.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques.

- LU-2.4 Ensure new annexations adhere to the goals and policies of the City's Annexation Policy.
- LU-2.5 Encourage development of architectural and landscape design standards.
 - LU-2.5.1 Implement Goals 5 and 6 of the Economic Development Element.
- LU-2.6 Ensure the City's capital budget decisions in the City's current six-year Capital Facilities and Transportation Improvement Plans are coordinated with the Land Use Element, Lands for Public Purpose Element, and Transportation Element.
- LU-2.7 Create vibrant city centers and activity nodes along transit corridors that support active transportation and housing, jobs, and services.
- LU-2.8 Create safe and vibrant neighborhoods with places that build community and encourage active transportation.
- LU-2.9 Protect designated mineral resource lands from incompatible development.
- LU-2.10 Reduce the City's carbon footprint where possible and move towards a carbon-neutral community.

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

Policy Action

- LU-3.1 Coordinate development with the City's six-year Capital Facilities Plan.
 - LU-3.1.1 Ensure the Capital Facilities Plan can be implemented through the Land Use Element's projected densities and the direction found in the Lands for Public Purposes Element.
- LU-3.2 Ensure development is in conformance with the Water System Plan and Sanitary Sewer Comprehensive Plan.
- LU-3.3 Analyze all proposed development for anticipated impact on services, either as an element of site plan review or as part of an environmental impact assessment.
- LU-3.4 Give preference to providing adequate public facilities to settled areas rather than extending new services to sparsely settled or undeveloped areas and to serving incorporated land before serving unincorporated areas.
 - LU-3.4.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)
- LU-3.5 Work with developers to determine where and when new public facilities are to be placed to permit proper development of commercial and residential projects. This process should be directly related to the Lands for Public Purposes Element, the Capital Facilities Plan, and site plan review in order to achieve concurrency.

- LU-3.5.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)
- LU-3.6 Require residential and commercial development utilizing septic tanks for sewerage disposal to hook up to sanitary sewer when the system fails, needs replacement, or requires major repairs when sanitary sewer laterals are readily available.
- LU-3.6-1 In consultation with the LOTT partners, develop a program to connect developments that are on septic systems to LOTT's sewerage treatment system to reduce impacts to groundwater and surface water quality.
- LU-3.7 Require residential and commercial development utilizing private wells for water systems to connect to City water service when the well fails, needs replacement, or requires major repairs, where City water service available

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

Policy Action

- LU-4.1 Coordinate the Land Use Element with the Housing Element and fully implement the goals, policies, and actions of the Housing Element.
- LU-4.2 Encourage innovative techniques for providing affordable housing resulting in an attractive product that will be an asset to the Tumwater community.
- LU-4.2.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
- LU-4.3 Continue to allow manufactured housing on individual lots within the City, as well as within mobile and manufactured home parks, to encourage affordable housing.
- LU-4.3.1 Consider methods to provide sufficient land for manufactured housing in accordance with the Growth Management Act.
- LU-4.4 Permit implementing regulations to experiment in new forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems such as density, diversity, equitability, and affordability can be achieved.
- LU-4.4.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
- LU-4.5 Encourage higher density residential uses in order to provide affordable housing. These uses should blend with the existing character of the community.
- LU-4.6 Increase housing types and densities in corridors and centers to meet the needs of a changing population.

- LU-4.7 Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.

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

Policy Action

- LU-5.1 Ensure coordination with the Transportation Element.
- LU-5.2 Ensure coordination with the Thurston Regional Transportation Plan.
- LU-5.2.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)
- LU-5.3 Ensure coordination with the Parks, Recreation, and Open Space Plan (Element).
- LU-5.4 Established pedestrian and bicycle trail links with various parts of Tumwater and within the business area.
- LU-5.4.1 Ensure coordination of the Land Use Element with the Parks, Recreation, and Open Space Plan (Element) and the Transportation Element.
- LU-5.5 Encourage provision of urban plazas and access to transit stops when new construction or major renovation is proposed. Incentives for providing such amenities should be sought.
- LU-5.5.1 Consider revision of the City's Development Standards to encourage provision of these amenities. Consider development of a citywide design standards program. (Reference Goal LU-2.3.1)
- LU-5.6 Allow densities and mixes of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use public transit and non-motorized modes of travel.
- LU-5.7 Reinforce the link between land use and public transportation by encouraging development to occur at urban residential densities along designated transit corridors, nodes, and near commercial centers.
- LU-5.8 Ensure proposed capacity improvements to the City's transportation systems are designed to serve proposals that are contiguous to existing development, as a means to discourage the occurrence of "leap frog" development patterns.
- LU-5.9 Provide development incentives, such as increased density, increased square footage, or increased height for proposed land developments located adjacent to transportation corridors when amenities for transit users, bicyclists, and pedestrians are included.
- LU-5.10 Encourage land development proposals to utilize the capacity of the existing transportation system, especially transit and non-motorized modes.

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

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

<u>Policy</u>	<u>Action</u>
LU-6.1	Ensure new development is in conformance with requirements and standards of the Northern Thurston Groundwater Protection Plan.
LU-6.2	Ensure new development is in conformance with requirements and standards of the Drainage Design and Erosion Control Manual for Tumwater, as amended.
LU 6.2.1	Implement specific Sustainable Thurston goals identified in Land Use Element Section 1.6, Sustainable Thurston Goals (Reference Appendix C: Sustainable Thurston)
LU-6.3	Ensure coordination with the Percival Creek Comprehensive Drainage Basin Plan.
LU-6.4	Ensure new development is in conformance with aquifer protection standards of the Conservation Element.
LU-6.5	Ensure implementation of the Natural Hazards Mitigation Plan for the Thurston Region to reduce or eliminate the human and economic costs of natural disasters for the overall good and welfare of the community.
LU-6.6	Ensure coordination with the Salmon Creek Comprehensive Drainage Basin Plan.
LU-6.6.1	Incorporate the development review process within the Salmon Creek Comprehensive Drainage Basin Plan into the Tumwater Municipal Code.

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

Policy **Action**

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

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

Policy **Action**

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

GOAL LU-9: Identify what conditions should be applied to development in residential areas.

Policy **Action**

- LU-9.1 Protect residential developments from excessive noise, odors, dirt, glare, and other nuisances emanating from commercial and industrial uses.

- LU-9.2 Allow for multi-family residential development in the zoning code. Consideration should be given to encouraging this type of development near centers of community services.
 - LU-9.2.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
- LU-9.3 Integrate design features of existing natural systems into the layout and siting of new residential dwelling units. Preserve trees and significant ecological systems, whenever possible and practical.
 - LU-9.3.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
- LU-9.4 Permit experimentation in development regulations with newer forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems can be achieved.
 - LU-9.4.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
- LU-9.5 Do not permit private residential gated communities.
- LU-9.6 Promote nearby access to healthy food for residential developments.
 - LU-9.6.1 Allow and encourage farm stands supplying fresh food in residential areas.
 - LU-9.6.2 Consider measures to encourage the creation of healthy corner stores within residential areas.

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

Policy	Action
LU-10.1	Implement the goals, policies, and actions of the Economic Development Element through the Land Use Element.
LU-10.2	Encourage industry clusters to create jobs, and increase revenue circulation locally.
LU-10.3	Ensure adequate supply of developable land along primary transportation corridors and invest in commercial and industrial redevelopment.
LU-10.4	Encourage developers to concentrate non-residential land uses in integrated centers in order to insure convenient access and prevent strip development.
LU-10.5	Group commercial, industrial, and manufacturing uses into centers rather than dispersed throughout the City. These centers shall have a landscaped, urban park quality.
LU-10.6	Rest future development of commercial, manufacturing, and light industrial areas in Tumwater on a comprehensive, integrated planning scheme incorporating

performance standards regarding green belts, and buffering, landscaping, parking facilities, and other items of site design as appropriate.

- LU-10.7 Use land use regulations to guide new industrial development into areas and patterns that minimize heavy trucking through residential and business areas.
- LU-10.8 Ensure commercial and industrial structures, where practical, are low profile and provide landscaping including lawns, trees, and shrubs.
- LU-10.9 Locate commercial and industrial land uses close to arterial routes and freeway access and rail facilities.
- LU-10.10 Encourage neighborhood commercial uses that supply nearby residents with everyday convenience shopping goods in the City to reduce traffic generation, where, generally, these uses are very small, not generate excessive traffic, and compatible with nearby residences.
- LU-10.11 Encourage businesses to allow food trucks at work sites to bring diverse meal options and fresh produce to workers.
- LU-10.12 Emphasize sustainable practices while encouraging economic development.

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

Policy Action

- LU-11.1 Recognize potential energy efficiencies associated with mixed-use developments and centers.
- LU-11.2 Encourage building design, orientation, and land use arrangements that take advantage of natural landforms, existing vegetation, and climatic features for reducing energy demands for heating and cooling purposes.
- LU-11.3 Aggressively pursue conservation or system improvements as a potential means to defer the siting and development of new facilities where appropriate.
- LU-11.4 Recognize savings in energy usage for heating and cooling purposes associated with common wall construction.
- LU-11.5 Encourage existing and new development to use landscaping to take advantage of the sun's warming rays in winter and to provide shade in summer.
- LU-11.6 Recognize potential energy savings through optimally using solar energy and orient development sites accordingly.
- LU-11.7 Consider the impact of new development and landscaping on solar accessibility of adjoining lots and mitigate wherever feasible.
- LU-11.8 Encourage development and integration of new energy technologies in the design of new development and redevelopment, which result in energy and cost savings.

LU-11.9 Develop a program to encourage energy retrofits of existing buildings to improve their energy efficiency.

LU-11.10 Coordinate the City's energy efficiency programs with the strategies in the most recent version of the Thurston Climate Mitigation Plan.

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

Policy Action

LU-12.1 Ensure coordination of the Land Use Element with Tumwater and Thurston County historic preservation programs.

LU-12.2 Make land use decisions that protect designated state and national landmarks listed by the State Office of Archaeology and Historic Preservation.

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

Policy Action

LU-13.1 Promote safe operation of Olympia Regional Airport by encouraging compatible land uses and activities and discouraging uses or activities that will impede safe flight operations or endanger the lives of people on the ground.

LU-13.2 Coordinate protection of Olympia Regional Airport with Thurston County by developing consistent implementing regulations.

3.3 Implementation Policies

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

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

1. Change zoning designations, as may be appropriate, in certain areas of the City to be consistent with the overall City Land Use Map, the individual neighborhood maps, and policies.
2. Develop or modify existing zoning and land use regulations to achieve mixed-use areas, allow clustering and the use of innovative housing techniques, and address infill.
3. Protect Olympia Regional Airport from incompatible uses by applying development standards of the Airport Overlay Zone, Chapter 18.32 of the

Tumwater Municipal Code. The Airport Overlay Zone addresses three primary issues further described below: height hazards, compatible land uses, and Airport Overlay Zone disclosure statements. Any changes to this chapter, as may be appropriate, should be made after consideration of the State Department of Transportation Aviation Division Publication "Airports and Compatible Land Use, Volume 1," and other best available technical information to the extent practical within an urban area.

4. Height Hazards. Prohibit structures and trees from penetrating airspace surfaces as defined by Title 14 of the Code of Federal Regulations Part 77, except as necessary and incidental to airport operations.

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

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

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

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions

City of Tumwater 2025 Comprehensive Plan

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

DRAFT VERSION JUNE 16, 2025

December 2025

Ordinance No. O2025-0XX



Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Table of Contents

1. Introduction 3

 A. Background 3

 B. How to Read this Element..... 3

2. Growth Management Act – Element Goals 4

3. County-Wide Planning Policies 9

4. Element Goals and Policies 12

 A. How to Read These Tables 12

 B. Growth Management Goals..... 12

 C. Equitable Community Goals..... 15

 D. Specific Land Use Type Goals..... 18

 E. Public Facilities Goals 21

 F. Historic Preservation Goals 22

Appendix A Draft Implementation Actions..... 24

 1. How to Read These Tables 24

 2. Growth Management Goals..... 24

 3. Equitable Community Goals..... 30

 4. Specific Land Use Type Goals..... 34

 5. Public Facilities Goals 38

 6. Historic Preservation Goals 41

Abbreviations Used in Document

- CDD** – Community Development Department
- RCW** – Revised Code of Washington
- PRD** – Parks, Recreation, and Facilities Department
- TED** – Transportation & Engineering Department
- TMC** – Tumwater Municipal Code
- WRS** – Water Resources & Sustainability Department

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



1. Introduction

A. Background

The Land Use Element is part of Tumwater's Comprehensive Plan and was prepared in response to the state Growth Management Act (Chapter 36.70A RCW) requirements to determine where particular land uses would be appropriate in Tumwater.

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

The Land Use Element aligns and is consistent with the other elements of the Comprehensive Plan.

Part 1 – Goals Policies, and Implementation Actions establishes Tumwater's goals and policies that set forth a direction to manage land uses in Tumwater.

The goals of the Land Use Element are guided by the state Growth Management Act and the Thurston County-Wide Planning Policies as well as

B. How to Read this Element

In Part 1, Chapters 2 and 3 discuss the Land Use Element's connection to the goals of the state Growth Management Act and the Thurston County-Wide Planning Policies.

Chapter 4 presents each goal with an explanation of how to read the tables and then presents each of Tumwater's land use goals in detail with an explanation of the importance of each goal.

Appendix A contains the draft implementation actions, which are intended to be a source of annual work program items that serve to

the vision of a Tumwater that will be people-oriented and highly livable, with a strong economy, dynamic places, vibrant neighborhoods, a healthy natural environment, diverse and engaged residents, and a living connection to its history. The Element's goals and policies are coordinated with the other Elements in the Comprehensive Plan and regional plans.

The Land Use Element's goals and policies are the policy basis for the draft implementation actions in Land Use Element and those future actions that will be developed over the next 20 years which will be the foundation for Tumwater's annual work programs to address land use for the community.

Part 2 – Technical Information provides the technical analysis of land use in the Tumwater to support the twenty-year growth projections for Tumwater.

implement the goals and policies of the Land Use Element.

The annual work programs will further refine the implementation actions prior to their being put into practice. It is expected that implementation actions will be further amended, added, or subtracted as needed over the course of the 20 year Comprehensive Plan as new opportunities arise to meet the intent of the Land Use Element's goals and policies.

Commented [BM1]: This will be the document that has the Comprehensive Plan wide goals and policies.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



2. Growth Management Act – Element Goals

Chapter 36.70A RCW requires that Tumwater show how the Land Use Element meets the fifteen planning goals contained within the Act. The following is a listing of the fifteen applicable goals and an analysis of how the Land Use Element addresses each goal:

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

The availability of services, including transportation, water and sewer facilities, and other utilities was considered when applying the land use designations in the Land Use Element. The density ranges for all residential land use designations are based on Tumwater's housing allocation across all income groups for the next twenty years and the associated population forecast and is consistent with available or planned public facilities and services.

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

The Land Use Element contains goals, policies, and implementation actions that encourage compact, efficient urban development and supports higher intensity urban growth to be phased outward from the urban core. These policies include minimum density requirements, clustering in sensitive areas, overall higher residential densities throughout Tumwater, and mixed residential and commercial areas.

Each residential designation in the Land Use Element provides adequate density for feasible transportation, water, and sanitary sewer service, while protecting sensitive areas.

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

The Land Use Element contains goals, policies, and implementation actions that ensure coordination with the Transportation Plan and other local and regional transportation plans.

The transportation goal was updated in 2023 by the state legislature to add reducing greenhouse gas emissions and vehicle miles traveled per capita. Achieving this goal is done through a combination of goals, policies, and implementation actions in the Land Use Element, Climate Element, and Transportation Plan.

The Land Use Element also proposes higher intensity residential, mixed-use, and neighborhood commercial land use designations to encourage multi-modal, transit oriented development.

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

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



and housing types, and encourage preservation of existing housing stock.

How affordable housing is accommodated for all economic classes in Tumwater is more specifically set forth in the Housing Element. The Land Use Element plays a role in allocating sufficient land to ensure an adequate supply of buildable land for housing types serving every income group.

Each residential land use designation, including the mixed use designations, provides a variety of housing types at varying densities. Each Neighborhood subarea of the Land Use Element also contains sufficient variability in housing types to ensure that housing needs can be met for all segments of Tumwater's population for the next twenty years.

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

The Land Use Element ensures the provision of adequate land for commerce and industry

in Tumwater and accommodates Tumwater's twenty-year employment forecast.

The Economic Development Plan makes specific recommendations for economic development in Tumwater.

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

The Attorney General is directed under RCW 36.70A.370 to advise state agencies and local governments on an orderly, consistent process that better enables the government to evaluate proposed regulatory or administrative actions to ensure that these actions do not result in unconstitutional takings of private property. Local governments that plan under the Growth Management Act must use this process.

Tumwater adheres to the most current version of the Attorney General's *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property*, in its permitting and planning decisions. The Attorney General's memorandum provides local governments with a tool to assist them in the process of evaluating land use actions.

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

The Land Use Element provides the policy basis for Tumwater's development

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



regulations to be developed in a systematic and fair manner. All jurisdictions fully planning under the Growth Management Act must follow the permit procedures found in Chapter 36.70B RCW *Local Project Review* to administer permit application processes. Project permit processing standards are provided in TMC Title 14 *Development Code Administration*.

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

While this goal primarily applies to rural areas of Thurston County, the Land Use Element ensures the viability of natural resource industries that currently existing Tumwater, such as mineral extraction and limited forest production lands, through the identification of such lands in the Land Use Element text and maps. Additionally, the Conservation Element has specific goals and policies that ensure the viability of these natural resource industries and activities as agricultural uses appropriate for an urban area in Tumwater.

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

The state legislature updated this goal in 2023 to add the requirement to retain green

space and enhance habitat and urban and community forests. The Land Use Element, in conjunction with the Parks, Recreation, and Open Space Plan, designates areas of Tumwater that would be appropriate for future open space and recreation uses. The Land Use Element reinforces the recommendations of the Parks, Recreation, and Open Space Plan through land use designations and its goals and policies.

Additionally, the Conservation Element has specific goals and policies that enhance fish and wildlife habitat in Tumwater.

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

The state legislature updated this goal in 2023 to add the requirement to enhance the environment. Each designation in the Land Use Element is of an appropriate intensity for where it is applied. Areas of environmental sensitivity are designated as open space or a lower intensity designation than other areas of Tumwater.

The Conservation Element contains specific policies relating to protecting and enhancing air and water quality, water availability, and protection and preservation of critical areas. The Land Use Element also makes recommendations for clustering and other creative development techniques to protect sensitive environmental areas of Tumwater.

11. *Citizen participation and coordination.* *Encourage the involvement of citizens in the planning process, including the*

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.

The state legislature updated this goal in 2023 to add the requirement to include the participation of vulnerable populations and overburdened communities. For the Comprehensive Plan update, Tumwater followed the strategy outlined in the Final Community Engagement Plan to involve the entire community in the update process.

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

All non-open space designations in the Land Use Element are applied to areas that either have adequate capacity for transportation, utilities, storm, and municipal services or will be provided with these facilities in the future concurrent with development. The Land Use Element ensures concurrency through coordination with the Lands for Public Purposes Element, the Capital Facilities Plan, the Transportation Plan, and other elements of the Comprehensive Plan.

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

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

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

The state legislature added this goal in 2023. Land Use Element supports the goals of the new Climate Element primarily through land use goals, policies, and implementation actions that support compact urban development that reduce sprawl and allow for multimodal transportation.

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

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



The state legislature added this goal in 2023. Tumwater’s Shoreline Master Program was adopted in 2012 and updated in 2018. The next required state update of the Shoreline Master Program will be in 2030.

The Shoreline Master Program addresses the land uses on all lands under the jurisdiction of the Shoreline Management Act in order to protect and preserve water dependent activities and fish and wildlife habitat in the shorelines of the state.

DRAFT

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



3. County-Wide Planning Policies

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

The following is a list of the County-Wide Planning Policies that apply to the Land Use Element and a brief description of how the Element is consistent with these policies. All County-Wide Planning Policies are adopted as part of the Comprehensive Plan and are found in Appendix A of the Plan Introduction.

I. General Policies

The Land Use Element contains goals, policies, and implementation actions that address the wide range of issues covered by County-Wide Planning Policies 1.1 through 1.17.

II. Urban Growth Areas

The Land Use Element contains goals, policies, and implementation actions that address County-Wide Planning Policies 2.1 through 2.6.

Thurston County established the urban growth area boundaries and planning for growth within Tumwater's urban growth area is consistent with the Tumwater and Thurston County Joint Plan. For more information, see the response to Policy IV below.

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

The Land Use Element contains goals, policies, and implementation actions that address County-Wide Planning Policies 3.1 through 3.4. These goals, policies, and objectives

encourage compact, efficient urban development that is phased outward from the urban core. It also proposes residential and mixed-use land use designations that encourage the development of compact urban areas.

To help address County-Wide Planning Policy 3.1, each residential designation in the Land Use Element and their geographic application in Tumwater meets this policy by providing for adequate density to accommodate the 20-year population growth in a sustainable manner. In doing so, the Plan uses innovative development techniques such as clustering and transfer of development rights to protect natural resource areas.

It has been demonstrated in Part 2 of the Land Use Element that Tumwater can meet its population projections over the planning period. The Tumwater and Thurston County Joint Plan also address these issues for Tumwater's urban growth area.

To address County-Wide Planning Policy 3.2, the designation of two to four residential units per acre in particularly unique sensitive areas is consistent with this policy in its entirety.

Any development will have services concurrent with development; and all areas of Tumwater are governed by the 1988 and 1995 Urban Growth Management Agreements, which prohibit extension of water or sewer outside the urban growth area except for public health reasons.

Coordination between Tumwater and adjoining jurisdictions is accomplished

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



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

To address County-Wide Planning Policy 3.4, Tumwater coordinates with existing service providers such as fire districts, utility providers, and Thurston County to ensure an orderly transfer before, during, and after annexations. Effective annexation of urban growth areas is encouraged in the Comprehensive Plan.

IV. Joint County & City Planning Within urban growth areas

To address County-Wide Planning Policies 4.1 through 4.5, Thurston County and Tumwater adopted the Tumwater and Thurston County Joint Plan. This plan, an element of both the Tumwater and Thurston County Comprehensive Plans, creates a process for joint planning within Tumwater's urban growth area.

V. Siting County-Wide and State-Wide Public Capital Facilities

To address County-Wide Planning Policies 5.1 and 5.2, the Land Use Element and TMC 18.56.140 address the siting of essential public facilities as required under state law.

VI. Analysis of Fiscal Impact

To address County-Wide Planning Policies 6.1 through 6.3, each non-open space designation in the Land Use Element ensures that needed services can be provided at the most efficient cost to the taxpayer given the constraints and environmental sensitivity of the land.

The Land Use Element has been coordinated with the Lands for Public Purposes Element and other elements of the Comprehensive Plan. Fiscal impacts are also addressed through the Capital Facilities Plan

VII. Economic Development and Employment

To address County-Wide Planning Policies 7.1 through 7.5, the Land Use Element ensures the provision of adequate land for commerce and industry in Tumwater to meet the twenty year projections for employment growth. The Economic Development Element also makes specific recommendations for economic development in Tumwater.

VIII. Affordable Housing

To address County-Wide Planning Policies 8.1 through 8.7, the Housing Element is the principal policy document concerning affordable housing. The Land Use Element works with the Housing Element to provide adequate suitably zoned vacant land to further the policies of the Housing Element.

Each residential designation in the Land Use Element, including designations that allow for mixed use, provides a variety of housing types to ensure that affordable housing is provided for all economic segments of the Tumwater population. The Land Use Element, in conjunction with the Housing Element, includes policies and land use designations

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



designed to ensure the provision of affordable housing and availability for all income groups in Tumwater.

IX. Transportation

To address County-Wide Planning Policies 9.1 through 9.10, the Land Use Element contains goals, policies, and implementation actions that ensure coordination with regional and local transportation plans. The Land Use Element also proposes residential, mixed-use, and neighborhood commercial land use designations that encourage multi-model, transit-oriented development.

X. Environmental Quality

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

most environmentally sensitive areas of Tumwater recommend that development be clustered away from the sensitive area.

Additionally, the Land Use Element contains goals and policies that ensure coordination of land use with TMC Chapter 13.12 and the Drainage Design and Erosion Control Manual for Tumwater. The Conservation Element, as a part of the Comprehensive Plan, also contains specific policies relating to air and water quality and water availability. The Land Use Element also makes recommendations for clustering and other creative development techniques in sensitive areas of Tumwater.

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

To address County-Wide Planning Policies 11.1 through 11.3, the Land Use Element is designed to be an adaptable document. As conditions and circumstances change, or as regional plans and policies are amended, the Land Use Element can be revised accordingly.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



4. Element Goals and Policies

A. How to Read These Tables

The Land Use Element's goals and policies are not in priority order.

Appendix A provides a list of the draft implementation actions by goal and policy that will be considered when developing annual work programs for implementing the Land Use Element's goals and policies.

PRD

Parks, Recreation, and Facilities Department

TED

Transportation & Engineering Department

WRS

Water Resources & Sustainability Department

1) Department Leads

Implementation of the Land Use Element's policies are associated with four different Tumwater departments:

CDD

Community Development Department

2) Period

Each of the Land Use Element's policies are associated with estimated start dates, length of time to complete, and target completion dates, if appropriate based on adequate funding for staff and resources. Most policies are ongoing with no set target completion date.

B. Growth Management Goals

Goal LU-1 Ensure the Land Use Element is implementable and coordinated with other City, neighboring jurisdictional, and regional plans.

Plans that can be put into immediate action with appropriate resources provide better outcomes for communities. Tumwater will prioritize implementation actions and monitor progress toward the goals it sets together with community members.

When resources, timelines, and responsibilities can be coordinated with other partners, more work can be done with fewer resources. Ensuring all partners and community members have a voice in the plan also encourages a sense ownership and belonging.

Commented [BM2]: Update of 2016 Goal LU-1.

Policies and Implementation Actions		Lead	Period
LU-1.1	Ensure the Land Use Element is consistent with adopted County-Wide Planning Policies and integrates climate, conservation, housing, and transportation considerations into land use decisions.	CDD	Term of the Plan

Commented [BM3]: Update of 2016 Policy LU-1.1.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-1.2	<p>Implement the following City plans and maps through the Land Use Element:</p> <ol style="list-style-type: none"> 1. Capital Facilities Plan 2. Economic Development Plan 3. Housing Action Plan 4. Shoreline Master Program 5. Thurston Climate Mitigation Plan 6. Transportation Improvement Plan 7. Tumwater Historic District Master Plan 8. Tumwater – Thurston County Joint Plan 9. Urban Forestry Management Plan 10. Zoning Code and Map 	<p>CDD PRD TED WRS</p>	Term of the Plan
LU-1.3	Make capital facilities and transportation improvement decisions through the Capital Facilities Plan and Transportation Improvement Plan consistent with the Land Use Element and the Comprehensive Plan.	<p>CDD PRD TED WRS</p>	Term of the Plan
LU-1.4	Coordinate the Land Use Element with all adopted regional plans and the plans of neighboring jurisdictions and special districts.	CDD	Term of the Plan
LU-1.5	Support the creation of a new city center.	CDD TED	Term of the Plan

Commented [BM4]: New policy that is derived from 2016 Land Use Element Policies LU-1.6, LU-1.7, LU-1.8, LU-1.9, LU-1.10, LU-1.11, LU-1.13, and LU-1.14 and 2016 Implementation Actions LU-1.7.1 and LU-18.1.

Also addresses 2016 Implementation Policies #9, #14, #15, and #16.

Commented [BM5]: Update of 2016 Policy LU-1.10 and LU-1.11.

Commented [BM6]: New policy derived from 2016 Land Use Element Policy LU-1.5.

Commented [BM7]: Update of 2016 Policy LU-1.4.

Goal LU-2 Ensure development occurs in an orderly and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect and enhance critical areas and open space, address equity and climate change, and reduce sprawl.

Commented [BM8]: Update of 2016 Goal LU-2.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Land is a limited resource. To use land efficiently, all the uses should be considered and balanced to support the needs of the community.

Allowing the right use in the right place protects the water and soil resources into the future.

Policies and Implementation Actions		Lead	Period
LU-2.1	Review and update Tumwater's development review and permitting system on a regular basis for consistency with state law and adopted plans to ensure predictability and allow processing of development permits in a timely and fair manner.	CDD	Term of the Plan
LU-2.2	Use innovative land use techniques, such as 15-minute neighborhoods, to create and maintain vibrant centers, corridors, and neighborhoods while accommodating growth, discouraging displacement, and protecting and enhancing critical areas.	CDD WRS	Term of the Plan
LU-2.3	Support vibrant neighborhoods with a range of affordable housing, strong and resilient economies, healthy people and habitats, unique spaces for recreation, and engagement and inclusion.	CDD	Term of the Plan
LU-2.4	Support complete neighborhoods consisting of healthy, connected, transit-oriented communities with a range of transportation choices for all residents.	CDD	Term of the Plan
LU-2.5	Ensure new annexations adhere to the goals and policies agreed to by Tumwater and Thurston County.	CDD	Term of the Plan
LU-2.6	Protect designated mineral resource lands from incompatible development.	CDD	Term of the Plan

Commented [BM9]: Update of 2016 Implementation Policy #11 as a policy.

Commented [BM10]: Update of 2016 Policy LU-2.3.

Commented [BM11]: Update of 2016 Policy LU-2.8.

Commented [BM12]: Update of 2016 Policy LU-2.8.

Commented [BM13]: Update of 2016 Policy LU-2.4.

Commented [BM14]: Update of 2016 Policy LU-2.7.

Goal LU-3 Ensure adequate public services, facilities, and utilities are available to proposed and existing development.

As Tumwater grows, it is important for public services and facilities to anticipate growth and provide services so that they are available as development occurs. Working with internal and external partners is key to coordinating the

resources available and ensuring services are available to residents. To use resources efficiently at urban densities also requires efforts to replace private sewer and water systems with public systems.

Commented [BM15]: 2016 Goal LU-3.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-3.1	Ensure capital budget decisions in the six-year Capital Facilities Plan are coordinated with the Land Use Element, Lands for Public Purpose Element, Climate Element, Parks, Recreation, and Open Space Plan, and Transportation Plan.	CDD PRD TED WRS	Term of the Plan
LU-3.3	Ensure development conforms with the Water System Plan and Sanitary Sewer Comprehensive Plan.	CDD TED WRS	Term of the Plan
LU-3.4	Analyze all proposed projects for anticipated impact on public services as part of development and environmental review.	CDD PRD TED WRS	Term of the Plan
LU-3.5	Work with developers to determine where and when new public facilities are to be placed to permit proper development of current and future projects and meet concurrency.	CDD PRD TED WRS	Term of the Plan
LU-3.6	Require existing development utilizing permitted septic tanks for sewerage disposal to hook up to the sanitary sewer when a septic system fails, needs replacement, or requires major repairs as sanitary sewer laterals become available.	CDD TED	Term of the Plan
LU-3.7	Require existing development utilizing permitted private wells for water to connect to Tumwater's water service when the well fails, needs replacement, or requires major repairs, where City water service available.	CDD WRS	Term of the Plan

Commented [BM16]: Update of the 2016 Policy LU-3.1.

Commented [BM17]: Update of 2016 Policy LU-3.2.

Commented [BM18]: Update of 2016 Policy LU-3.3.

Commented [BM19]: Update of 2016 Policy LU-3.5.

Commented [BM20]: Update of 2016 Policy LU-3.6.

Commented [BM21]: Update of 2016 Policy LU-3.7.

C. Equitable Community Goals

Goal LU-4 Create land use patterns that increase equity across all land use types.

Environmental justice means planning for a future where no people are intentionally placed in harm's way. Providing sufficient land for residential development serving for all income groups ensures that all Tumwater residents can

afford the cost of living and not have to sacrifice other needs to keep their home.

Goal LU-4 works together with the Housing Element to ensure sufficient land has been designated for housing. The Housing Element contains goals, policies and implementation

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



actions that provide guidance for housing types for all income groups.

Policies and Implementation Actions		Lead	Period
LU-4.1	Embed environmental justice in land use decisions.	CDD	Term of the Plan
LU-4.2	Coordinate residential uses and densities in the Land Use Element with the housing allocations for all income groups in the Housing Element.	CDD	Term of the Plan
LU-4.3	Use innovative techniques to support the provision of affordable housing.	CDD	Term of the Plan
LU-4.4	Increase the variety of housing types to meet the needs of a changing population with supporting design guidelines.	CDD	Term of the Plan
LU-4.5	Develop anti-displacement programs in frontline communities when increasing densities.	CDD	Term of the Plan

Commented [BM22]: Update of 2016 Policy LU-4.1.

Commented [BM23]: Update of 2016 Policy LU-4.2.

Commented [BM24]: Update of 2016 Policy LU-4.6.

Goal LU-5 Ensure land use patterns support efficient multimodal transportation systems in coordination with City and regional transportation plans.

Transportation of both people and goods throughout Tumwater requires coordination with providers and users to ensure services meet the needs of residents, businesses, and customers.

Multiple options for transportation allow residents to live independently regardless of age, income, or abilities. Coordinating development with transit and active transportation options ensures increased access to transportation options for everyone.

Commented [BM25]: Update of 2016 Goal LU-5.

Policies and Implementation Actions		Lead	Period
LU-5.1	Coordinate with the Transportation Plan, Regional Transportation Plan, Parks, Recreation, and Open Space Plan, Climate Element, and Thuston Climate Mitigation Plan.	CDD PRD TED WRS	Term of the Plan
LU-5.2	Establish and maintain multimodal links between land uses.	CDD TED	Term of the Plan

Commented [BM26]: Update of 2016 Policies LU-5.1, LU-5.2, and LU-5.3.

Commented [BM27]: Update of 2016 Policy LU-5.4.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-5.3	Allow densities and mixtures of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use transit and active modes of travel.	CDD	Term of the Plan
LU-5.4	Coordinate with transportation providers and developers to ensure that developments are designed to promote physical, mental, and social health, and reduce the impacts of climate change on the natural and built environments.	CDD TED WRS	Term of the Plan
LU-5.5	Reinforce the link between land use and public transportation by encouraging development to occur at higher densities along designated transit corridors, nodes, and near commercial and employment centers.	CDD	Term of the Plan
LU-5.6	Prevent transportation improvements, regardless of their financing mechanisms that would trigger development inconsistent with the Comprehensive Plan and implementing regulations.	CDD TED	Term of the Plan

Commented [BM28]: Update of 2016 Policy LU-5.6.

Commented [BM29]: New policy.

Commented [BM30]: Update of 2016 Policy LU-5.7.

Commented [BM31]: Update of 2016 Policy LU-5.13.

Goal LU-6 Ensure physical limitations of the land are considered during development.

Historically cultures have built their communities around natural resources that support livelihoods. To preserve the environment and promote safety, Tumwater reviews the physical features of the environment during development review. Limiting development to lands which have suitable

environmental characteristics also protects residents from natural hazards such as landslides and flooding.

The Resiliency Subelement of the Climate Element includes a number of actions that support this goal.

Commented [BM32]: Update of 2016 Goal LU-8.

Policies and Implementation Actions		Lead	Period
LU-6.1	Ensure development conforms with environmental standards and requirements.	CDD	Term of the Plan
LU-6.2	Reserve the right to prohibit or set conditions on development based on anticipated adverse environmental or health impacts.	CDD	Term of the Plan

Commented [BM33]: Update of 2016 Policy LU-8.1.

Commented [BM34]: Update of 2016 Policy LU-8.2.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-6.3	Integrate design features of existing natural systems into the layout and siting of new development, including significant trees and noncritical ecological systems, where possible.	CDD	Term of the Plan

Commented [BM35]: Update of 2016 Policy LU-8.3.

D. Specific Land Use Type Goals

Goal LU-7 Support development of all types of residential uses.

With the forecasted increase of population and housing need, ensuring Tumwater has sufficient land for a range of residential uses is a top priority. Different types of housing for all income

groups support seniors, people with disabilities, low income, and marginalized communities. Accommodating space for diversity strengthens our community.

Commented [BM36]: Update of 2016 Goal LU-9.

Policies and Implementation Actions		Lead	Period
LU-7.1	Ensure an adequate supply of residential land to support the development of housing affordable to all income groups.	CDD	Term of the Plan
LU-7.2	Protect residential uses from excessive noise, odors, dirt, glare, traffic, pollution, and other nuisances emanating from regional transportation facilities and commercial and industrial uses.	CDD	Term of the Plan
LU-7.3	Ensure residential development occurs in integrated centers to allow for multimodal access to services.	CDD	Term of the Plan
LU-7.4	Allow innovation in development regulations with newer forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems can be achieved.	CDD	Term of the Plan
LU-7.5	Do not permit private residential gated communities.	CDD	Term of the Plan

Commented [BM37]: Update of 2016 Policy LU-9.1.

Commented [BM38]: Update of 2016 Policy LU-9.2.

Commented [BM39]: Update of 2016 Policy LU-9.3.

Commented [BM40]: Update of 2016 Policy LU-9.4.

Commented [BM41]: Update of 2016 Implementation Action LU-9.4.1 as a new policy.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-7.6	Support residential developments that provide easy access to healthy food sources and facilitate food recovery efforts.	CDD	Term of the Plan

Goal LU-8 Support development of commercial and mixed uses in appropriate areas.

A strong economy depends on adequate space for providing goods and services to serve residents. Finding the appropriate location for commercial uses depends on the type of activity and intensity of use. Allowing flexibility for

smaller scale commercial uses close to housing while buffering residential uses from higher intensity commercial uses is a key to making sure uses are compatible in neighborhoods.

Policies and Implementation Actions		Lead	Period
LU-8.1	Ensure adequate supply of developable commercial land.	CDD	Term of the Plan
LU-8.2	Concentrate high intensity commercial uses in mixed use centers to ensure multimodal access and prevent single use strip development.	CDD	Term of the Plan
LU-8.4	Locate high intensity commercial uses close to arterial routes and freeway access.	CDD	Term of the Plan
LU-8.5	Locate lower intensity neighborhood commercial uses throughout Tumwater to supply nearby residents with everyday goods and services where these uses are small, do not generate excessive traffic, and are compatible with nearby residences.	CDD	Term of the Plan
LU-8.6	Support local small scale commercial opportunities such as food trucks and food truck courts.	CDD	Term of the Plan

Commented [BM42]: Update of 2016 Goal LU-10.

Commented [BM43]: Update of 2016 Policy LU-10.3.

Commented [BM44]: Update of 2016 Policy LU-10.4.

Commented [BM45]: Update of 2016 Policy LU-10.9.

Commented [BM46]: Update of 2016 Policy LU-10.10.

Commented [BM47]: Update of 2016 Policy LU-10.11.

Goal LU-9 Support development of manufacturing, industrial, and warehouse uses in appropriate areas.

Industrial uses can include manufacturing, research, warehousing, raw materials storage, and other activities. Allowing a range of

industrial activities in Tumwater increases local job opportunities and decreases the transportation costs for those services.

Commented [BM48]: Update of 2016 Goal LU-10.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Designating land for industrial uses considers space required for equipment, buffering for adjacent uses, proximity to transportation routes, and reducing environmental impacts.

	Policies and Implementation Actions	Lead	Period
LU-9.1	Ensure adequate supply of developable industrial land near primary transportation corridors.	CDD	Term of the Plan
LU-9.2	Group manufacturing, industrial, and warehouse uses into centers in landscaped, urban park quality centers.	CDD	Term of the Plan
LU-9.3	Develop manufacturing, industrial, and warehouse areas following an integrated planning scheme incorporating performance standards regarding green belts, and buffering, landscaping, parking facilities, and design guidelines.	CDD	Term of the Plan
LU-9.4	Locate new manufacturing, industrial, and warehouse development in areas close to arterial routes, freeway access, and rail facilities that minimize pollution and heavy truck traffic through residential and commercial areas.	CDD	Term of the Plan
LU-9.5	Ensure manufacturing, industrial, and warehouse structures are low profile and provide sustainable screening landscaping that also reduces environmental effects of such land uses.	CDD	Term of the Plan

Commented [BM49]: Update of 2016 Policy LU-10.3.

Commented [BM50]: Update of 2016 Policy LU-10.5.

Commented [BM51]: Update of 2016 Policy LU-10.6.

Commented [BM52]: Update of 2016 Policy LU-10.7.

Commented [BM53]: Update of 2016 Policy LU-10.8.

Goal LU-10 Retain and enhance open space, parks, trails, and space for recreational opportunities.

Access to open space, parks, trails, and recreational opportunities improves quality of life and physical and social-emotional health. Underserved communities typically lack access to open spaces, parks, trails, and recreational

opportunities. Ensuring that all community members have access to these spaces is a priority. Additional goals and policies are found in the Parks, Recreation, and Open Space Plan.

Commented [BM54]: Update of 2016 Goal LU-7.

	Policies and Implementation Actions	Lead	Period
LU-10.1	Coordinate provision of open space, parks, trails, and space for recreational opportunities with the Parks, Recreation, and Open Space Plan.	CDD PRD	Term of the Plan

Commented [BM55]: Update of 2016 Policy LU-7.1.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-10.2	Preserve and enhance environmentally sensitive lands by developing compact urban areas.	CDD	Term of the Plan
LU-10.3	Require a variety of open spaces including landscaped buffers, small parks, plazas, and other community areas to balance higher density development and enhance quality of living.	CDD	Term of the Plan

Commented [BM56]: Update of 2016 Policy LU-7.3.

Commented [BM57]: Update of 2016 Policy LU-10.4.

E. Public Facilities Goals

Goal LU-11 Support development of public facilities in appropriate areas.

Public facilities are built and maintained by a government or agency for public use. They include transportation facilities, road lighting systems, storm and sanitary sewer systems, parks and open space, and transit stops. These facilities need adequate space as Tumwater

grows. More goals and policies about the processes by which public facilities are built and maintained are found in the Lands for Public Purposes Element, Parks, Recreation, and Open Space Plan, and Transportation Plan.

Commented [BM58]: New goal.

Policies and Implementation Actions		Lead	Period
LU-11.1	Ensure an adequate supply of developable land for public facilities.	CDD	Term of the Plan
LU-11.2	Distribute public facilities throughout Tumwater to ensure multimodal access.	CDD	Term of the Plan

Commented [BM59]: New policy.

Commented [BM60]: New policy.

Goal LU-12 Provide for the location of essential public facilities.

Essential public facilities are those that are typically difficult to site and are defined in RCW 36.70A.200 to include airports, state education facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling and organic management facilities, and in-patient facilities including substance abuse

facilities, mental health facilities, group homes, and secure community transition facilities.

In coordination with the development code, the Land Use Element describes the process for siting essential public facilities.

Commented [BM61]: New goal.

Policies and Implementation Actions		Lead	Period
LU-12.1	Ensure that the Comprehensive Plan and implementing regulations do not preclude the siting of essential public facilities.	CDD	Term of the Plan
LU-12.2	Ensure that where possible, essential public facility sites are used jointly for public benefit.	CDD	Term of the Plan
LU-12.3	Give opportunities for residents, property owners, adjacent jurisdictions, and other interested parties for meaningful participation in decisions on siting essential public facilities.	CDD	Term of the Plan

Commented [BM62]: New policy.

Commented [BM63]: New policy.

Commented [BM64]: New policy.

Goal LU-13 Protect the Olympia Regional Airport from incompatible land uses that could affect present and future use of airport facilities and operations while acknowledging the existing urban environment adjacent to the Airport.

Airports are an important part of the transportation system that supports the local and regional economy. In urban areas, regulations around airports keep both airport users and local community members safe by

only allowing compatible uses in airport safety zone overlays. Development regulations that limit the heights of buildings, lights, and types of use can reduce the exposure to potential hazards near an airport.

Commented [BM65]: Update of 2016 Goal LU-13.

Policies and Implementation Actions		Lead	Period
LU-13.1	Promote safe operation of Olympia Regional Airport by encouraging compatible land uses and activities and discouraging uses or activities that impede safe flight operations or endanger the lives of people on the ground.	CDD	Term of the Plan
LU-13.2	Work with the Port of Olympia to address off site impacts from airport uses on the surrounding community.	CDD	Term of the Plan

Commented [BM66]: 2016 Policy LU 13.1.

F. Historic Preservation Goals

Goal LU 14 Preserve and protect significant historical and cultural sites.

Preserving local sites of historical and cultural significance is important to understanding the past and learning from our experiences. Physical

reminders of our history honor those that have come before. Working with local Tribes to preserve historical and cultural sites is an

Commented [BM67]: Update of 2016 Goal LU-12.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



important component of recognizing our shared bond to this area.

Policies and Implementation Actions		Lead	Period
LU-14.1	Coordinate the Land Use Element with Tumwater and Thurston County’s historic preservation programs.	CDD PRD	Term of the Plan
LU-14.2	Protect designated state and national landmarks listed by the State Office of Archaeology and Historic Preservation and cultural or archaeological resources identified by the Tribes in land use decisions.	CDD	Term of the Plan

Commented [BM68]: Update of 2016 Policy LU-13.1.

Commented [BM69]: Update of 2016 Policy LU-13.2.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Appendix A Draft Implementation Actions

Each of the Land Use Element goals and policies in Chapter 4 will require Tumwater to take specific actions to implement over the course of the 20 year term of the Comprehensive Plan.

The draft implementation actions in the tables below were developed in coordination with the stakeholders, the community, and Tumwater staff. The draft implementation actions in the tables below are intended to serve as the building blocks for developing the annual

Tumwater work programs that will implement the goals and policies of the Land Use Element.

The draft implementation actions will need further refinement before they are incorporated into annual Tumwater work programs.

As the Comprehensive Plan is put into action over the next twenty years, the draft implementation actions will change as new, unforeseen opportunities emerge: new ones may be added, proposed ones may be modified or replaced by other actions.

1. How to Read These Tables

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

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

- PRD Parks, Recreation, and Facilities Department
- TED Transportation & Engineering Department
- WRS Water Resources & Sustainability Department

a) Department Leads

Implementation of the Land Use Element’s policies and implementation actions are associated with four different Tumwater departments:

- CDD Community Development Department

b) Period

Each of the Land Use Element’s policies and the draft implementation actions are associated with estimated start dates, length of time to complete, and target completion dates, if appropriate based on adequate funding for staff and resources. Most policies are ongoing with no set target completion date.

2. Growth Management Goals

Goal LU-1 Ensure the Land Use Element is implementable and coordinated with other City, neighboring jurisdictional, and regional plans.

Commented [BM70]: Update of 2016 Goal LU-1.

Plans that can be put into immediate action with appropriate resources provide better outcomes for communities. Tumwater will prioritize implementation actions and monitor progress toward the goals it sets together with community members.

When resources, timelines, and responsibilities can be coordinated with other partners, more work can be done with fewer resources. Ensuring all partners and community members have a voice in the plan also encourages a sense ownership and belonging.

Policies and Implementation Actions		Lead	Period
LU-1.1	Ensure the Land Use Element is consistent with adopted County-Wide Planning Policies and integrates climate, conservation, housing, and transportation considerations into land use decisions.	CDD	Term of the Plan
LU-1.1.1	Implement the County-Wide Planning Policies as adopted by Tumwater through the Land Use Element.	CDD	Term of the Plan
LU-1.2	Implement the following City plans and maps through the Land Use Element: <ul style="list-style-type: none"> 11. Capital Facilities Plan 12. Economic Development Plan 13. Housing Action Plan 14. Shoreline Master Program 15. Thurston Climate Mitigation Plan 16. Transportation Improvement Plan 17. Tumwater Historic District Master Plan 18. Tumwater – Thurston County Joint Plan 19. Urban Forestry Management Plan 20. Zoning Code and Map 	CDD PRD TED WRS	Term of the Plan
LU-1.2.1	Ensure that zoning designations and regulations are consistent with the overall City Land Use Map and Land Use Element goals and policies.	CDD	Review Every Five Years

Commented [BM71]: Update of 2016 Policy LU-1.1.

Commented [BM72]: Update of 2016 Implementation Action LU-1.1.1.

Commented [BM73]: New policy that is derived from 2016 Land Use Element Policies LU-1.6, LU-1.7, LU-1.8, LU-1.9, LU-1.10, LU-1.11, LU-1.13, and LU-1.14 and 2016 Implementation Actions LU-1.7.1 and LU-18.1.

Also addresses 2016 Implementation Policies #9, #14, #15, and #16.

Commented [BM74]: Update of 2016 Implementation Action LU-1.9.1 and 2016 Implementation Policy #1.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-1.3	Make capital facilities and transportation improvement decisions through the Capital Facilities Plan and Transportation Improvement Plan consistent with the Land Use Element and the Comprehensive Plan.	CDD PRD TED WRS	Term of the Plan
LU-1.3.1	On a biennial basis, invest in public improvements through the six year Capital Facilities Plan to facilitate and complement private development including streetscape improvements, green infrastructure, public open spaces, and other amenities.	CDD PRD TED WRS	Term of the Plan
LU-1.4	Coordinate the Land Use Element with all adopted regional plans and the plans of neighboring jurisdictions and special districts.	CDD	Term of the Plan
LU-1.5	Support the creation of a new city center.	CDD TED	Term of the Plan
LU-1.5.1	Review and update the Tumwater Town Center Plan.	CDD TED	2026-28
LU-1.5.2	Work with the Port of Olympia and the Federal Aviation Administration to remove their restrictions on residential development on Port owned land in the Town Center to allow full implementation of the Tumwater Town Center.	CDD	2026-28

Commented [BM75]: Update of 2016 Policy LU-1.10 and LU-1.11.

Commented [BM76]: Update of 2016 Implementation Policy #8 as an implementation action.

Commented [BM77]: New policy derived from 2016 Land Use Element Policy LU-1.5.

Commented [BM78]: Update of 2016 Policy LU-1.4.

Commented [BM79]: Update of 2016 Policy LU-1.4 as an implementation action.

Commented [BM80]: Update of 2016 Implementation Policy #12 as an implementation action.

Goal LU-2 **Ensure development occurs in an orderly and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect and enhance critical areas and open space, address equity and climate change, and reduce sprawl.**

Commented [BM81]: Update of 2016 Goal LU-2.

Land is a limited resource. To use land efficiently, all the uses should be considered and balanced to support the needs of the community.

Allowing the right use in the right place protects the water and soil resources into the future.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-2.1	Review and update Tumwater’s development review and permitting system on a regular basis for consistency with state law and adopted plans to ensure predictability and allow processing of development permits in a timely and fair manner.	CDD	Term of the Plan
LU-2.1.1	Prepare annual reports on the number, type, and review times for development permits and post them on Tumwater’s website.	CDD	Annually
LU-2.1.2	Using the information generated by annual reporting and the experiences of applicants and permit review staff assess and update Tumwater’s permit processing system.	CDD	Every Three Years
LU-2.2	Use innovative land use techniques, such as 15-minute neighborhoods, to create and maintain vibrant centers, corridors, and neighborhoods while accommodating growth, discouraging displacement, and protecting and enhancing critical areas.	CDD WRS	Term of the Plan
LU-2.2.1	Review and update Tumwater’s development standards, guidelines, and Citywide Design Guidelines on a regular basis.	CDD	Annually
LU-2.2.2	Develop and adopt an adaptive management plan for the protection and enhancement of critical areas.	CDD WRS	2028-29
LU-2.2.3	Provide staff with resources and training to support improvements.	CDD WRS	Term of the Plan
LU-2.3	Support vibrant neighborhoods with a range of affordable housing, strong and resilient economies, healthy people and habitats, unique spaces for recreation, and engagement and inclusion.	CDD	Term of the Plan

Commented [BM82]: Update of 2016 Implementation Policy #11 as a policy.

Commented [BM83]: New implementation action.

Commented [BM84]: New implementation action.

Commented [BM85]: Update of 2016 Policy LU-2.3.

Commented [BM86]: Update of 2016 Implementation Action LU-2.3.1 and Implementation Policy #2.

Commented [BM87]: New implementation action.

Commented [BM88]: New implementation action.

Commented [BM89]: Update of 2016 Policy LU-2.8.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-2.3.1	Assess neighborhood vibrancy every five years based on the following criteria: housing, economy, health, recreation, and engagement.	CDD	Every Five Years
LU-2.3.2	Incentivize the creation of activity nodes in each neighborhood along transit corridors that support housing, jobs, services, and all transportation modes.	CDD	Term of the Plan
LU-2.3.3	Promote equitable access to human services by allowing these uses in suitable locations near transit and housing.	CDD	Term of the Plan
LU-2.3.4	Protect or create open spaces in each neighborhood within a walkable distance of housing.	CDD	Term of the Plan
LU-2.4	Support complete neighborhoods consisting of healthy, connected, transit-oriented communities with a range of transportation choices for all residents.	CDD	Term of the Plan
LU-2.4.1	Regularly update development standards and guidelines to support the creation of pedestrian-oriented transit supportive neighborhoods.	CDD	Every Five Years
LU-2.5	Ensure new annexations adhere to the goals and policies agreed to by Tumwater and Thurston County.	CDD	Term of the Plan
LU-2.5.1	Monitor new annexations for the first five years on an annual basis and provide resources for compliance.	CDD	Term of the Plan
LU-2.6	Protect designated mineral resource lands from incompatible development.	CDD	Term of the Plan
LU-2.6.1	Separate mineral lands from incompatible land uses by utilizing buffer areas and other techniques to lessen environmental impacts on adjacent uses.	CDD	Term of the Plan

Commented [BM90]: New implementation action.

Commented [BM91]: New implementation action.

Commented [BM92]: New implementation action.

Commented [BM93]: New implementation action.

Commented [BM94]: Update of 2016 Policy LU-2.8.

Commented [BM95]: Update of 2016 Implementation Policy #6.

Commented [BM96]: Update of 2016 Policy LU-2.4.

Commented [BM97]: New implementation action.

Commented [BM98]: Update of 2016 Policy LU-2.7.

Commented [BM99]: New implementation action.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Goal LU-3 Ensure adequate public services, facilities, and utilities are available to proposed and existing development.

As Tumwater grows, it is important for public services and facilities to anticipate growth and provide services so that they are available as development occurs. Working with internal and external partners is key to coordinating the

resources available and ensuring services are available to residents. To use resources efficiently at urban densities also requires efforts to replace private sewer and water systems with public systems.

Commented [BM100]: 2016 Goal LU-3.

Policies and Implementation Actions		Lead	Period
LU-3.1	Ensure capital budget decisions in the six-year Capital Facilities Plan are coordinated with the Land Use Element, Lands for Public Purpose Element, Climate Element, Parks, Recreation, and Open Space Plan, and Transportation Plan.	CDD PRD TED WRS	Term of the Plan
LU-3.1.1	Ensure the Capital Facilities Plan can be implemented through the Land Use Element's projected uses and densities.	CDD PRD TED WRS	Term of the Plan
LU-3.1.2	Direct the timing and location of development with the provision of adequate facilities and services within Tumwater's urban growth area, through periodic updates to the Tumwater and Thurston County Joint Plan and Thurston County Code Title 22 <i>Tumwater Urban Growth Area Zoning</i> .	CDD PRD TED WRS	Term of the Plan
LU-3.3	Ensure development conforms with the Water System Plan and Sanitary Sewer Comprehensive Plan.	CDD TED WRS	Term of the Plan
LU-3.4	Analyze all proposed projects for anticipated impact on public services as part of development and environmental review.	CDD PRD TED WRS	Term of the Plan
LU-3.5	Work with developers to determine where and when new public facilities are to be placed to permit proper development of current and future projects and meet concurrency.	CDD PRD TED WRS	Term of the Plan

Commented [BM101]: Update of the 2016 Policy LU-3.1.

Commented [BM102]: Update of 2016 Implementation Action LU-3.1.1.

Commented [BM103]: Update of 2016 Implementation Policy #7.

Commented [BM104]: Update of 2016 Policy LU-3.2.

Commented [BM105]: Update of 2016 Policy LU-3.3.

Commented [BM106]: Update of 2016 Policy LU-3.5.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-3.6	Require existing development utilizing permitted septic tanks for sewerage disposal to hook up to the sanitary sewer when a septic system fails, needs replacement, or requires major repairs as sanitary sewer laterals become available.	CDD TED	Term of the Plan
LU-3.6.1	Work with LOTT to prioritize connecting properties on septic systems to LOTT's sewerage treatment system to reduce impacts to groundwater and surface water quality and programs that support subsidies for lower income groups.	CDD TED WRS	Term of the Plan
LU-3.7	Require existing development utilizing permitted private wells for water to connect to Tumwater's water service when the well fails, needs replacement, or requires major repairs, where City water service available.	CDD WRS	Term of the Plan

Commented [BM107]: Update of 2016 Policy LU-3.6.

Commented [BM108]: Update of 2016 Implementation Action LU-3.6.1.

Commented [BM109]: Update of 2016 Policy LU-3.7.

3. Equitable Community Goals

Goal LU-4 Create land use patterns that increase equity across all land use types.

Environmental justice means planning for a future where no people are intentionally placed in harm's way. Providing sufficient land for residential development serving for all income groups ensures that all Tumwater residents can afford the cost of living and not have to sacrifice other needs to keep their home.

Goal LU-4 works together with the Housing Element to ensure sufficient land has been designated for housing. The Housing Element contains goals, policies and implementation actions that provide guidance for housing types for all income groups.

Policies and Implementation Actions		Lead	Period
LU-4.1	Embed environmental justice in land use decisions.	CDD	Term of the Plan

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-4.1.1	Develop an environmental justice audit process, using the state and federal guidance to inform Tumwater's audit process.	CDD WRS	2028-2029
LU-4.1.2	Conduct a citywide environmental justice audit prior to amending land use designations.	CDD	Starting in 2029
LU-4.2	Coordinate residential uses and densities in the Land Use Element with the housing allocations for all income groups in the Housing Element.	CDD	Term of the Plan
LU-4.3	Use innovative techniques to support the provision of affordable housing.	CDD	Term of the Plan
LU-4.3.1	Use adaptive management to monitor and optimize development regulations for housing with community feedback and data.	CDD	Term of the Plan
LU-4.4	Increase the variety of housing types to meet the needs of a changing population with supporting design guidelines.	CDD	Term of the Plan
LU-4.5	Develop anti-displacement programs in frontline communities when increasing densities.	CDD	Term of the Plan
LU-4.5.1	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	Term of the Plan

Commented [BM110]: Update of 2016 Policy LU-4.1.

Commented [BM111]: Update of 2016 Policy LU-4.2.

Commented [BM112]: New implementation action.

Commented [BM113]: Update of 2016 Policy LU-4.6.

Goal LU-5 **Ensure land use patterns support efficient multimodal transportation systems in coordination with City and regional transportation plans.**

Commented [BM114]: Update of 2016 Goal LU-5.

Transportation of both people and goods throughout Tumwater requires coordination with providers and users to ensure services meet

the needs of residents, businesses, and customers.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Multiple options for transportation allow residents to live independently regardless of age, income, or abilities. Coordinating

development with transit and active transportation options ensures increased access to transportation options for everyone.

Policies and Implementation Actions		Lead	Period
LU-5.1	Coordinate with the Transportation Plan, Regional Transportation Plan, Parks, Recreation, and Open Space Plan, Climate Element, and Thurston Climate Mitigation Plan.	CDD PRD TED WRS	Term of the Plan
LU-5.1.2	Create an active transportation plan which meets goals in the Climate Element and the Thurston Climate Mitigation Plan.	CDD TED WRS	2026-27
LU-5.2	Establish and maintain multimodal links between land uses.	CDD TED	Term of the Plan
LU-5.2.1	Prepare and adopt a complete streets ordinance.	CDD TED WRS	2028-29
LU-5.2.2	Implement regulatory and capital project changes to incentivize high density residential and commercial development within neighborhoods near frequent transit.	CDD TED	2028-29
LU-5.2.3	Provide incentives for urban plazas when new construction or major renovation is proposed.	CDD	2028-29
LU-5.2.4	Implement regulatory changes to require public and private development proposals to enhance the streetscape to maximize comfort for multimodal users.	CDD	Term of the Plan
LU-5.3	Allow densities and mixtures of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use transit and active modes of travel.	CDD	Term of the Plan

Commented [BM115]: Update of 2016 Policies LU-5.1, LU-5.2, and LU-5.3.

Commented [BM116]: New implementation action.

Commented [BM117]: Update of 2016 Policy LU-5.4.

Commented [BM118]: New implementation action.

Commented [BM119]: New implementation action.

Commented [BM120]: Update of 2016 Policy LU-5.5 as an implementation action.

Commented [BM121]: Update of 2016 Policy LU-5.11 as an implementation action.

Commented [BM122]: Update of 2016 Policy LU-5.6.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-5.3.1	Implement regulatory changes to require developments to place employment and living areas near multimodal transportation, minimize vehicle miles traveled, and optimize the use of existing and planned transportation systems and capital facilities to improve the jobs-housing balance.	CDD	Term of the Plan
LU-5.4	Coordinate with transportation providers and developers to ensure that developments are designed to promote physical, mental, and social health, and reduce the impacts of climate change on the natural and built environments.	CDD TED WRS	Term of the Plan
LU-5.4.1	Update development regulations to ensure facilities and infrastructure to support active transportation modes are included in developments.	CDD	2026-28
LU-5.5	Reinforce the link between land use and public transportation by encouraging development to occur at higher densities along designated transit corridors, nodes, and near commercial and employment centers.	CDD	Term of the Plan
LU-5.5.1	Develop incentives for proposed developments located adjacent to transportation corridors where amenities for multimodal users are included.	CDD	2028-30
LU-5.6	Prevent transportation improvements, regardless of their financing mechanisms that would trigger development inconsistent with the Comprehensive Plan and implementing regulations.	CDD TED	Term of the Plan

Commented [BM123]: New implementation action.

Commented [BM124]: New policy.

Commented [BM125]: Update of 2016 Policy LU-5.7.

Commented [BM126]: Update of 2016 Policy LU-5.9 as an implementation action.

Commented [BM127]: Update of 2016 Policy LU-5.13.

Goal LU-6 Ensure physical limitations of the land are considered during development.

Commented [BM128]: Update of 2016 Goal LU-8.

Historically cultures have built their communities around natural resources that support livelihoods. To preserve the environment and promote safety, Tumwater reviews the physical features of the environment

during development review. Limiting development to lands which have suitable environmental characteristics also protects residents from natural hazards such as landslides and flooding.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



The Resiliency Subelement of the Climate Element includes a number of actions that support this goal.

Policies and Implementation Actions		Lead	Period
LU-6.1	Ensure development conforms with environmental standards and requirements.	CDD	Term of the Plan
LU-6.1.1	Update the Tumwater Appendix to the Thurston Hazards Mitigation Plan and floodplain regulations on a regular basis and ensure that development regulations are updated accordingly.	CDD	Every Five Years
LU-6.2.1	Update the critical areas ordinance as new state guidance and best available science becomes available.	CDD	Term of the Plan
LU-6.2	Reserve the right to prohibit or set conditions on development based on anticipated adverse environmental or health impacts.	CDD	Term of the Plan
LU-6.3	Integrate design features of existing natural systems into the layout and siting of new development, including significant trees and noncritical ecological systems, where possible.	CDD	Term of the Plan

Commented [BM129]: Update of 2016 Policy LU-8.1.

Commented [BM130]: New implementation action.

Commented [BM131]: New implementation action.

Commented [BM132]: Update of 2016 Policy LU-8.2.

Commented [BM133]: Update of 2016 Policy LU-8.3.

4. Specific Land Use Type Goals

Goal LU-7 Support development of all types of residential uses.

With the forecasted increase of population and housing need, ensuring Tumwater has sufficient land for a range of residential uses is a top priority. Different types of housing for all income

groups support seniors, people with disabilities, low income, and marginalized communities. Accommodating space for diversity strengthens our community.

Commented [BM134]: Update of 2016 Goal LU-9.

Policies and Implementation Actions		Lead	Period
LU-7.1	Ensure an adequate supply of residential land to support the development of housing affordable to all income groups.	CDD	Term of the Plan

Commented [BM135]: Update of 2016 Policy LU-9.1.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-7.2	Protect residential uses from excessive noise, odors, dirt, glare, traffic, pollution, and other nuisances emanating from regional transportation facilities and commercial and industrial uses.	CDD	Term of the Plan
LU-7.3	Ensure residential development occurs in integrated centers to allow for multimodal access to services.	CDD	Term of the Plan
LU-7.4	Allow innovation in development regulations with newer forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems can be achieved.	CDD	Term of the Plan
LU-7.5	Do not permit private residential gated communities.	CDD	Term of the Plan
LU-7.6	Support residential developments that provide easy access to healthy food sources and facilitate food recovery efforts.	CDD	Term of the Plan
LU-7.6.1	Use the Food System Plan to guide implementation actions to improve access to food and abate waste.	CDD	2026-27
LU-7.6.2	Allocate funding to fully implement the Food System Plan.	CDD	2028-29

Commented [BM136]: Update of 2016 Policy LU-9.2.

Commented [BM137]: Update of 2016 Policy LU-9.3.

Commented [BM138]: Update of 2016 Policy LU-9.4.

Commented [BM139]: Update of 2016 Implementation Action LU-9.4.1 as a new policy.

Commented [BM140]: New implementation action.

Commented [BM141]: New implementation action.

Goal LU-8 Support development of commercial and mixed uses in appropriate areas.

A strong economy depends on adequate space for providing goods and services to serve residents. Finding the appropriate location for commercial uses depends on the type of activity and intensity of use. Allowing flexibility for

smaller scale commercial uses close to housing while buffering residential uses from higher intensity commercial uses is a key to making sure uses are compatible in neighborhoods.

Commented [BM142]: Update of 2016 Goal LU-10.

Policies and Implementation Actions		Lead	Period
LU-8.1	Ensure adequate supply of developable commercial land.	CDD	Term of the Plan

Commented [BM143]: Update of 2016 Policy LU-10.3.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



LU-8.2	Concentrate high intensity commercial uses in mixed use centers to ensure multimodal access and prevent single use strip development.	CDD	Term of the Plan
LU-8.2.1	Through the Comprehensive Plan and development regulations limit the linear length areas designated for commercial uses and incentivize mixed use centers with multimodal access and walkable features.	CDD	2028-29
LU-8.2.2	Through the Comprehensive Plan and development regulations, develop integrated high intensity mixed use commercial areas incorporating performance standards to address buffering, landscaping, parking facilities, and other elements of site design.	CDD	2028-29
LU-8.4	Locate high intensity commercial uses close to arterial routes and freeway access.	CDD	Term of the Plan
LU-8.5	Locate lower intensity neighborhood commercial uses throughout Tumwater to supply nearby residents with everyday goods and services where these uses are small, do not generate excessive traffic, and are compatible with nearby residences.	CDD	Term of the Plan
LU-8.6	Support local small scale commercial opportunities such as food trucks and food truck courts.	CDD	Term of the Plan
LU-8.6.1	Identify and designate areas that are compatible with food trucks and food truck courts.	CDD	2028-29

Commented [BM144]: Update of 2016 Policy LU-10.4.

Commented [BM145]: New implementation action.

Commented [BM146]: Update of 2016 Policy LU-10.6.

Commented [BM147]: Update of 2016 Policy LU-10.9.

Commented [BM148]: Update of 2016 Policy LU-10.10.

Commented [BM149]: Update of 2016 Policy LU-10.11.

Commented [BM150]: New implementation action.

Goal LU-9 Support development of manufacturing, industrial, and warehouse uses in appropriate areas.

Industrial uses can include manufacturing, research, warehousing, raw materials storage, and other activities. Allowing a range of industrial activities in Tumwater increases local job opportunities and decreases the transportation costs for those services.

Designating land for industrial uses considers space required for equipment, buffering for adjacent uses, proximity to transportation routes, and reducing environmental impacts.

Commented [BM151]: Update of 2016 Goal LU-10.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-9.1	Ensure adequate supply of developable industrial land near primary transportation corridors.	CDD	Term of the Plan
LU-9.2	Group manufacturing, industrial, and warehouse uses into centers in landscaped, urban park quality centers.	CDD	Term of the Plan
LU-9.3	Develop manufacturing, industrial, and warehouse areas following an integrated planning scheme incorporating performance standards regarding green belts, and buffering, landscaping, parking facilities, and design guidelines.	CDD	Term of the Plan
LU-9.4	Locate new manufacturing, industrial, and warehouse development in areas close to arterial routes, freeway access, and rail facilities that minimize pollution and heavy truck traffic through residential and commercial areas.	CDD	Term of the Plan
LU-9.4.1	Through development regulation amendments create a tiered system for industrial intensity where more intense uses that produce pollutants, high noise, high traffic are in the center of an industrial area and are farther from incompatible uses and less intense uses are allowed at the edges of industrial areas.	CDD	2028-29
LU-9.5	Ensure manufacturing, industrial, and warehouse structures are low profile and provide sustainable screening landscaping that also reduces environmental effects of such land uses.	CDD	Term of the Plan

Commented [BM152]: Update of 2016 Policy LU-10.3.

Commented [BM153]: Update of 2016 Policy LU-10.5.

Commented [BM154]: Update of 2016 Policy LU-10.6.

Commented [BM155]: Update of 2016 Policy LU-10.7.

Commented [BM156]: New implementation action.

Commented [BM157]: Update of 2016 Policy LU-10.8.

Goal LU-10 Retain and enhance open space, parks, trails, and space for recreational opportunities.

Commented [BM158]: Update of 2016 Goal LU-7.

Access to open space, parks, trails, and recreational opportunities improves quality of life and physical and social-emotional health. Underserved communities typically lack access to open spaces, parks, trails, and recreational

opportunities. Ensuring that all community members have access to these spaces is a priority. Additional goals and policies are found in the Parks, Recreation, and Open Space Plan.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-10.1	Coordinate provision of open space, parks, trails, and space for recreational opportunities with the Parks, Recreation, and Open Space Plan.	CDD PRD	Term of the Plan
LU-10.2	Preserve and enhance environmentally sensitive lands by developing compact urban areas.	CDD	Term of the Plan
LU-10.3	Require a variety of open spaces including landscaped buffers, small parks, plazas, and other community areas to balance higher density development and enhance quality of living.	CDD	Term of the Plan
LU-10.3.1	Evaluate the use of required dedicated open space every five years to make certain that areas dedicated to open space in development provide the functions intended.	CDD	Term of the Plan

Commented [BM159]: Update of 2016 Policy LU-7.1.

Commented [BM160]: Update of 2016 Policy LU-7.3.

Commented [BM161]: Update of 2016 Policy LU-10.4.

Commented [BM162]: Update of 2016 Implementation Action LU-10.3.1.

5. Public Facilities Goals

Goal LU-11 Support development of public facilities in appropriate areas.

Public facilities are built and maintained by a government or agency for public use. They include transportation facilities, road lighting systems, storm and sanitary sewer systems, parks and open space, and transit stops. These facilities need adequate space as Tumwater grows.

More goals and policies about the processes by which public facilities are built and maintained are found in the Lands for Public Purposes Element, Parks, Recreation, and Open Space Plan, and Transportation Plan.

Commented [BM163]: New goal.

Policies and Implementation Actions		Lead	Period
LU-11.1	Ensure an adequate supply of developable land for public facilities.	CDD	Term of the Plan
LU-11.2	Distribute public facilities throughout Tumwater to ensure multimodal access.	CDD	Term of the Plan

Commented [BM164]: New policy.

Commented [BM165]: New policy.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Goal LU-12 Provide for the location of essential public facilities.

Essential public facilities are those that are typically difficult to site and are defined in RCW 36.70A.200 to include airports, state education facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling and organic management facilities, and in-patient facilities including substance abuse

facilities, mental health facilities, group homes, and secure community transition facilities.

In coordination with the development code, the Land Use Element describes the process for siting essential public facilities.

Commented [BM166]: New goal.

Policies and Implementation Actions		Lead	Period
LU-12.1	Ensure that the Comprehensive Plan and implementing regulations do not preclude the siting of essential public facilities.	CDD	Term of the Plan
LU-12.1.1	Utilize the following siting criteria for siting new or expansion of existing essential public facilities: <ol style="list-style-type: none"> Proximity to major transportation routes and essential infrastructure; Land use compatibility with surrounding areas; Potential environmental impacts; Effects on resource and critical areas; Public costs and benefits including operation and maintenance; Current capacity and location of equivalent facilities; The existence within Tumwater of reasonable alternatives to the proposed activity, and Other criteria as determined relevant to the specific essential public facility. 	CDD	Term of the Plan
LU-12.2	Ensure that where possible, essential public facility sites are used jointly for public benefit.	CDD	Term of the Plan

Commented [BM167]: New policy.

Commented [BM168]: New implementation action.

Commented [BM169]: New policy.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Lead	Period
LU-12.3 Give opportunities for residents, property owners, adjacent jurisdictions, and other interested parties for meaningful participation in decisions on siting essential public facilities.	CDD	Term of the Plan

Commented [BM170]: New policy.

Goal LU-13 Protect the Olympia Regional Airport from incompatible land uses that could affect present and future use of airport facilities and operations while acknowledging the existing urban environment adjacent to the Airport.

Airports are an important part of the transportation system that supports the local and regional economy. In urban areas, regulations around airports keep both airport users and local community members safe by

only allowing compatible uses in airport safety zone overlays. Development regulations that limit the heights of buildings, lights, and types of use can reduce the exposure to potential hazards near an airport.

Commented [BM171]: Update of 2016 Goal LU-13.

Policies and Implementation Actions	Lead	Period
LU-13.1 Promote safe operation of Olympia Regional Airport by encouraging compatible land uses and activities and discouraging uses or activities that impede safe flight operations or endanger the lives of people on the ground.	CDD	Term of the Plan
LU-13.1.1 Update development regulations addressing aviation compatibility within the Airport Overlay Zone on a regular basis.	CDD	Term of the Plan
LU-13.1.2 Prohibit structures and trees from penetrating airspace surfaces as defined by Title 14 of the Code of Federal Regulations Part 77, except as necessary and incidental to airport operations.	CDD	Term of the Plan
LU-13.1.3 Permit appropriate urban land uses compatible with airport and aviation uses.	CDD	Term of the Plan
LU-13.1.4 Encourage contiguous open space areas within the Airport Overlay Zone that provide functional open space needs for aircraft in cases of an emergency.	CDD	Term of the Plan

Commented [BM172]: 2016 Policy LU 13.1.

Commented [BM173]: Update of 2016 Implementation Policy #3 as an implementation action.

Commented [BM174]: Update of 2016 Implementation Policy #4 as an implementation action.

Commented [BM175]: Update of 2016 Implementation Policy #4 as an implementation action.

Commented [BM176]: Update of 2016 Implementation Policy #4 as an implementation action.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Lead	Period
LU-13.2 Work with the Port of Olympia to address off site impacts from airport uses on the surrounding community.	CDD	Term of the Plan

6. Historic Preservation Goals

Goal LU 14 Preserve and protect significant historical and cultural sites.

Preserving local sites of historical and cultural significance is important to understanding the past and learning from our experiences. Physical reminders of our history honor those that have

come before. Working with local Tribes to preserve historical and cultural sites is an important component of recognizing our shared bond to this area.

Commented [BM177]: Update of 2016 Goal LU-12.

Policies and Implementation Actions	Lead	Period
LU-14.1 Coordinate the Land Use Element with Tumwater and Thurston County's historic preservation programs.	CDD PRD	Term of the Plan
LU-14.2 Protect designated state and national landmarks listed by the State Office of Archaeology and Historic Preservation and cultural or archaeological resources identified by the Tribes in land use decisions.	CDD	Term of the Plan
LU-14.2.1 Complete a Memorandum of Understanding with State Department of Archaeology and Historic Preservation to gain access to the state database of historic resources for development review.	CDD	Term of the Plan
LU-14.2.2 Work with the Tribes to determine the best process for cultural resource evaluation during development permit review.	CDD	Term of the Plan
LU-14.2.3 Follow federal Code of Federal Regulation Section 106 National Historic Preservation Act guidance for all projects with federal funding.	CDD	Term of the Plan

Commented [BM178]: Update of 2016 Policy LU-13.1.

Commented [BM179]: Update of 2016 Policy LU-13.2.

Commented [BM180]: New implementation action.

Commented [BM181]: New implementation action.

Commented [BM182]: New implementation action.

Land Use Element

Part 2 – Technical Information

City of Tumwater 2025 Comprehensive Plan

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

DRAFT VERSION JUNE 17, 2025

December 2025

Ordinance No. O2025-0XX



Land Use Element

Part 2 – Technical Information



Table of Contents

1. Introduction	6
A. Background	6
B. How to Read this Part of the Element	7
C. Connections with Other Elements	7
D. Community Profile	8
E. Neighborhoods	9
2. Physical Features	11
A. Geographic Features	11
B. Water Resources	12
3. Existing Land Use Patterns	13
A. Existing Land Use Distribution, Land Use Designations, & Zone Districts	13
B. Land Use Distribution	13
4. Land Use Growth Targets	18
A. Population – Existing & Target	18
B. Employment – Existing & Target	18
5. Land Use Capacity Estimates	22
A. Introduction	22
B. Partially Used & Under Utilized Land Supply Analysis	23
C. Developable or Re-Developable Land Supply Analysis	24
D. Analysis of Population Accommodation	26
6. Land Use Plan	30
A. Introduction	30
B. Residential	32
C. Commercial	38
D. Mixed Use	40
E. Industrial	43
F. Parks, Open Space, & Public and Institutional	44
7. Neighborhoods	46
A. Airport	46

Land Use Element

Part 2 – Technical Information



B. Brewery 47

C. Bush Prairie 49

D. Deschutes..... 51

E. Littlerock..... 53

F. Mottman/Black Lake 54

G. New Market 56

H. SE Capitol Boulevard 58

I. SW Tumwater..... 59

J. Trosper 61

K. Tumwater Hill..... 62

8. Other Considerations 65

 A. Essential Public Facilities..... 65

 B. Minimum & Maximum Densities 65

 C. Clustering 65

 D. Modular & Manufactured Housing..... 65

 E. Placemaking Strategies 65

 F. Design Review 66

Appendix A Foundational Documents 69

List of Tables

Table LU-1. Land Area in Tumwater & Its Urban Growth Area. 13

Table LU-2. Summary of Existing Land Use in Tumwater. 13

Table LU-3. Percentage of the Area of Existing Land Use by Neighborhood in Tumwater..... 16

Table LU-4. Area of Existing Land Use by Neighborhood in Tumwater by Acres. 17

Table LU-5. Tumwater & Its Urban Growth Area Population Forecasts, 2020-45..... 18

Table LU-6. Tumwater & Urban Growth Area Population, Housing, and Employment Growth Forecasts. 22

Table LU-7. Tumwater & Its Urban Growth Area 20-Year Population Projection..... 23

Table LU-8. Buildable Land in Acres in Tumwater. 25

Land Use Element

Part 2 – Technical Information



Table LU-9. Capacity for Total Future Dwelling Units on Vacant, Infill or Redeveloped Lots in Tumwater. 26

Table LU-10. Summary of Housing Surplus or Deficit in Tumwater & Its Urban Growth Area in 2045. ... 27

Table LU-11. Residential Land Supply & Demand in Tumwater & Its Urban Growth Area in 2045. 28

Table LU-12. Tumwater Land Use Designations 30

Table LU-13. Land Use Designation with Implementing Zone District & Minimum & Maximum Net Dwelling Units per Acre. 33

Table LU-14. Foundational Documents for the Land Use Element. 69

List of Figures

Figure LU-1. Land Use Element’s Connections to Tumwater Community Concerns. 8

Figure LU-2. Existing Land Use in Tumwater. 14

Figure LU-3. Employment Bases by Percentage of Jobs in Industry in Tumwater, 2017 & Projected 2045 19

Figure LU-4. Employment Bases by Number of Jobs in Tumwater, 2017 & Projected 2045. 20

Figure LU-5. Unemployment Rate for Tumwater, Lacey, & Olympia, 2015-2025. 21

Figure LU-6. 2045 Tumwater & Urban Growth Area Housing Need Allocation by Area Median Income, Housing Type, & Tenure. 29

Figure LU-7. Airport Neighborhood Existing Land Use, 2025. 46

Figure LU-8. Brewery Neighborhood Existing Land Use, 2025. 48

Figure LU-9. Bush Prairie Neighborhood Existing Land Use, 2025..... 50

Figure LU-10. Deschutes Neighborhood Existing Land Use, 2025. 52

Figure LU-11. Littlerock Neighborhood Existing Land Use, 2025. 53

Figure LU-12. Mottman/Black Lake Neighborhood Existing Land Use, 2025. 55

Figure LU-13. New Market Neighborhood Existing Land Use, 2025..... 56

Figure LU-14. SE Capitol Boulevard Neighborhood Existing Land Use, 2025. 58

Figure LU-15. SW Tumwater Neighborhood Existing Land Use, 2025. 60

Figure LU-16. Trosper Neighborhood Existing Land Use, 2025..... 61

Figure LU-17. Tumwater Hill Neighborhood Existing Land Use, 2025. 63

List of Maps

Land Use Element

Part 2 – Technical Information



Map LU-1. City-Wide Future Land Use Map

Map LU-2. Neighborhoods Map

Map LU-3. Airport Future Land Use Map

Map LU-4. Brewery District Future Land Use Map

Map LU-5. Bush Prairie Neighborhood Future Land Use Map

Map LU-6. Deschutes Neighborhood Future Land Use Map

Map LU-7. Littlerock Neighborhood Future Land Use Map

Map LU-8. Mottman Neighborhood Future Land Use Map

Map LU-9. New Market Neighborhood Future Land Use Map

Map LU-10. SE Capitol Boulevard Neighborhood Future Land Use Map

Map LU-11. SW Tumwater Neighborhood Future Land Use Map

Map LU-12. Town Center Subdistricts Future Land Use Map

Map LU-13. Trosper Neighborhood Future Land Use Map

Map LU-14. Tumwater Hill Neighborhood Future Land Use Map

Abbreviations Used in Document

RCW – Revised Code of Washington

TMC – Tumwater Municipal Code

WAC – Washington Administrative Code

Land Use Element

Part 2 – Technical Information



1. Introduction

A. Background

The Land Use Element is part of Tumwater's Comprehensive Plan and was prepared in response to the state Growth Management Act (Chapter 36.70A RCW).

As part of Tumwater's Comprehensive Plan, the Land Use Element covers the 20-year planning period from 2025 to 2045, and designates the proposed general distribution, location, and extent of all land use types.

Part 2 of the Land Use Element provides the technical analysis to address the requirements of RCW 36.70A.070(1) for land use elements. It analyzes Tumwater's:

- Physical features.
- Existing land use patterns.
- Land use growth targets.
- Land use capacity estimates.
- Land use plan.
- Other considerations.

The assessment supports the development of the Land Use Element's goals, policies, and draft implementation actions found in Part 1 of the Element.

The Land Use Element goals and policies guide the type, distribution, and location of land uses that direct Tumwater's physical development. It provides the policy context for TMC Title 18 Zoning, development regulations, administrative processes, and investment decisions such as capital improvements and work plans for City

LAND USE

State requirements (WAC 365-196-405) that the Comprehensive Plan must meet:

- Designation of the proposed general distribution and general location and extent of the uses of land, where appropriate, for agricultural, timber, and mineral production, for housing, commerce, industry, recreation, open spaces, public utilities, public facilities, general aviation airports, military bases, rural uses, and other land uses.
- Population densities, building intensities, and estimates of future population growth.
- Provisions for protection of the quality and quantity of ground water used for public water supplies.
- Wherever possible, consideration of urban planning approaches to promote physical activity.
- Where applicable, a review of drainage, flooding, and stormwater runoff in the area covered by the plan and nearby jurisdictions, and guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

staff, the Planning Commission, City Council, and community and agency partners.

Tumwater is planning for future growth for the City and its urban growth area together, so land

Land Use Element

Part 2 – Technical Information



use in Tumwater and its urban growth area are evaluated together.

The Land Use Maps represent the general future land use patterns intended for Tumwater and its

urban growth area within the 20-year planning period and are a graphic expression of the land use goals and policies found in Part 1 of the Element.

B. How to Read this Part of the Element

Part 2 of the Land Use Element consists of the following chapters.

- **Chapter 2 – Physical Features:** Provides a summary of the prominent geographic features and water resources that define the physical landscape of Tumwater.
- **Chapter 3 – Existing Land Use Patterns:** Offers a summary of existing land use distribution within Tumwater that has emerged from the physical features discussed in Chapter 2.
- **Chapter 4 – Land Use Growth Targets:** Discusses the existing and 2045 forecasted population and employment figures that will guide future land use and the Comprehensive Plan for the next 20 years.
- **Chapter 5 – Land Use Capacity Estimates:** Provides a summary of Tumwater's land use capacity that is needed to
- **Chapter 6 – Land Use Plan:** Reviews Tumwater's approach to accommodating the 2045 land use growth targets and land use capacity for residential, commercial, industrial, and parks, open space, & public and institutional land uses.
- **Chapter 7 – Neighborhoods:** Provides the land use context, and discusses future land uses, challenges, and recommendation for each neighborhood in Tumwater.
- **Chapter 8 – Other Considerations:** Summarizes other relevant land use matters.
- **Appendix:** The appendix includes the following:

Appendix A – Summary of Foundational Documents.

C. Connections with Other Elements

The Land Use Element connects all the other Elements of the Comprehensive Plan together locationally.

Figure LU-1 illustrates how the Land Use Element relates to various Tumwater community concerns.

Coordination with all the Elements of the Comprehensive Plan is important to be able to ensure orderly, cost-efficient development that is phased outward from the urban core and transit corridors. All Elements of the Comprehensive Plan are consistent with the Land Use Element.

Land Use Element

Part 2 – Technical Information



As some examples, the Land Use Element works with the Conservation and Lands for Public Purposes Elements to protect the quality and quantity of groundwater used for public water

supplies and account for drainage, flooding, and storm water run-off by assigning the appropriate land use designations to environmentally sensitive areas.

Figure LU-1. Land Use Element's Connections to Tumwater Community Concerns.



In addition, the Land Use Element works with the Housing Element to allocate sufficient land to ensure an adequate supply of buildable land for housing that serves every income group and supports the Climate Element by encouraging compact urban development to reduce carbon

emissions and addresses natural hazards to increase resilience.

Land within Tumwater's urban growth area are addressed through the Tumwater and Thurston County Joint Plan in accordance with adopted County-Wide Planning Policies.

D. Community Profile

The place that became Tumwater at the point where the Deschutes River cascades into Puget Sound at its most southerly point has been inhabited for many centuries.

The Coastal Salish Indian groups, whose descendants are members of the tribes now known as Nisqually, Squaxin Island, and Chehalis, gathered shellfish and frequented the inlets and prairies of the south Puget Sound for

centuries before Euro-American exploration and settlement.

The rivers of the region, such as the Deschutes River, were long-established sites for salmon harvesting, the prairies, such as Bush Prairie, were popular hunting and plant harvesting sites, and the beaches were replete with shellfish, harvested by native peoples.

Land Use Element

Part 2 – Technical Information



In 1845, Michael T. Simmons, led the first group of permanent American settlers to Tumwater Falls. He settled in the area that would become Tumwater while others in the party, including George Bush, a man of mixed race, and his family, settled in the rich prairies to the south.

The decision of the group to settle north of the Columbia River was made in part because of the black exclusion laws of Oregon's Provisional Government that were not actively enforced north of the Columbia. The 31 members of the Simmons party laboriously cut a wagon trail that became the northern branch of the Oregon Trail. Others followed, with the establishment of Olympia in 1850 and settlement of the natural prairies and river bottom lands throughout the county in the 1850s.

By the mid-1800s, Tumwater was known as the end of the Oregon Trail and was the oldest European settlement north of the Columbia River.

When Tumwater was founded in 1845, it was named New Market. In 1847, the name was changed to Tumwater, as it likened the sound of “throbbing or noisy” water, which was expressed in native languages as Tum Chuck.

Tumwater was the starting point for further American settlements in other points on Puget Sound. It was from Puget Sound that the movement to divide Oregon grew, resulting in the creation of the Washington Territory in 1853.

Tumwater's early growth and development was influenced by its proximity to the power-

generating falls of the Deschutes River, the nearby saltwater access for transportation and communication, and the abundance of timber in the area. The town developed on the lands around the mouth of the river, and homes and sawmills were built along its banks.

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

Interstate 5 was constructed in 1959 and resulted in the demolition of most of Tumwater's historic downtown. The freeway divides Tumwater into western and eastern halves.

An additional historical influence on the development pattern of Tumwater is the Olympia Regional Airport and the associated New Market Industrial Campus that are located at the southern end of Tumwater. The Airport was started in the early part of the 20th century and has been owned and operated by the Port of Olympia since 1963.

Tumwater is contiguous with Olympia to the north and northeast and stretches for approximately six miles to the south and a similar distance from the Deschutes River in the east to almost to Black Lake in the west. The area of Tumwater is approximately 18 square miles or 11,378 acres.

E. Neighborhoods

Land Use Element

Part 2 – Technical Information



Land Use Element divides Tumwater into eleven neighborhoods recognizing different land use planning needs:

- Airport
- Brewery District
- Bush Prairie
- Deschutes
- Littlerock
- Mottman
- New Market
- SE Capitol Boulevard
- SW Tumwater
- Trosper
- Tumwater Hill

Chapter 7 contains data about current land use and trends for each neighborhood.

Policy recommendations for each specific Neighborhood are also included. The neighborhood maps graphically represent policy recommendations for future land uses for each neighborhood in Tumwater for the 20-year planning period.

Map LU-2 is the Neighborhoods Map and Maps LU-3 to LU-14 are the future land use maps for each individual neighborhood.

Land Use Element

Part 2 – Technical Information



2. Physical Features

A. Geographic Features

1) Topography

Elevation in Tumwater ranges from close to sea level where the Deschutes River enters Capitol Lake to more than 500 feet in elevation at the top of Bush Mountain.

In the northern part of Tumwater, the Deschutes River valley separates the northeastern part of Tumwater from the rest of the City. The eastern edge of the Deschutes River valley is 160 feet in elevation, while the valley floor above Tumwater Falls is 60 feet in elevation.

Moving west from Deschutes River in the northwestern part of the Tumwater, Tumwater Hill rises to 461 feet in elevation directly west of the Deschutes River. Separated by Percival Creek to southwest, Bush Mountain is over 500 feet in elevation. Farther west is flat at around 190 to 200 feet in elevation which is divided by the Black River Drainage Ditch and the and then the eastern slope of Black Hill in the northwest corner of Tumwater

The southern half of Tumwater is flat at around 190 to 200 feet in elevation with Bush Prairie occupying the area centered on the Olympia Regional Airport and New Market Industrial Park.

2) Soils

The soil in the Tumwater is predominantly Nisqually loamy fine sand, Cagey loamy sand, and Indianola loamy sand. There are areas of peat in the western part of Tumwater near Percival Creek and the wetland complexes in the

western part of Tumwater and granite underlying the hills in the northwest part of Tumwater.

More information on soils is found in Appendix B of Part 2 of the Conservation Element.

3) High Erosion or Landslide Potential

Areas of erosion hazard and landslide hazard are found in the northern half of Tumwater on the edges of the Deschutes River as well Tumwater Hill, Bush Mountain, and Black Hill.

A map of geologically hazardous areas is found in Part 2 of the Conservation Element.

4) Seismic Hazard Areas

The entire Puget Sound Region is considered seismically active and is characterized by a history of major earthquake frequency. Seismic hazards are those areas within the region that are subject to the most severe level of earthquake response due to slope of the land and soil density.

Seismic hazard areas are mapped in those areas that have been filled in the Deschutes River valley and around Percival Creek north of Trosper Road. Areas of peat in the western part of Tumwater near Percival Creek and the wetland complexes in the western part of Tumwater are also seismic hazard areas.

A map of seismic hazard areas is found in Part 2 of the Conservation Element.

Land Use Element

Part 2 – Technical Information



B. Water Resources

1) Watersheds

Tumwater covers both the Water Resource Inventory Areas 13 (Deschutes watershed) and 23 (Upper Chehalis watershed). The dividing line between the watersheds follows a northwest to southeast line diagonally through the Tumwater.

The Deschutes watershed includes:

- Deschutes River
- Percival Creek
- Unclassified Creek and pond in the western part of Tumwater
- Black Lake Drainage Ditch
- Barnes Lake
- Lake Susan
- Munn Lake
- Trails End Lake
- Trospen Lake

The Upper Chehalis watershed includes:

- Black Lake
- Fish Pond Creek and associated wetland complex

A map of rivers, creeks, and lakes, including shorelines of the state, is found in Part 2 of the Conservation Element.

The Shoreline Master Program describes Tumwater's shorelines of the state on more detail.

2) Wetlands

Wetlands are classified and protected on a descending scale of sensitivity and habitat score in TMC 16.28. While wetlands are mapped throughout Tumwater the larger wetland complexes are associated with the Deschutes River and Fish Pond Creek and associated wetland complex.

Part 2 of the Conservation Element describes Tumwater's wetlands in more detail and contains a map of major wetlands.

3) Public Drinking Water Aquifers

All of Tumwater's drinking water supply comes from underground aquifer areas beneath Tumwater. Most of Tumwater is within a critical aquifer recharge area and there are wellhead protection areas around Tumwater's Bush Wellfield, Lakeland Manor Water System, Palermo Wellfield, Port Wellfield, and southwest wellfield.

A map of the critical aquifer recharge area and wellhead protection areas is found in Part 2 of the Conservation Element.

4) Areas that Flood

Part 2 of the Conservation Element describes Tumwater's frequently flooded areas in more detail and contains a map of frequently flooded areas.

Land Use Element

Part 2 – Technical Information



3. Existing Land Use Patterns

A. Existing Land Use Distribution, Land Use Designations, & Zone Districts

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

The types of land uses employed to identify presently existing land uses in Chapter 3 of the

Land Use Element are different from the land use designations that will be used to identify future land uses on the Land Use Maps or the zone districts that are found in TMC Title 18 Zoning or the Official Zoning Map for Tumwater and the Urban Growth Area.

Table LU-1 and Figure LU-2 illustrate the results of the inventory citywide.

B. Land Use Distribution

Table LU-1 shows the amount of land in Tumwater and its urban growth area in comparison to Thurston County as a whole.

While Lacey and Olympia’s urban growth areas are larger than Tumwater’s, their total land areas are comparable to Tumwater.

Table LU-1. Land Area in Tumwater & Its Urban Growth Area.

Jurisdiction	Acres	Square Miles	Percent of County
Tumwater – City Only	11,578	18.1	2.5%
Tumwater – Urban Growth Area	2,652	4.1	0.6%
Thurston County	471,394	736.6	100%

Source: Thurston Regional Planning Council, Table 1-01A: Land Area, April 1, 2025.

Table LU-2 and Figure LU-2 summarize existing land use distribution in Tumwater as a whole. The largest percentage of acreage in Tumwater is taken up by residential uses at 34 percent.

Vacant land represents 17 percent of Tumwater’s land area, while Public and

Institutional comprise the third most predominant land use in Tumwater at 16 percent. The Olympia Regional Airport takes up the majority of Public and Institutional acreage followed by state facilities and public schools.

Table LU-2. Summary of Existing Land Use in Tumwater.

Type of Land Use	Acreage	Percentage
Residential	4,802	34%
Commercial	208	1%
Industrial	722	5%
Public and Institutional	2,299	16%
Parks and Open Space	1,260	9%

Land Use Element

Part 2 – Technical Information

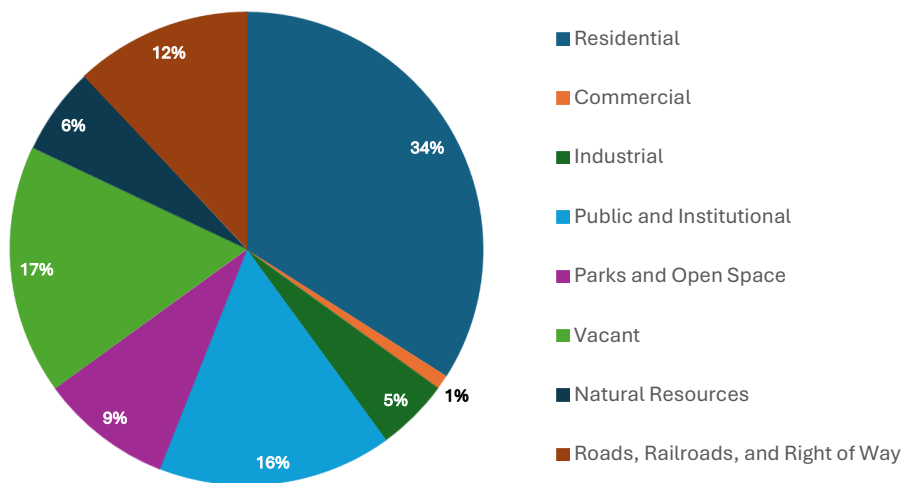


Type of Land Use	Acreage	Percentage
Vacant	2,371	17%
Natural Resources	886	6%
Roads, Railroads, and Rights of Way	1,702	12%
Total	14,248	100%

Source: Thurston Regional Planning Council, Tumwater Land Use Alternative Analysis, 2025.

Notes: The Port of Olympia's Olympia Regional Airport and New Market Industrial area are classified as Public/Institutional or Industrial. Tumwater Golf Course is classified as Parks and Open Space. The former Olympia Brewery properties are classified as Industrial.

Figure LU-2. Existing Land Use in Tumwater.



Source: Thurston Regional Planning Council, Tumwater Land Use Alternative Analysis, 2025.

Notes: The Port of Olympia's Olympia Regional Airport and New Market Industrial area are classified as Public/Institutional or Industrial. Tumwater Golf Course is classified as Parks and Open Space. The former Olympia Brewery properties are classified as Industrial.

Roads, railroads, and rights-of-way comprise 12 percent of the land area, while parks and open space are the fifth most predominant land use at nine percent. Open space uses consists mostly of areas presently having a zone district such as Greenbelt or Open Space. The Tumwater Valley Municipal Golf Course, Pioneer Park, Barnes Lake, and Trosper Lake have a land use land use designation of Parks/Open Space.

Natural Resources are the sixth most predominant land use at six percent. Most of the land in this land use is made up of the Black Lake Quarry at the northwest corner of Tumwater.

Industrial and commercial acreage are the seventh and eighth largest land uses at eight percent. The Port of Olympia New Market

Land Use Element

Part 2 – Technical Information



Industrial Park and the Mottman Industrial Park take up a large portion of the industrial acreage. Much of the commercial uses are located along Capitol Boulevard between Custer Way and Israel Road and along Littlerock Road south of Trosper Road.

Tables LU-3 and LU-4 summarize the existing land use by neighborhood.

Land Use Element

Part 2 – Technical Information



Table LU-3. Percentage of the Area of Existing Land Use by Neighborhood in Tumwater.

Neighborhood	Residential	Commercial	Industrial	Public and Institutional	Parks, Preserves, and Open Space	Vacant	Natural Resources	Roads, Railroads, and Right of Way
Airport	4%	6%	30%	63%	9%	9%	2%	11%
Brewery	0%	13%	1%	4%	5%	1%	0%	7%
Bush Prairie	10%	0%	1%	8%	18%	4%	4%	5%
Deschutes	6%	0%	0%	0%	28%	7%	0%	5%
Little Rock	16%	54%	2%	6%	9%	16%	34%	12%
Mottman / Black Lake	5%	0%	27%	1%	1%	5%	22%	3%
New Market	1%	0%	0%	7%	0%	2%	0%	3%
SE Capital Boulevard	7%	12%	0%	2%	1%	2%	0%	6%
SW Tumwater	1%	0%	21%	3%	8%	12%	0%	6%
Trosper	9%	0%	4%	1%	2%	10%	5%	4%
Tumwater Hill	13%	13%	2%	3%	12%	4%	0%	13%
Urban Growth Area	28%	1%	11%	3%	6%	27%	33%	8%

Source: Thurston Regional Planning Council, Tumwater Land Use Alternatives Analysis, 2025.

Notes: The Port of Olympia's Olympia Regional Airport and New Market Industrial area are classified as Public/Institutional or Industrial. Tumwater Golf Course is classified as Parks and Open Space. The former Olympia Brewery properties are classified as Industrial. Commercial and Industrial were separated, assuming uses aligned with land use designation.

Land Use Element

Part 2 – Technical Information



Table LU-4. Area of Existing Land Use by Neighborhood in Tumwater by Acres.

Neighborhood	Residential	Commercial	Industrial	Public and Institutional	Parks, Preserves, and Open Space	Vacant	Natural Resources	Roads, Railroads, and Right of Way	Total
Airport	173	13	219	1447	115	211	14	195	2,195
Brewery	11	27	4	93	64	29	0	116	230
Bush Prairie	502	0	8	180	224	106	38	92	1,062
Deschutes	283	1	0	0	354	161	0	85	803
Little Rock	777	112	13	132	119	378	297	204	1,851
Mottman / Black Lake	224	0	197	31	14	123	194	53	787
New Market	49	0	0	164	0	51	0	53	264
SE Capital Boulevard	328	24	0	35	12	58	0	104	458
SW Tumwater	32	0	153	64	101	294	0	99	645
Trosper	436	1	32	31	20	228	47	65	798
Tumwater Hills	628	27	14	61	155	86	0	216	980
Urban Growth Area	1447	3	87	65	87	688	315	142	2834
Total	3,443	205	640	2,238	1,178	1,725	590	1,569	14,422

Source: Thurston Regional Planning Council, Tumwater Land Use Alternatives Analysis, 2025.

Notes: The Port of Olympia's Olympia Regional Airport and New Market Industrial area are classified as Public/Institutional or Industrial. Tumwater Golf Course is classified as Parks and Open Space. The former Olympia Brewery properties are classified as Industrial. Commercial and Industrial were separated, assuming uses aligned with land use designation.

Land Use Element
Part 2 – Technical Information



4. Land Use Growth Targets

A. Population – Existing & Target

Population growth is driven by two factors: net migration, people moving in minus people moving out, and natural increases, births minus deaths. Since 1960, the growth in Thurston County has primarily been the result of net migration.

Between 2003-04 and 2023-24, an average of 3,368 people moved to Thurston County every year, which is 80.3 percent of total County population growth.

While most in migration is primarily due to the stable economy in Thurston County, the increasing cost of living in the Seattle metropolitan area played a role as well, as

individuals from the metropolitan area looked for ways to reduce escalating costs of living, particularly in housing.

The natural increase of population in Thurston County has been declining every year from 2016-17 to 2023 with 956 more births than deaths 2017 and 53 more deaths than births in 2022-23.

Tumwater’s population in 2000 of 12,698 increased to 27,470 by 2024, an increase of 216 percent. The population is expected to see similar growth over the next 20 years, reaching approximately 50,676 people in Tumwater and its urban growth area as shown in Table LU-5.

Table LU-5. Tumwater & Its Urban Growth Area Population Forecasts, 2020-45.

	Population
Population (2020)	28,707
Projected Population Increase (2020-2045)	21,969
Projected Population (2045)	50,676

Source: Thurston Regional Planning Council, Planning for and Accommodating Housing Needs in Thurston County, Implementing the Housing Affordability Requirements of HB 1220, April 2025.

Notes: 2020 Population includes the 2020 U.S. Census calibrated numbers both within Tumwater (25,573) and its urban growth area (3,134). The projected population increase from 2020-2045 was determined by multiplying housing units needed in Tumwater and its urban growth area from 2020-2045 according to Planning for and Accommodating Housing Needs in Thurston County, Implementing the Housing Affordability Requirements of HB 1220 by 2020 U.S. Census household size in Tumwater, which was 2.39 people per household.

B. Employment – Existing & Target

Employment quantity and quality is an important consideration when considering housing affordability. The availability of jobs that pay a wage adequate to enable people to afford housing is important. Much of the information included in

this section is compiled from The Profile, assembled by the Thurston Regional Planning Council.

Land Use Element

Part 2 – Technical Information



1) County Employment Base

Industries and businesses that produce goods that are exported to surrounding areas, such as other countries, states, and communities, are referred to as basic industries. These firms form the backbone of the local economy by exporting goods out of the area and importing dollars into the area.

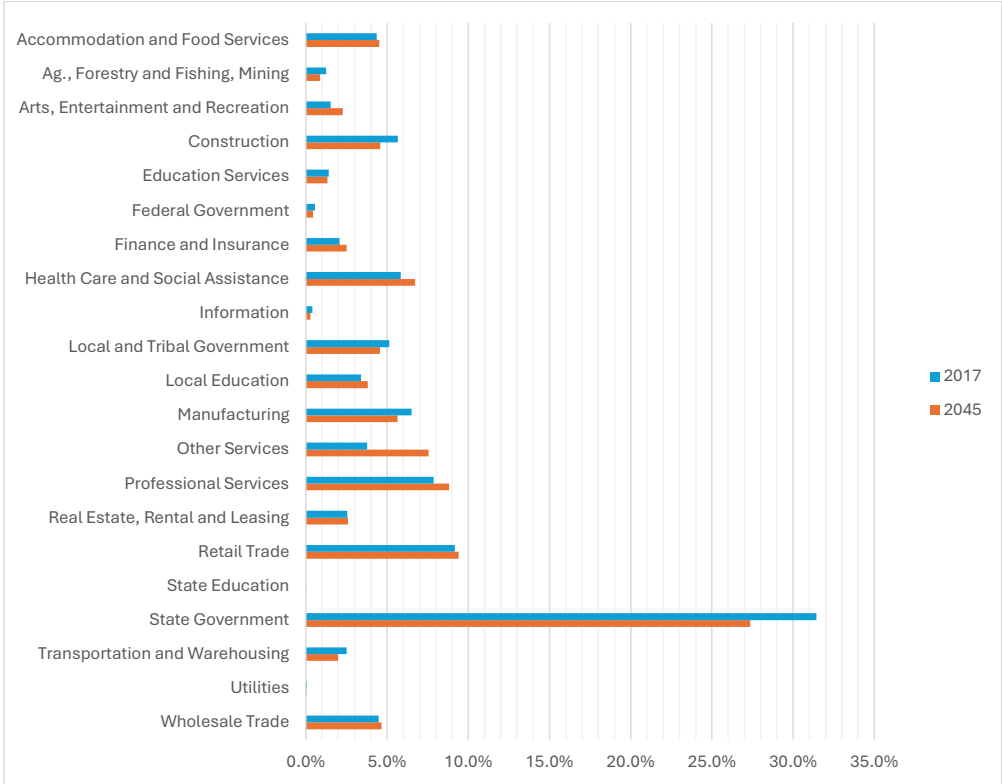
An excellent example of a basic industry in Tumwater is Cardinal CG Glass. A non-basic industry is in a support role to the basic industries in a community. An example of a non-basic

industry is a shopping center that provides goods to basic industries and their employees.

Figures LU-3 and LU-4 show the percentage and number of jobs by sector in Tumwater.

In Thurston County, State government is the largest basic industry, comprising over 25 percent of the jobs in the county. The proportion of people employed in government jobs in Thurston County is more than double the percentage of the entire State, with local, State, and federal employment together, which is common in counties that have the seat of state government.

Figure LU-3. Employment Bases by Percentage of Jobs in Industry in Tumwater, 2017 & Projected 2045



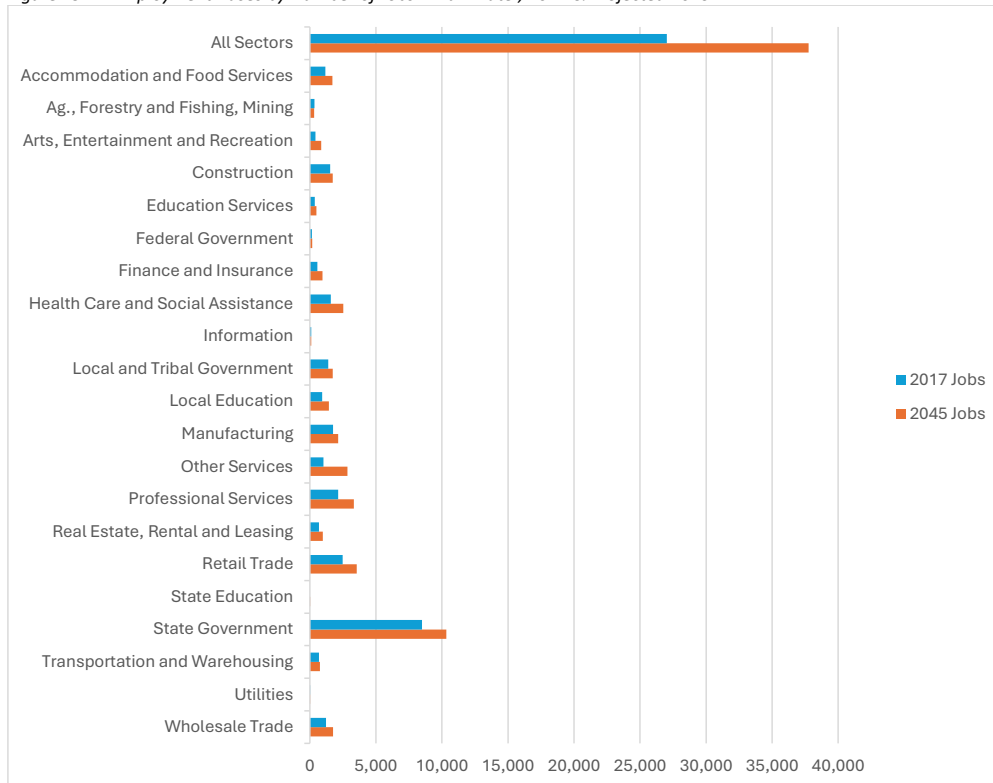
Source: Thurston Regional Planning Council, Population and Employment Forecast (2018 Update).

Land Use Element

Part 2 – Technical Information



Figure LU-4. Employment Bases by Number of Jobs in Tumwater, 2017 & Projected 2045.



Source: Thurston Regional Planning Council, Population and Employment Forecast (2018 Update).

Unemployment rates continue in a downward trend in municipalities and payrolls expand with 20,860 new jobs from January 2015 to January 2025. Figure LU-5 shows the unemployment rate since 2015 for Olympia, Lacey and Tumwater.

In Tumwater alone there were 27,030 jobs in 2017. Compared to 2015, overall employment for the Olympia, Lacey and Tumwater municipalities in 2025 increased by two percent and unemployment has decreased by two percent. As of April 2025, the unemployment rate was 4.3 percent.

Non-farm employment has increased over the past 10 years by twenty percent. Government employment has expanded slightly (0.5 percent) since 2010. Wholesale, Trade, Transportation and Warehousing as well as Manufacturing jobs are also expected to increase into 2045. Professional and Business Services was the fastest growing industry and added 5,000 jobs in the past 10 years, making up 11 percent of the workforce in January 2025

Increasing taxable sales since 2010 were especially notable in e-commerce up 107 percent,

Land Use Element

Part 2 – Technical Information

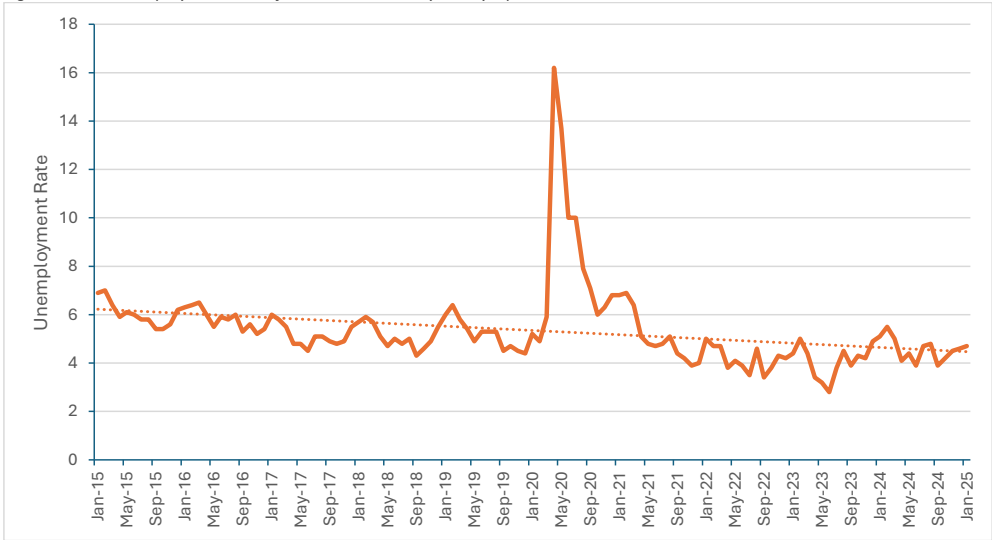


transportation and warehousing up 93 percent, specialty food and beverage stores up 107 percent and professional, scientific, and technical services up 57 percent. Sales for all industries were up two percent.

Median Household Income in Tumwater has increased 30 percent from \$65,167 to \$93,635 since 2014 while the number of households has increased 14 percent.

Commented [DB1]: An update to this information from the Tumwater Finance department is pending.

Figure LU-5. Unemployment Rate for Tumwater, Lacey, & Olympia, 2015-2025.



Source: Bureau of Labor Statistics, Unemployment Rates for Metropolitan Areas. February 2025.

Land Use Element

Part 2 – Technical Information



5. Land Use Capacity Estimates

A. Introduction

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

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

County-Wide Policy XI addresses population distribution in Tumwater and is found in Appendix B of the Plan Introduction.

Following the housing unit allocation process established under House Bill 1220 (Chapter 254, Laws of 2021) that took the housing dwelling units allocated by the state to Thurston County and then in turn to the individual jurisdictions in the county, the Thurston Regional Planning Council forecasted that Tumwater and its urban growth area will need to add 9,192 net new

housing units between 2020 and 2045 in Tumwater and its urban growth area.

Taking the 9,192 net new housing unit allocation over the next 20 years and factoring in the household size for Tumwater from the 2020 U.S. Census, staff found that Thurston Regional Planning Council adopted population forecast from 2018 for 2045 of 46,070 for Tumwater and its urban growth area would not reflect the likely population growth resulting from the 2025 housing allocation process. Therefore the projected population growth forecast for Tumwater and its urban growth area was adjusted upwards as shown in Table LU-6.

Table LU-6 shows base and 2045 forecasts of Tumwater and its urban growth area for housing, population, and jobs.

The 2045 Comprehensive Plan update is using these forecasts to determine the type, size, and characteristics of the land use designations and associated zone districts are needed to accommodate expected growth. The 2045 forecasts are then in turn used to guide the development of the other elements in the 2045 Comprehensive Plan update.

Table LU-6. Tumwater & Urban Growth Area Population, Housing, and Employment Growth Forecasts.

Type	Number
Housing	
Housing Units Needed (2020-2045)	9,192 Units
Household Size (2020)	2.39 People per Household
Population	

Land Use Element

Part 2 – Technical Information



Type	Number
Population (2020) ¹	28,707
Projected Population Increase (2020-2045) ²	21,969
Projected Population (2045)	50,676
Jobs	
Employment Estimate (First Quarter, 2017)	27,030 Jobs
Projected Employment Increase (2017-2045)	10,730 Jobs
Employment Forecast (2045)	37,760 Jobs

Sources: Thurston Regional Planning Council, Planning for and Accommodating Housing Needs in Thurston County, Implementing the Housing Affordability Requirements of HB 1220, September 2024, U.S. Census Bureau, and Thurston Regional Planning Council, Total Employment Estimates and Forecast, Thurston County Urban Areas, 2019.

Table LU-7 shows the breakdown of the projection of population growth for Tumwater and its urban growth area from 2020 to 2045.

Table LU-7. Tumwater & Its Urban Growth Area 20-Year Population Projection.

	2020 Population	2045 Population	Population Increase	Increase 2025- 2045
Tumwater	25,573	42,408	16,835	66%
Urban Growth Area	3,134	8,268	5,134	164%
Combined Areas	28,707	50,676	21,969	77%

Source: Thurston Regional Planning Council, Small Area Population Estimates and Forecast, 2024.

The data in Table LU-7 shows that the total population for Tumwater's current city limits will be 42,408 in 2045 with another 8,268 in its urban growth areas. In 2020, the population within Tumwater was 25,573 with 3,134 in its urban growth area. An additional population of 16,835 must be accommodated within Tumwater and 5,134 within its urban growth area during the 20-year planning period.

The first step in performing an urban land supply analysis is to determine what land uses are in Tumwater through a land use inventory and land use database. The Thurston Regional Planning Council completed work for Tumwater through the Buildable Lands Program.

B. Partially Used & Under Utilized Land Supply Analysis

It is particularly difficult to determine the build out of partially used and under-utilized land due

to several factors such as current economic conditions, property owners holding property

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

² Determined by multiplying housing units needed from 2020-2045 by 2020 U.S. Census household size in Tumwater.

Land Use Element

Part 2 – Technical Information



from the market for an anticipated increase in value, businesses retaining property for future expansion, and residential property owners holding property to retain privacy around an

existing unit. Thurston Regional Planning Council has incorporated these factors into the Buildable Lands Report for Thurston County (2021).

C. Developable or Re-Developable Land Supply Analysis

Not all the vacant land in Tumwater is available for development. Land might not be available for development for some or all the following reasons:

1. The land is undevelopable due to environmental constraints such as geological hazards and wetlands. These constraints are discussed in the Conservation Element. Previously, a factor of 20 percent was used to estimate the amount of this type of undevelopable land. However, new data and mapping systems allow most environmental constraints to be mapped and calculated more accurately. The Thurston Regional Planning Council incorporated the information into the Buildable Lands Report for Thurston County (2021).

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

2. A certain amount of vacant land will be developed into uses other than residential. These uses include churches, parks, schools, and daycares, all of which are currently allowed within residential land use designations. Thurston Regional Planning Council estimates that these

uses will consume varying amounts of land within different residential land use designations.

Thurston Regional Planning Council based its estimates on the assumption related to a market factor but with a variable depending on parcel size that 10 to 25 percent of the vacant developable land, which is being held out of the marketplace for investment, future expansion, or personal use, will be available for development every five years.

It was assumed that some of the vacant land will be available for development at one time or another during the 20-year planning period. The assumption included a range since a larger parcel is more likely to redevelop than a smaller parcel due to its potential value and wider range of development options.

Commercial and Industrial uses were combined in the analysis as land use can vary within those broad categories. State guidance allowed Tumwater to determine how best to calculate buildable lands for commercial and industrial purposes.

The analysis also considered the lands that will be required under future conditions if a habitat conservation plan addressing federally protected species is adopted by City Council. Lands suitable for mitigation were removed from calculations as they will be preserved without development as permanent open space.

Land Use Element

Part 2 – Technical Information



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

When the preceding factors are taken into consideration, there may be less land available for development or re-development than is initially apparent. Table LU-8 shows the buildable land in acres below.

Table LU-8. Buildable Land in Acres in Tumwater.

Land Use Designation		Residential Uses	Commercial/Industrial
City	Airport Related Industrial	-	6.7
	Brewery District	1.5	8.7
	Capitol Boulevard Community	3.0	5.1
	General Commercial	27.1	80.9
	Heavy Industrial	-	-
	High Density Residential	7.0	-
	Light Industrial	-	256.3
	Low Density Residential	604.3	35.9
	Manufactured Home Park	0.9	-
	Medium Density Residential	50.7	-
	Mixed Use	-	16.4
	Neighborhood Commercial	-	2.1
	New Market Historic District	-	0.5
	Parks and Open Space	-	-
	Public and Institutional	-	0.4
	Residential/Sensitive Resource	159.8	-
	Tumwater Town Center	0.3	29.9
	Utilities	-	-
	City Total	854.6	436.2
Urban Growth Area	General Commercial	7.2	29.6
	Heavy Industrial	-	-
	Light Industrial	-	215.3
	Low Density Residential	647.6	18.1
	Medium Density Residential	118.4	11.3
	Mixed Use	0.6	17.9
	Residential/Sensitive Resource	28.1	-
	Neighborhood Commercial	-	1.2

Commented [BM2]: The number from the TRPC February 26, 2025 memorandum seems very low in comparison to the 200+ acres of land known to be considered for development now in the ARI.

Do we adjust?

Land Use Element

Part 2 – Technical Information



Land Use Designation	Residential Uses	Commercial/Industrial
Urban Growth Area Total	801.9	293.4
TOTAL	1,656.5	729.6

Source: Thurston Regional Planning Council. Tumwater Land Use Alternatives Analysis. 2025.

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

D. Analysis of Population Accommodation

To determine whether Tumwater has the capacity to accommodate the projected population, an analysis of all the proposed residential land use designations was performed. The study identified vacant or infill land and land that is underutilized and could be redeveloped at higher densities and calculated the allowable dwelling units given the density in each land use designation.

Each land use designation intended for residential uses utilizes a minimum density policy that requires development to be configured so that infill may occur in the future and would ensure that valuable urban land is not developed at extremely low densities. The minimum density policy is one of the main tools to accommodate future population in the Land Use Element.

Similarly to the buildable lands analysis, the data includes reduction for lands that are desirable for habitat mitigation. Only land use designations which allow residential uses are included in Table LU-9.

House Bill 1220 (Chapter 254, Laws of 2021) amended the Growth Management Act housing goal to plan for and accommodate housing for all income levels. The requirement necessitated a shift to assessing housing demand as it is related to the housing types which would be affordable to each area median income bracket in Tumwater.

Note that Table LU-9 is the total capacity for future dwelling units in Tumwater by land use designation, not necessarily the appropriate type of dwelling unit that would be affordable by area median income group. This is addressed in more detail in the Housing Element.

Table LU-9. Capacity for Total Future Dwelling Units on Vacant, Infill or Redeveloped Lots in Tumwater.

City or Urban Growth Area	Land Use Designation	Dwelling Units Available from Vacant or Infill Development	Dwelling Units Available from Redevelopment
City	Brewery District	621	30
	Capitol Boulevard Community	390	338
	General Commercial	1,230	306
	Manufactured Home Park	8	0
	Mixed Use	0	35
	High Density Residential	206	0

Land Use Element

Part 2 – Technical Information



City or Urban Growth Area	Land Use Designation	Dwelling Units Available from Vacant or Infill Development	Dwelling Units Available from Redevelopment
	Low Density Residential	3,755	0
	Medium Density Residential	634	0
	Neighborhood Commercial	0	3
	Residential/Sensitive Resource	486	0
	Town Center	6	38
	City Total	7,336	750
Urban Growth Area	General Commercial	290	18
	Mixed Use	11	13
	Low Density Residential	3,970	0
	Medium Density Residential	1,397	0
	Neighborhood Commercial	0	1
	Residential/Sensitive Resource	76	0
	Urban Growth Area Total	5,744	32
TOTAL		13,080	782

Source: Thurston Regional Planning Council. Tumwater Land Use Alternative Analysis. 2025.

Thurston Regional Planning Council completed a land capacity analysis as part of the Planning for and Accommodating Housing Needs in Thurston County in 2025. The final step of the land capacity analysis was to compare the allocated housing need allocated to Tumwater and its urban growth area to its capacity for new housing.

A summary of the difference between the allocated housing need and the capacity for potential number of new dwelling units that could be built on a parcel based on zoning,

development regulations, development trends, and market factors is shown in Table LU-10 and in more detail by area median income level and residential land use designation in Table LU-11.

A positive number indicated that there is a surplus in Tumwater's capacity for new housing units, which is sufficient capacity to accommodate the allocated housing need for a given income level while a negative number indicated that there is a deficit, which is insufficient capacity.

Table LU-10. Summary of Housing Surplus or Deficit in Tumwater & Its Urban Growth Area in 2045.

Aggregate Housing		Capacity		Need Surplus / Deficit	
0-80% AMI	80-120% AMI	0-80% AMI	80-120% AMI	0-80% AMI	80-120% AMI
5,694	1,937	5,729	3,692	35	1,755

Source: Thurston Regional Planning Council, Planning for and Accommodating Housing Needs in Thurston County, 2025.

Note: A positive number (surplus) indicates that there is sufficient capacity to accommodate the allocated housing need for a given income level while a negative number (deficit) indicates that there is insufficient capacity. AMI is area median income.

Land Use Element

Part 2 – Technical Information



Table LU-11. Residential Land Supply & Demand in Tumwater & Its Urban Growth Area in 2045.

Income Level	Land Use Designations Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
0-30% PSH	• High Intensity	723	5,694	5,729	35
0-30% Other		1,736			
30-50%		1,309			
50-80%		1,926			
80-100%	• Moderate Intensity	1,140	1,937	3,692	1,755
100-120%		798			
120% +	• Low Intensity	1,561	1,561	2,441	880
Total Housing Units		9,192	9,192	11,861	2,670
Emergency Housing (Beds Needed)		184	184	2,842	2,658

Source: Thurston Regional Planning Council, Planning for and Accommodating Housing Needs in Thurston County, 2025.

Notes: Income level is the area median income level. A positive number indicates that there is a surplus, which is sufficient capacity to accommodate the allocated housing need for a given income level while a negative number indicates that there is a deficit, which is insufficient capacity. High intensity land use designations are those that allow for multifamily dwelling (5+ dwelling units), moderate intensity land use designations are those that allow for middle housing dwelling (2 to 4 dwelling units), and low intensity land use designations are those that allow for single family dwellings.

While the land capacity analysis found no deficits in Tumwater and its urban growth area in the ability for Tumwater's current land use designations to accommodate future housing demand, in looking at the detailed findings shown in Table LU-11 under the Surplus or Deficit columns the margin between aggregate housing need and the total capacity to accommodate the housing needs for those less than 80 percent area median income was very small.

Given the small margin, the uncertainty around the amount of developable land that will be available without the Endangered Species Act restrictions, and the limited land use designations that could accommodate housing

for the category, under the Land Use Element residential densities land use designations have been increased and the range of potential uses allowed have been expanded.

Figure LU-6 shows the relationship in Tumwater and its urban growth area between area median income, the housing allocation for each of the income groups, the housing types most affordable for the income groups, and housing tenure.

The information will inform the density ranges and permitted types of residential uses in land use designations and zone districts in the Land Use Element and Tumwater's development regulations.

Land Use Element

Part 2 – Technical Information



Figure LU-6. 2045 Tumwater & Urban Growth Area Housing Need Allocation by Area Median Income, Housing Type, & Tenure.

0-30% AMI	30-50% AMI	50-80% AMI	80-120% AMI	Above 120% AMI
Housing Allocation: 1,724 units 26% of total	Housing Allocation: 1,033 units 15% of total	Housing Allocation: 541 units 8% of total	Housing Allocation: 1,036 units 16% of total	Housing Allocation: 2,342 units 35% of total
Housing Type: Low-rise and Mid-rise Multifamily (5+ housing Units)	Housing Type: Low-rise and Mid-rise Multifamily (5+ housing Units)	Housing Type: Low-rise and Mid-rise Multifamily (5+ housing Units) or Middle Housing	Housing Type: Low-rise and Mid-rise Multifamily (5+ housing Units) or Middle Housing	Housing Type: Single- Family or Middle Housing
Rental: Public support needed	Rental: Public support needed	Rental: Incentives needed Home Ownership: Subsidy or incentives needed	Rental or Home Ownership: Incentives or zoning flexibility needed	Market Rent and Home Ownership

Source: Thurston Regional Planning Council, Planning for and Accommodating Housing Needs in Thurston County, 2025.
Notes: PSH is permanently supported housing and AMI is area median income. Numbers may not add to totals due to rounding.

Land Use Element

Part 2 – Technical Information



6. Land Use Plan

A. Introduction

The Land Use Element identifies characteristics of lands in Tumwater to determine the best use in each neighborhood based on physical and environmental factors, historical use, existing use, community concerns and goals. In most cases, recommendations for future land use are broad and applied at the city level.

Tumwater is also divided up into neighborhoods, particularly where historic development occurred. Where special consideration is required, specific recommendations have been made for the eleven neighborhoods within Tumwater. Neighborhoods are defined in Map LU-2 Neighborhoods Map and additional information is found in Chapter 7.

The chapter defines the purpose for each land use designation and identifies the criteria for their use. Additionally, land use designation criteria are used in conjunction with Part 1, Land Use Goals, Policies, and Actions.

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

Table LU-12 shows all the land use categories and designations that were applied in the Land Use Element. The land use designations are meant to address all existing land uses and potential land uses that could occur in Tumwater.

The land use categories in Table LU-12 are a general guide to the land use designations discussed in Chapter 6. In many cases, multiple types of land uses can occur in the same land use designation, such as commercial and residential in the General Commercial land use designation, but there is a predominant land use, such as commercial. The chapter is organized around the predominant land use of a land use category.

Table LU-12. Tumwater Land Use Designations

Land Use Category	Land Use Designation
Residential	Residential/Sensitive Resource
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Manufactured Home Park
Commercial	General Commercial
	Neighborhood Commercial

Land Use Element

Part 2 – Technical Information



Land Use Category	Land Use Designation
Mixed Use	Brewery District
	Capitol Boulevard Community
	Mixed Use
	New Market Historic District
	Tumwater Town Center
Industrial	Airport Related Industrial
	Light Industrial
	Heavy Industrial
	Utilities
Parks, Open Space, & Public and Institutional	Parks and Open Space
	Public Institutional

1) City-Wide Future Land Use Map

Map LU-1, the City-Wide Future Land Use Map, represents the general future land use patterns that are desired for Tumwater within the 20-year planning period. The Land Use Element implements the land use designations on the Land Use Map. The land use designations, the goals and policies in Part 1 of the Land Use Element, and the additional information in Part 2 are based on several factors, including:

- The unique topographical, ecological, social, and economic characteristics of a neighborhood.
- The type of existing development.
- Existing zoning regulations.
- Ownership patterns.

- The condition of existing structures.
- Subarea, district, and corridor plans previously adopted by Tumwater that guide land use patterns within specific neighborhoods. These plans include the Littlerock Road Subarea Plan, Brewery District Plan, and Capitol Boulevard Corridor Plan.

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

The City-Wide Future Land Use Map, in turn is the basis for the Official Zoning Map for Tumwater and the Urban Growth Area and the land use designations are the foundation for Tumwater's development codes and guidelines.

Land Use Element

Part 2 – Technical Information



In many cases, more than one zone district would be consistent with the policy recommendations of a particular land use designation.

The City-Wide Future Land Use Map along with the land use designations intended to indicate the type of future development that is desired for neighborhoods, while allowing flexibility where possible to accommodate previously approved development.

The Land Use Element addresses a twenty-year period. The changes that result from the policy recommendations in the Element and the rest of the Comprehensive Plan will take place slowly over time and will result in incremental changes.

The following sections provide specific definitions for each land use category and designation and the criteria for their use.

B. Residential

1) Introduction

Where Tumwater's residents live helps define the character of the community. The residential land use category provides a variety of land use designations that provide a broad range of housing choices to meet the needs of all income groups and ages in the community.

Residential developments should be established with the following guidelines:

- Provide for a dynamic mix of housing types to accommodate the many diverse housing needs of all income groups of Tumwater residents.
- Provide open spaces. Wall to wall development is not acceptable.
- Ensure that housing is compatible in quality, design, and intensity with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas.
- Ensure that new residential development promotes diversity in housing types.

- Support the stability and vitality of established residential areas.
- Support incentives for housing ownership and rental housing.
- Enhance the appearance of and maintain public spaces in residential areas.
- Promote community involvement to achieve neighborhood improvement.
- Limit closed loops and favor options for multiple travel paths for emergency access and connectivity to other areas and services.

Legally established mobile and manufactured home parks should have the Manufactured Home Park land use designation applied to them to ensure a sufficient supply of land for manufactured homes in parks.

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

Land Use Element

Part 2 – Technical Information



Table LU-13 shows every land use designation that allows residential uses with implementing zone district and their minimum and maximum net dwelling units per acre.

The density ranges for the residential land use designations are based on net density. Net density means the total number of dwelling units divided by the net area of the site or area. Net area typically excludes streets, streams, ponds and other water areas, and areas with environmental constraints such as flood plains,

wetlands, and steep slopes. Net density can also be defined as developable land.

Gross density means the total number of dwelling units divided by the total land area of the site or area with no exclusions. The difference between gross and net density is critical. Roads and parking, both included in gross density, often use 20 percent of a site. Using net density also increases flexibility for habitat mitigation where required.

Table LU-13. Land Use Designation with Implementing Zone District & Minimum & Maximum Net Dwelling Units per Acre.

Land Use Designation	Implementing Zone District	Net Dwelling Units Per Acre
Residential Land Uses		
Residential/Sensitive Resource	RSR Residential/Sensitive Resource	Minimum: 2 Maximum: 4
Low Density Residential	LDR Low Density Residential	Minimum: 6 Maximum: 9
Medium Density Residential	MDR Medium Density Residential	Minimum: 10 Maximum: 19 ¹
High Density Residential	HDR High Density Residential	Minimum: 20 Maximum: None
Manufactured Home Park	MHP Manufactured Home Park	Minimum: 6 Maximum: 9
Commercial Land Uses		
General Commercial	GC General Commercial	Minimum: 40 Maximum: None
Neighborhood Commercial	NC Neighborhood Commercial	Minimum: 6 Maximum: 9
Mixed Use Land Uses		
Brewery District	BD Brewery District	Minimum: 8 to 30, depending on subdistrict ² Maximum: None
Capitol Boulevard Community	CBC Capitol Boulevard Community	Minimum: 30 Maximum: None
Mixed Use	MU Mixed Use	Minimum: 20 Maximum: None

Land Use Element

Part 2 – Technical Information



Land Use Designation	Implementing Zone District	Net Dwelling Units Per Acre
New Market Historic District	HC Historic Commercial	Minimum: 10 Maximum: None
Tumwater Town Center	TC Town Center	Minimum: 20 to 30, depending on subdistrict ³ Maximum: None

Notes: ¹ Projects that provide permanently affordable housing dwelling units or other forms of permanently inclusive housing dwelling units in the Medium Density Residential land use designation would be allowed to exceed the maximum density stated in Table LU-13 up to a new maximum density of 24 dwelling units per acre.

² In the Brewery District, the following minimum densities of net dwelling units per acre apply to the subdistricts. There are no maximum densities.

- Bates Neighborhood North – Minimum: 20
- Bates Neighborhood South – Minimum: 8
- Bluff – Minimum: 10
- Deschutes - – Minimum: 20
- Knoll - – Minimum: 30
- Triangle – Minimum: 20.

³ In the Tumwater Town Center, the following minimum densities of net dwelling units per acre apply to the subdistricts. There are no maximum densities.

- Town Center Mixed Use – Minimum: 30
- Town Center Residential – Minimum: 20.

2) Commercial Uses in Residential Land Use Designations

Some neighborhood-scale commercial uses are appropriate in residential land use designations to serve the needs of the local neighborhood. These uses may include neighborhood-scale retail uses, personal services, and small professional offices, including residences in conjunction with these businesses.

Such uses should be allowed in all residential land use designations except those designated Residential/Sensitive Resource. Neighborhood-scale commercial uses should only be allowed as conditional uses to ensure that the uses demonstrate compatibility with the existing neighborhood.

Compatibility of neighborhood-scale commercial uses with residential uses should be achieved using buildings that are sized and

designed to be residential in scale; small overall area devoted to neighborhood-scale commercial use; and design and layout, which screens residential areas from excessive noise, lights, storage, and parking areas. Neighborhood-scale commercial uses should be oriented primarily towards pedestrian and bicycle use. Uses, which would result in excessive automobile traffic, should be discouraged, such as gas stations or drive-thru restaurants.

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

Land Use Element

Part 2 – Technical Information



3) Residential/Sensitive Resource

The purpose of the Residential/Sensitive Resource land use designation is to recognize areas of unique open space character and sensitivity to environmental disturbance such as around stream corridors, lakes, and wetlands within Tumwater and its urban growth area.

The Residential/Sensitive Resource land use designation is intended to be used only for exceptional areas within Tumwater and its urban growth area that are not protected by the Shoreline Management Act and are not already built out. Intensive urban development would adversely affect ground or surface waters or environmentally sensitive areas.

Development in Residential/Sensitive Resource land use designation should be low density and clustered. Clustering means grouping development onto part of a property so that the remainder can be preserved as unbuilt open space. The intent of clustering development is to preserve open space along environmentally sensitive areas and provide lot configurations that allow for the preservation of the specified amount of open space and also allows for future applied density to be achieved over the 20-year time period of the Land Use Element.

Where clustering is used, it should be applied in the following manner:

- Clustering is recommended for development proposals in the Residential/Sensitive Resource land use designation.
- Open space preserved through clustering should be at least 30 percent of the gross area of the site. Of the 30 percent, at least half should be useable for passive

recreational purposes. Passive recreational uses include activities such as hiking, bicycling, horseback riding, and fishing; and areas that provide access to shorelines and other recreational uses. If half of the 30 percent preserved for open space on a lot or development proposal is not useable for passive recreational purposes, then an additional amount of open space should be set aside to make the amount of area usable for passive recreational purposes, which should be equal to the amount of open space area that is not useable for passive recreational purposes.

In addition to clustering, other methods of preserving open space shall be strongly encouraged to guide development into less environmentally sensitive portions of the land, such as purchase or donation, easements or deed restrictions, covenants, land exchanges, and transfer of development rights as a method of preserving open space.

The minimum density for residential development in the Residential/Sensitive Resource land use designation is two dwelling units per acre and the maximum density of six dwelling units per acre.

Densities in the Residential/Sensitive Resource land use designation should be two to four dwelling units per acre.

To protect groundwater resources from contamination by failing septic tanks and to ensure that urban services can be provided in a cost efficient manner, a minimum density policy of two dwelling units per acre is established.

Land Use Element

Part 2 – Technical Information



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

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

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

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

Construction activities in the Residential/Sensitive Resource land use designation should only occur in the drier months of the year to protect Percival Creek from sedimentation and construction-associated runoff.

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

Accessory units should be permitted in the land use designation on lots with sewer connections, except where the Health Department has approved septic systems. Accessory units will

provide affordable housing and extra income for homeowners.

Designated manufactured housing should be permitted on single lots in the land use designation.

4) Low Density Residential

The minimum density for residential development in the Low Density Residential land use designation is six dwelling units per acre and the maximum density of nine dwelling units per acre.

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

Clustering should be considered in the Low Density Residential land use designation to protect environmentally sensitive areas yet still accommodate residential development.

Designated manufactured housing should be permitted on single lots in the land use designation.

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

It is envisioned that the zone district implementing the land use designation would permit housing types such as single family and

Land Use Element

Part 2 – Technical Information



middle housing such as townhomes, cottage housing, duplexes, triplexes, and quadplexes. For these housing types to be used, there must be mechanisms to ensure neighborhood compatibility and design quality.

All housing types should be permitted in the land use designation subject to Citywide Design Standards. Designated manufactured housing should be permitted on single lots in the land use designation.

The residential land use designation should provide a mix of housing types to provide affordable housing and ensure neighborhood stability.

5) Medium Density Residential

The minimum density for residential development in the Medium Density Residential land use designation is ten dwelling units per acre and the maximum density of 19 dwelling units per acre.

The density of new development in the Medium Density Residential land use designation should be averaged over the entire site to reach the maximum densities required to accommodate future population. This way lots are not limited to a specific size but that different sized units may be constructed to meet density requirements as an average of the overall site.

Projects that provide permanently affordable housing dwelling units or other forms of permanently inclusive housing dwelling units in the Medium Density Residential land use designation would be allowed to exceed the maximum density stated in Table LU-13 up to a new maximum density of 24 dwelling units per acre

The Medium Density Residential land use designation can accommodate middle housing such as townhomes, cottage housing, duplexes, triplexes, and quadplexes, and multifamily housing if the overall site meets the density goals of the land use designation. The intent of the policy is to ensure diversity in housing types in these areas.

Designated manufactured housing should be permitted on single lots in the land use designation.

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

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

Clustering should be considered in the residential land use designation to protect environmentally sensitive areas yet still accommodate residential development.

6) High Density Residential

The minimum density for residential development in the High Density Residential land use designation is 20 dwelling units per acre and there is no maximum density of dwelling units per acre.

The density of new development in the High Density Residential land use designation should be averaged over the entire site to reach the maximum densities required to accommodate future population. This way lots are not limited

Land Use Element

Part 2 – Technical Information



to a specific size but that different sized units may be constructed to meet density requirements as an average of the overall site.

The High Density Residential land use designation should be applied in areas that are planned for major transportation corridors and areas adjacent to the center of Tumwater.

Clustering should be considered in the High Density Residential land use designation to protect environmentally sensitive areas yet still accommodate residential development.

The High Density Residential land use designation should include significant open spaces, protection for environmentally sensitive areas, and mass transit linkage to make these higher densities viable and compatible with the community.

7) Manufactured Home Park

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

The minimum density for residential development in the Manufactured Home Park land use designation is six dwelling units per acre and the maximum density of nine dwelling units per acre.

Manufactured home parks are permitted in the land use designation subject to City development standards and site plan review.

Existing manufactured home parks should be maintained and included in the land use designation to protect them from changes into other uses. To preserve landowner rights and avoid regulatory taking, lands should not be identified and designated as manufactured home parks in advance of development as a manufactured home park.

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

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

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

The land use designation should be accompanied by open space and protection for environmentally sensitive areas to make these areas compatible with the community.

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

Additionally, land use designation should be located along or near mass transit linkages and close to urban services.

C. Commercial

Land Use Element

Part 2 – Technical Information



1) Introduction

Where Tumwater's residents shop helps make the community unique. The commercial land use category provides a broad range of land use designations that support retail and employment opportunities to meet the needs of all income groups and ages in the community as well as support and implement the goals of the Tumwater Economic Development Plan.

2) General Commercial

The intent of the General Commercial land use designation is to provide places for more intense retail space that support and implement the goals of the Tumwater Economic Development Plan.

The General Commercial land use designation should be established with the following guidelines:

- The establishment of a new intense use commercial center for Tumwater;
- The preservation of areas for commercial facilities, which make use of the closeness to Interstate 5, and;
- Minimizing the undesirable impacts of commercial uses on the residential neighborhoods which they serve.

To ensure commercial development is compatible with surrounding uses and the general character of the community, architectural and landscaping design and development guidelines should apply to commercial development. Allowing residential uses amongst commercial development provides opportunities for walkable communities to develop.

Mixed use structures with residential uses are allowed in the land use designation if they are built at a density of 40 dwelling units per acre or greater. Development would be of the same scale as surrounding developments and would support housing that is affordable, transit orientated, and pedestrian friendly. These developments should also offer community open space and provide a sense of belonging and identity due to quality design.

3) Neighborhood Commercial

Some non-residential uses, such as neighborhood-scale retail uses and personal services, are appropriate in residential areas when they serve the needs of the local neighborhood. The Neighborhood Commercial land use designation is an addition method for allowing neighborhood scale retail uses, personal services, and professional offices next to residential areas where local demand, community support, and design solutions demonstrate compatibility with the neighborhood.

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

The minimum density for residential development in the Neighborhood Commercial

Land Use Element

Part 2 – Technical Information



land use designation is six dwelling units per acre and the maximum density of nine dwelling units per acre.

D. Mixed Use

1) Introduction

The Mixed Use land use category provides land use designations with a combination of land uses in close proximity. Mixed use can include development of a parcel or structure with one or more different land uses, such as combination of residential, office, retail, public, or entertainment in a single or physically integrated group of structures.

The mixed use land use designations provide an opportunity to develop neighborhoods and subareas that are transit oriented and pedestrian-friendly while still accommodating automobiles and provide affordable housing and quality community design.

2) Brewery District

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

The Brewery District land use designation is intended to foster development that:

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

The minimum density for residential development in the Brewery District land use designation is eight to 30 dwelling units per acre depending on the subdistrict and there is no maximum density of dwelling units per acre.

To implement the goals, policies, and actions of the land use designation, matching zoning and special design guidelines were adopted.

3) Capitol Boulevard Community

It is the intent of the Capitol Boulevard Community land use designation to provide for a broad spectrum of compatible, mutually supporting uses nearby. Over time, the area with the land use designation is envisioned to change from strip commercial development and other low-intensity or non-pedestrian oriented

Land Use Element

Part 2 – Technical Information



uses incrementally into a mixed-use, pedestrian, auto, and transit oriented corridor.

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

- Creates vibrant places and increases business activity, especially for pedestrian oriented businesses;
- Increases security;
- Promotes efficient use of facilities;
- Encourages a variety of businesses, especially those that appeal to pedestrians and serve the needs of the surrounding neighborhood;
- Balances all modes of transportation by increasing access for pedestrians, bicycles, and transit and by providing commercial services, recreation facilities, and employment opportunities near to residences, thus lessening the need to drive;
- Provides affordable housing by reducing development costs and encouraging a greater variety of housing options;
- Creates a pedestrian and bicycle-friendly environment with well-designed streets and public open spaces; and
- Provides a sense of community and place with quality community design.

The minimum density for residential development in the Capitol Boulevard Community land use designation is 30 dwelling units per acre and there is no maximum density of dwelling units per acre.

To implement the goals, policies, and actions of the land use designation, matching the zone district and special design guidelines were adopted. The Capitol Boulevard Corridor Plan should be referenced for more in depth guidance on the land use designation.

4) Mixed Use

The intent of the Mixed Use land use designation is to have a mixture of commercial and residential uses on the same site. Mixed-use can include but is not limited to mixed-use buildings with retail or office uses on the first floor and residential above or separate buildings with different uses on the same site.

The Mixed Use land use designation provides an opportunity to develop areas that are transit oriented and pedestrian friendly while still accommodating automobiles, supporting small businesses and consumers, and providing affordable housing and quality community design. With architectural design and creative site planning, it is possible to provide dwelling units that are mixed in with commercial uses.

The minimum density for residential development in the Mixed Use land use designation is 20 dwelling units per acre and there is no maximum density of dwelling units per acre.

The Mixed Use land use designation, when developed with design and development guidelines have characteristics that include:

- Transit orientation that lessens traffic impacts by providing ready access to mass transit and provides places to work and shop adjacent to living spaces, thus lessening the need to drive;

Land Use Element

Part 2 – Technical Information



- The provision of affordable housing by providing more building lots available to develop at a lower cost;
- A pedestrian friendly environment due to well-designed streets, parks, and public open spaces; and
- The provision of a sense of community and place due to quality community design.

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

Mixed-use areas should be dense and compact. The close proximity of employment, residential and commercial activities, and public uses will provide residents and workers a realistic and convenient choice of walking or cycling to work, home, or shopping, thus lessening dependence on the automobile.

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

To ensure that mixed-use development occurs where it is desired, Tumwater should consider providing incentives for such development.

5) New Market Historic District

The New Market Historic District land use designation is applied in a limited area in Tumwater that includes the Tumwater Historical Park, the Tumwater Falls Park, and the site of the Old Tumwater Brewhouse on the east side of the Deschutes River. The focus of the area is the Old Tumwater Brewhouse.

The New Market Historic District Master Plan was adopted by the City Council in November 1993. The Master Plan included input from the public and experts in the field of historic area design, and provisions addressing aesthetics, vegetation, fish and wildlife habitat, historic and prehistoric archeological significance, public access, environmental sensitivity, architecture and community design, traffic and public education. The Master Plan is sufficiently detailed to determine whether specific proposed structures, uses, and structural revisions are in accordance with the purposes and intent of the District.

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

The minimum density for residential development in the New Market Historic District land use designation is 10 dwelling units per acre and there is no maximum density of dwelling units per acre.

Land Use Element

Part 2 – Technical Information



6) Tumwater Town Center

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

The Tumwater Town Center is bordered by Interstate 5, Tumwater Boulevard, Nicholas Street, and Israel Road.

Development within the Tumwater Town Center land use designation should occur in a manner that is consistent with the goals and policies of the Comprehensive Plan, design guidelines, and street standards adopted for the designation.

The minimum density for residential development in the Tumwater Town Center District land use designation is 20 to 30 dwelling units per acre depending on the subdistrict and there is no maximum density of dwelling units per acre.

E. Industrial

1) Introduction

The industrial land use category provides land use designations that establish and preserve areas for manufacturing, warehousing, distribution, and other uses of such a nature

with a broad range of employment opportunities to meet the needs of all income groups and ages in the community as well as support and implement the goals of the Tumwater Economic Development Plan.

2) Airport Related Industrial

Airport Related Industrial land use designation is meant to support the Port of Olympia's aviation and industrial related uses at the Olympia Regional Airport and to reflect the unique land use activities of the Airport and associated areas.

The Airport Related Industrial land use designation will support the land use activities permitted in the existing Airport Related Industrial zone district and discourage incompatible uses and heights.

3) Light Industrial

The purpose of the Light Industrial land use designation is to provide land for industrial development that will allow for attraction of new industries and expansion of existing ones while maintaining a high quality environment. The land use designation recognizes the need for industrial uses in certain areas of Tumwater to provide needed materials, goods, and services to ensure the economic vitality of Tumwater and the region.

To augment the role of industry in Tumwater's future, it is necessary to provide a reasonable supply of land for a variety of uses consistent with the policies of the Economic Development

Land Use Element

Part 2 – Technical Information



Plan. The Light Industrial land use designation provides for the location of a broad array of activities, including manufacturing, wholesale trade, and distribution activities. The projected growth in manufacturing and distribution industries is also considered when allocating land for these uses.

Light industrial areas need to be located within reasonable access to truck routes, rail, freeway, or air routes. Similarly, public facilities including sewer, water, and storm drainage either should be presently available or should be easily provided during the development process. Industrial uses should be grouped into a variety of parcel sizes to provide coordinated development and sharing of facilities and services.

4) Heavy Industrial

The Heavy Industrial land use designation recognizes the need for heavy industrial uses in limited areas of Tumwater to provide needed materials, goods, and services to ensure the economic vitality of Tumwater and the region.

Heavy industrial uses include but are not limited to chemical processing, mining, and mineral extraction. The Jones Rock Quarry is an example of heavy industrial use in Tumwater.

Heavy industrial uses may have impacts that are difficult to control such as heavy truck traffic,

noise, vibration, light, glare, or odors. Heavy industrial areas should be separated from residential and commercial uses by such methods as vegetative or lighter intensity land use buffers. Regulations should also control activities to establish compatibility with surrounding non-industrial development and to protect them from nuisance-creating occurrences such as noise, dust, odor, vibration, and air and water pollution.

5) Utilities

The Utilities land use designation includes those areas of land devoted to the transport and provision of utilities such as electricity, natural gas, telephone, and other utilities. Since utilities are often owned and provided by other service agencies and private businesses, partnership is required to determine allowable uses that are outlined in TMC Title 18 Zoning.

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

F. Parks, Open Space, & Public and Institutional

1) Introduction

The Parks, Open Space, & Public and Institutional land use category provides land use designations that support publicly and privately owned facilities such as parks and open space, as

well as publicly owned schools, municipal buildings, and other such facilities.

Land Use Element

Part 2 – Technical Information



2) Parks & Open Space

The Parks and Open Space land use designation supports and implements the Parks, Recreation, and Open Space Plan. The Parks and Open Space land use designation accommodates public recreational pursuits, retains views and historical features, or preserves land in a natural and open state. It also provides possibilities for urban agricultural uses on appropriate lands. A site may also provide for or contain support uses consistent with community needs, provided there is appropriate opportunity for public review and comment.

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

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

3) Public and Institutional

The Public and Institutional land use designation recognizes those parcels and facilities currently in or planned for public ownership where their primary function is to provide public services.

The intent of the Public and Institutional land use designation is to assure continuation and potential expansion of acreage, facilities, and services at levels consistent with population requirements, and achieved in a manner that is compatible with surrounding land uses. Public and institutional uses include but are not limited to schools, fire stations, police stations, general government buildings, libraries, hospitals, and cemeteries.

Uses permitted within the Public and Institutional land use designation should be based upon the Community Services zone district.

Land Use Element

Part 2 – Technical Information



7. Neighborhoods

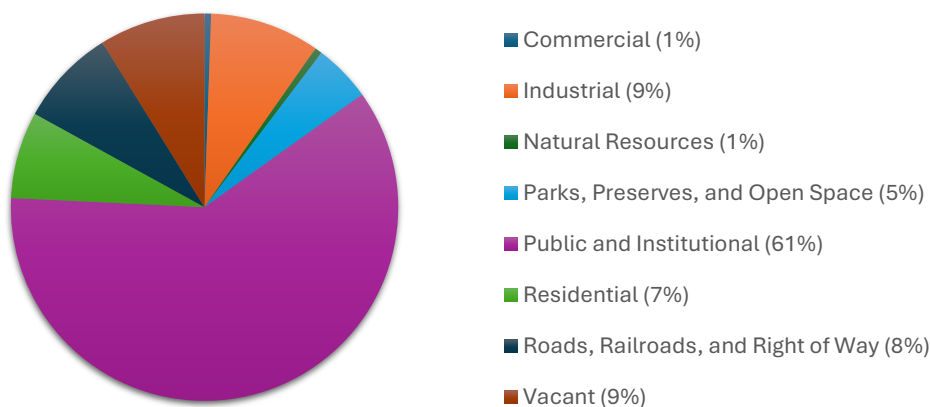
A. Airport

1) Context

As shown on Map LU-2, the Airport Neighborhood is in the south central area of Tumwater, which is south of Tumwater Boulevard west of Capitol Boulevard/Old Highway 99, and east of Interstate 5.

Major roads in the neighborhood include Tumwater Boulevard SW, Capitol Boulevard/Old Highway 99, Center Street SW, 88th Avenue SW, Kimmie Street SW, and 83rd Avenue SW.

Figure LU-7. Airport Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Notes: Natural Resources Includes agriculture, forestry, and mining.

Figure LU-7 shows the proportion of land uses that exist in the neighborhood currently. Public and Institutional makes up the majority of land use which includes the Olympia Regional Airport, which is owned and operated by the Port of Olympia.

addressing the needs of the industrial, commercial, and residential uses that are near the airport.

Zoning will continue to support airport related industries, commercial, and low density residential uses.

2) Future Land Use

In the next 20 years, the Airport Neighborhood will continue to provide access to necessary regional transportation services while

The mixed use land use designation would provide an opportunity to redevelop the neighborhood in a way that provides space for affordable housing close to needed services and quality community design.

Land Use Element

Part 2 – Technical Information



3) Challenges

Both the landscape and the existing development challenges occur in this neighborhood. The primary challenges are listed below.

- The water source for much of Tumwater is from wells in the City with high level groundwater. These kinds of wells are more vulnerable to contamination than deeper wells.
- The Olympia Regional Airport and increasing adjacent development also create challenges. Delivering services across a large area with very low-density property to neighborhoods in the far southeast corner of Tumwater is costly.
- Significant historic and cultural resources are found in the area and may limit development and land uses.
- The prairie lands are habitat for federally protected species.

applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

- Where industrial uses are adjacent to other uses, using buffers to minimize impacts.
- Keep buried pipelines from decommissioned fuel tanks on maps to ensure safe digging.
- Land uses should be carefully considered near buried pipelines to avoid hazards.
- Work with the Port of Olympia to maintain appropriate overlays which support airport operations and meet state development requirements.
- Continue to monitor Wellhead Protection zones and follow state guidance.
- Consider programs to educate the public about cross connections and why they are prohibited.

4) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be

B. Brewery

1) Context

As shown on Map LU-2, the Brewery Neighborhood is in northeastern Tumwater. Olympia forms the northern boundary; Interstate 5 and Highway 101 serve as the western boundary; M Street SE is the southern boundary; and Cleveland Avenue SE and the cemetery form the eastern boundary.

This is the oldest part of Tumwater and includes the site of the original settlement of the town of New Market. The dominant features of this neighborhood are the Deschutes Falls and the site of the former Olympia Brewery.

Main roadways in this neighborhood include Capitol Boulevard, Cleveland Avenue SE, Custer Way SW, North Street SE, and Deschutes Way SW.

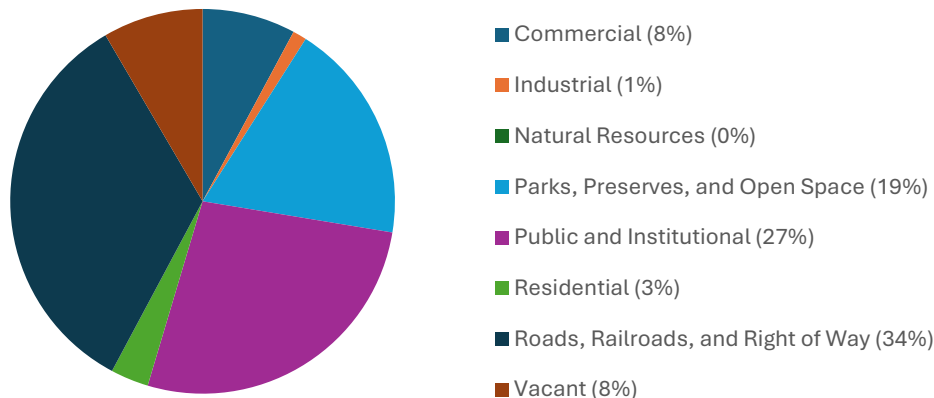
Land Use Element

Part 2 – Technical Information



Figure LU-8 shows the proportion of current land use in the Brewery Neighborhood.

Figure LU-8. Brewery Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Notes: Natural Resources Includes agriculture, forestry, and mining.

2) Future Land Use

In the next 20 years, the Brewery Neighborhood will contain more mixed use developments that add character and belonging to our community as the neighborhood brings pieces of the past into a vibrant new beginning.

Zoning will consider the unique and sensitive historic and ecological resources in the neighborhood while recognizing its importance as a major connector within Tumwater and to other adjacent municipalities.

3) Challenges

Both the landscape and the existing development challenges occur in this neighborhood. The primary challenges are listed below:

- Both an important historic resource and a brownfield with significant remediation requirements, the former Brewery properties have been difficult to redevelop and have become an attractive nuisance.
- Tumwater's Main Street and Historic Downtown were bisected when Interstate 5 was constructed.
- Significant congestion exists from limited access onto and off Interstate 5 and Highway 101.
- Steep slopes of the Deschutes River Valley make the neighborhood difficult to access. Landslides in the neighborhood have caused damage to public infrastructure in the past.
- High groundwater makes the neighborhood prone to flooding and

Land Use Element

Part 2 – Technical Information



increases the risk of contamination to drinking water.

- Some parts of Deschutes River Valley are identified with high liquefaction hazards.

4) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

- Allow low impact, low intensity uses and development in areas with highly

sensitive ecological conditions or unstable soils.

- Continue to protect Tumwater's water wells through updates to the Wellhead Protection Plan.
- Continue to limit development on sloped or unstable soils to ensure safety from landslides and other geological hazards.
- Ensure proper remediation is done before permitting redevelopment.
- Review and follow guidance in planning documents such as the Shoreline Master Program and Brewery District Plan.

C. Bush Prairie

As shown on Map LU-2, the Bush Prairie Neighborhood, named after George Washington Bush, is in the southeastern area of Tumwater. The eastern, northern, and southern boundaries of the neighborhood are marked by the Deschutes River and adjacent greenbelt and open space. The western boundary is the back of the industrial areas along Old Highway 99.

George Washington Bush was an American pioneer and one of the first multiracial Irish and African American settlers in what would later become the state of Washington. The original Bush Prairie homestead, settled in 1845, is in the southwest corner of the neighborhood and was the location of the historic Bush Butternut Tree until a windstorm caused critical damage to the tree in 2021.

Major roads in this neighborhood include Old Highway 99, Henderson Boulevard SE, 73rd

Avenue SE, Tumwater Boulevard SE, and 79th Avenue SE.

Figure LU-9 shows existing land use in the Bush Prairie Neighborhood. The most prevalent land use is residential.

The neighborhood has several housing developments that were originally built in the unincorporated county and then annexed into Tumwater. For that reason, the development is low density in most areas.

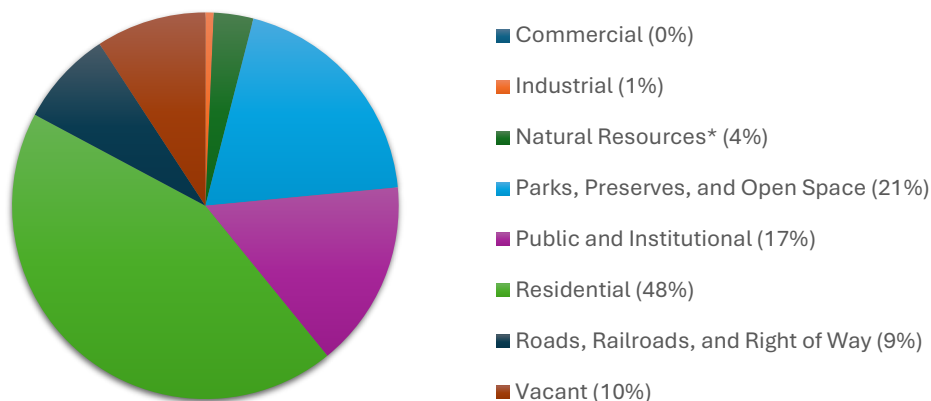
A few parcels in this neighborhood are zoned for manufactured home parks including the Thunderbird Mobile Home Park. This has provided diversity in the housing stock and options for families with different levels of income.

Land Use Element

Part 2 – Technical Information



Figure LU-9. Bush Prairie Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Notes: Natural Resources Includes agriculture, forestry, and mining.

1) Future Land Use

In the next 20 years, this neighborhood will continue to be residential. This is the most appropriate use which is compatible with current and historic uses. Increasing overall density will accommodate more housing. With an established neighborhood, increased density will provide favorable conditions for mixed use and neighborhood commercial development.

2) Challenges

Both the landscape and the existing development challenges occur in this neighborhood. The primary challenges are listed below:

- Transportation connections are challenging since many of the residences were developed to county standards. The local streets have cul-de-sacs and dead ends, forcing many people through one or two entry and exit points.
- The water resources in the neighborhood, which include wetlands, critical aquifer recharge areas, the Deschutes River, Munn Lake, Lake Susan, and Trails End Lake prevent more intense forms of development.
- Airport approach zones limit the size of buildings, lighting, and uses in some areas.
- Historic Bush Homestead and the former home of the Bush Butternut Tree are found in the neighborhood which are considered valuable resources.
- Lack of services in the area forces people to drive more often and further for jobs, daily needs, and recreation.
- The prairie lands are habitat for federally protected species.

Land Use Element

Part 2 – Technical Information



3) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

- Continue to allow different housing types to further diversify the housing stock and allow families more options for housing.
- Encourage mixed use and neighborhood commercial uses in the neighborhood to decrease the number of vehicle miles traveled.
- Where possible, create new transportation connections and slow traffic to allow safe left turns.
- Encourage more office and commercial properties in Tumwater Town Center to decrease the need to commute.
- Complete the Public Works building and park that are planned for 79th Ave and Trails End Road.
- Protect water bodies and wetlands by implementing designated shoreline designations.
- Allow small scale commercial uses within residential developments.
- Provide more opportunities for recreation within the neighborhood to reduce the need to drive.
- Work with Bonneville Power Administration to determine land uses that would provide services to residents and that would be compatible with transmission lines.

D. Deschutes

1) Context

As shown on Map LU-2, the Deschutes Neighborhood is in the northeastern area of Tumwater. Tumwater's city limit with Olympia forms a complicated northern and eastern boundary and the bluffs of the Deschutes River and Tumwater's border with Thurston County form the eastern boundary.

The dominant feature of this neighborhood is the Deschutes River Valley. Recreation and open space, including Pioneer Park and the Tumwater

Valley Municipal Golf Course, are the main uses in the valley. The northern and eastern portions of the neighborhood are composed of single-family and duplex residential uses.

Major roads in the neighborhood include Henderson Boulevard SE, Yelm Highway SE, Cleveland Avenue SE, North Street SE, South Street SE, and Hoadly Street SE.

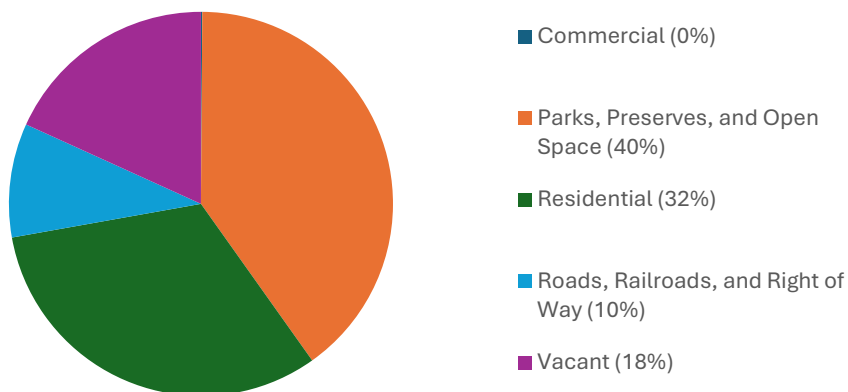
There is an active Union Pacific rail line through this neighborhood traveling north/south from the Burlington Northern Santa Fe Mainline to the Port of Olympia.

Land Use Element

Part 2 – Technical Information



Figure LU-10. Deschutes Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Notes: Natural Resources Includes agriculture, forestry, and mining.

Figure LU-10 shows the proportion of land uses in the Deschutes Neighborhood. Parks, preserves, and open space and residential are the dominant land uses in the neighborhood covering almost three quarters of the land. There is no space designated in this neighborhood for commercial, industrial, natural resources or public and institutional uses.

2) Future Land Use

In the next 20 years the neighborhood will continue to be predominately parks and open space with low density residential where possible. Development will continue to be low intensity since most of this neighborhood is classified as a flood plain.

To reduce vehicle miles traveled and increase services near residential developments, small scale commercial uses may be allowed in optimal nodes and less sensitive areas.

3) Challenges

Both the landscape and the existing development challenges occur in this neighborhood. The primary challenges are listed below:

- Soils are unsuitable for roads, buildings and septic tanks which limits development in the neighborhood.
- Steep hillsides and unstable soils increase the risk of severe settlement and liquefaction.
- Most of the neighborhood is within critical aquifer recharge areas.
- Some areas are within the airport overlay zone of the Olympia Regional Airport which limits size, lighting, and land use.

4) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be

Land Use Element

Part 2 – Technical Information



applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

- Continuing to limit land uses in hazard areas of the Olympia Regional Airport thorough an overlay zone managed with Port of Olympia.
- Continuing to implement the Shoreline Master Program for the Deschutes River.
- Protecting rail transportation as a more efficient mode for freight and passengers and reduces vehicle miles travelled.
- Continuing to permit small scale, less intense commercial uses and limit industrial uses where heavy trucks are required.
- Using vegetative buffers to screen commercial uses from residential uses to reduce impacts of light and noise.

E. Littlerock

1) Context

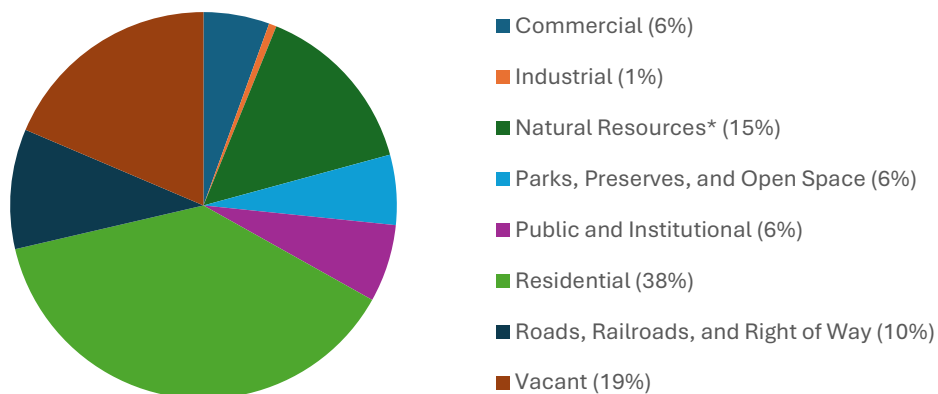
As shown on Map LU-2, the Littlerock Neighborhood is in the Southwest part of Tumwater. Work to create a village atmosphere is well underway and serves many newer developments under construction in the west part of this neighborhood.

Over the past few years, the neighborhood has been developing quickly in response to the work

done to implement recommendations in the Littlerock Subarea Plan, Economic Development Plan and Tumwater Strategic Plan.

Littlerock Road is an important connector not only within Tumwater but also connects to rural areas and acts as a gateway to Tumwater. Other important transportation corridors include 66th Avenue SW, 70th Avenue SW, Trospen Road SW, Israel Road SW, Tumwater Boulevard SW, and Interstate 5.

Figure LU-11. Littlerock Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Land Use Element

Part 2 – Technical Information



Notes: Natural Resources Includes agriculture, forestry, and mining.

Figure LU-11 reflects the eclectic nature of land use in the neighborhood.

2) Future Land Use

In the next 20 years, the Littlerock neighborhood will be a thriving, walkable place that has the services people need near residential areas. This vision is described in the Littlerock Subarea Plan. This plan provides action steps to create a village atmosphere with residential and commercial uses that is pedestrian friendly and provides access to services for those in the south parts of Tumwater.

Because of favorable conditions for development, the neighborhood is likely to see growth more quickly than other neighborhoods. In fill in lower density developments has been occurring as public investments are constructed.

3) Challenges

Both the landscape and the existing development challenges occur in this neighborhood. The primary challenges are listed below:

- Several large wetlands and areas of high groundwater flooding make infrastructure improvements difficult and costly.
- The prairie lands are habitat for federally protected species.

4) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

- Reference Salmon Creek Comprehensive Drainage Basin Plan.
- Ensuring that public infrastructure is concurrent with the demand for housing in the neighborhood.
- Ensure ecological functions are retained throughout development.
- Promote and encourage urban agriculture that is compatible with development.

F. Mottman/Black Lake

1) Context

As shown on Map LU-2, the Mottman/Black Lake Neighborhood is in the northwest area of Tumwater. The area is characterized primarily by industrial, residential, and large lot residential, a remnant of rural acreages and farms.

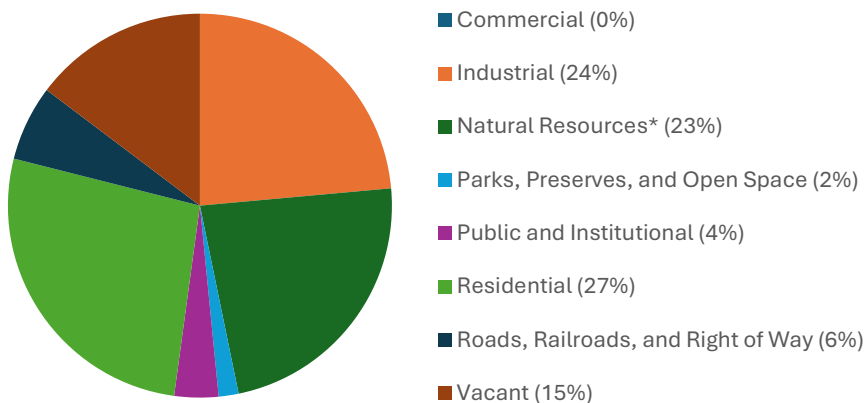
Major roads in this neighborhood include Black Lake/Belmore Road SW, R.W. Johnson Rd SW, and Sapp Road SW. A Burlington Northern Santa Fe line is also a main transportation asset that provides efficient transportation into and out from Tumwater.

Land Use Element

Part 2 – Technical Information



Figure LU-12. Mottman/Black Lake Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Notes: Natural Resources Includes agriculture, forestry, and mining.

Figure LU-12 shows the proportion of current land use in the Mottman/Black Lake Neighborhood. Residential and natural resources take up half of the neighborhood. The natural resource category is a large category in this neighborhood because the Jones Quarry mining operation is classified as a natural resource land use.

Several rights of way and easements run through the Mottman/Black Lake Neighborhood including those owned and managed by Bonneville Power Authority, Puget Sound Energy, and Burlington Northern Santa Fe Railway.

2) Future Land Use

In the next 20 years, the neighborhood will continue to be an important industrial space that provides needed materials to local development. The forestry and aggregate mining operations in the neighborhood are

protected under state Open Space designations which incentivize retention for sustainable use.

3) Challenges

Both the landscape and the existing development challenges occur in this neighborhood. The primary challenges are listed below:

- Industrial uses many impact waters in Puget Sound as Black Lake Drainage flows from the lake to Percival creek and discharges at the sound.
- Many of the properties still utilize septic systems rather than city sewer systems.

4) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

Land Use Element

Part 2 – Technical Information



- Facilitate and protect Burlington Northern Santa Fe Railway for freight and potential future passenger use.
- If abandoned, explore use of the former railroad as a recreational asset.

G. New Market

1) Introduction

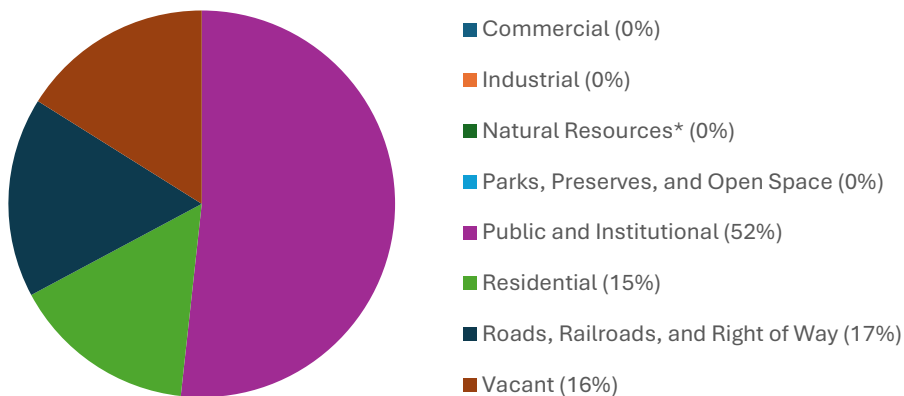
As shown on Map LU-2, the New Market Neighborhood is in the south central area of Tumwater north of Tumwater Boulevard, south of Dennis Street, west of Bonniewood Drive SE, and east of Interstate 5.

Tumwater envisions a future downtown on 190-acres of the New Market Neighborhood bordered by Interstate 5, Tumwater Boulevard SW, Nicholas Street SW, and Israel Road SW. This

vision is cast as a true downtown for a city whose urban nucleus was decimated by freeway construction in the late 1950s. The neighborhood is called the Tumwater Town Center, and it represents a component of the New Market Neighborhood.

Tumwater Boulevard SW, Capitol Boulevard, Israel Road SW, and Linderson Way SW are the major transportation connectors in this neighborhood.

Figure LU-13. New Market Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Notes: Natural Resources Includes agriculture, forestry, and mining.

Figure LU-13 shows the proportion of current land use in the New Market Neighborhood. This neighborhood is characterized by Public and Institutional use. State owned offices, Port of Olympia properties, Tumwater School district facilities, New Market Vocational Skills Center,

Tumwater City Hall, and the Tumwater Timberland Library represent public institutional uses.

Residential uses are primarily located along Israel Road. Both multifamily developments and

Land Use Element

Part 2 – Technical Information



single-family dwellings exist in the neighborhood.

The area northwest of the intersection of Israel Road and Bonniewood Drive has been designated Light Industrial. Most of the neighborhood is vacant.

The Olympia Regional Airport has played an ever-increasing role in the development, or lack of development, in the neighborhood. The main runway routes aircraft directly over the south end of the neighborhood, either taking off or landing, depending on the wind conditions. As a result, the noise impacts and safety hazards have made the neighborhood less than ideal for residential use. The land use trend has been away from residential use, especially in the areas closest to the runway. The Port of Olympia itself has purchased a large amount of property that was in the clear zone.

2) Future Land Use

In the next 20 years, this neighborhood is expected to become a new downtown core with walkable streets, green belts, mixed use areas, and retail areas

The vision for the neighborhood includes creation of a downtown and community gathering place, a broad mix of uses, clustered development to create a critical mass for public transportation, and continuing responsiveness to regional goals for growth management and environmental protection. Details for the vision can be found in the Economic Development Plan and Tumwater Town Center Street Design Plan.

With two schools in this zone currently, it is possible that vacant land may be purchased for another school as the community grows.

Keeping land available and affordable for public services such as education is something that should be considered.

3) Challenges

Both the landscape and the existing development challenges occur in this neighborhood. The primary challenges are listed below:

- The neighborhood is the source for much of Tumwater's drinking water and consideration must be given to protect wellhead areas.
- Some parts of the neighborhood are in Port of Olympia hazard zones. An overlay limits building size, lighting, and land uses.
- The prairie lands are habitat for federally protected species.

4) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

- Continuing to implement strategies from the Economic Development Plan and Tumwater Town Center Street Design Plan.
- Continue to work with Port of Olympia to ensure safety in airport hazard areas.
- Conditions in the neighborhood favor redevelopment, encouraging infill, and high density residential development.

Land Use Element

Part 2 – Technical Information



- Explore solutions for parking.

H. SE Capitol Boulevard

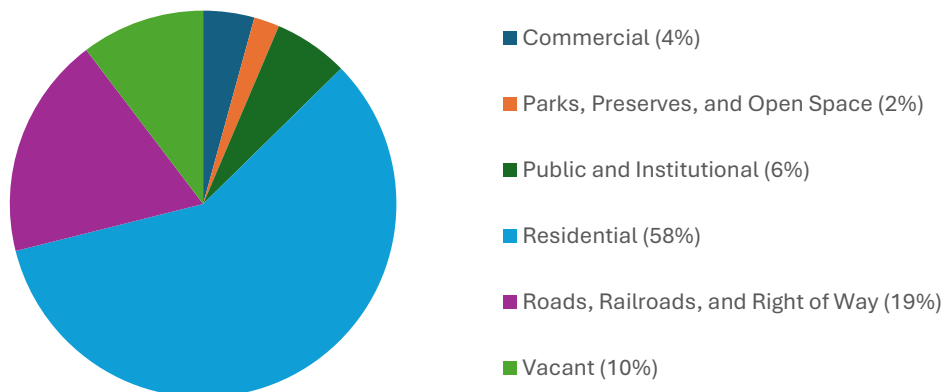
1) Context

As shown on Map LU-2, the SE Capitol Boulevard Neighborhood is located east of Interstate 5, south of M Street SE, and north of the Olympia Regional Airport. The eastern boundary of the neighborhood follows the bluff overlooking the

Deschutes River and includes the Thunderbird Village Mobile Home Park.

Major roads that serve this neighborhood include Capitol Boulevard, Israel Road SE, Tumwater Boulevard SE, Trospen Road SE, and Lee Street SE.

Figure LU-14. SE Capitol Boulevard Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Notes: Natural Resources Includes agriculture, forestry, and mining.

Figure LU-14 illustrates the existing proportion of land uses in the SE Capitol Boulevard Neighborhood. Residential uses are by far the largest use. Most of the residential uses in this neighborhood consist of well-established, single-family homes with only a small proportion of higher density uses, such as apartments more middle housing.

Center as it develops. Adding new professional offices and commercial space will put pressure on these residences to redevelop at higher densities. The Capitol Boulevard Corridor Plan outlines strategies to redevelop the commercial areas on Capitol Boulevard which will also revitalize the neighborhood and make housing here more desirable.

2) Future Land Use

In the next 20 years, the neighborhood is expected to be impacted by Tumwater Town

Some areas of this neighborhood are developed at their maximum capacity given environmental constraints and will not experience the same impacts.

Land Use Element

Part 2 – Technical Information



3) Challenges

Both the landscape and the existing development challenges occur in this neighborhood. The primary challenges are listed below:

- This neighborhood exists in an airport hazardous zone for the Olympia.
- The eastern edge of the neighborhood has hillsides and ravines that are difficult to develop.
- High water tables create settling issues which impact roads, buildings and septic systems.
- Low lying areas are prone to flooding.
- Effects of the Olympia Regional Airport. An airport overlay zone limits building size, lighting and uses.
- Bluff areas which overlook the river in the Palermo neighborhood are sensitive sloped areas and the Shoreline Master Program has recommendations considering development.

- The prairie lands are habitat for federally protected species.

4) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

- Follow the recommendations in the Shoreline Master Program to protect bluff areas along Deschutes River.
- Continue to implement the Capitol Boulevard Corridor Plan to prepare infrastructure for incoming density increases.
- Create more through roads into residential areas for better emergency access and to provide alternate routes and relieve congested thoroughfares.
- Continue to provide protections for manufactured home parks to prevent redevelopment into unaffordable housing types.

I. SW Tumwater

1) Context

As shown on Map LU-2, the SW Tumwater Neighborhood is located near the Interstate 5 and 93rd Avenue interchange or Exit 99. Kimmie Street SW running north and south marks the

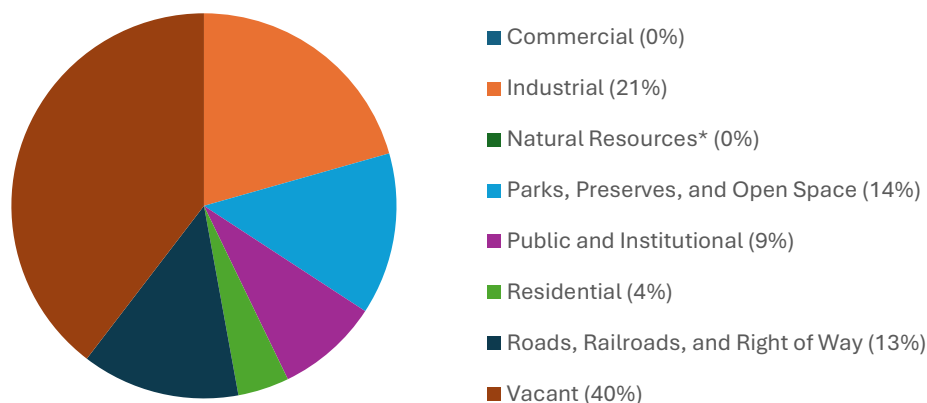
eastern boundary of the area and Blomberg Street SW marks the western boundary. The northern boundary is the Olympia Regional Airport, and the southern boundary is the city limits.

Land Use Element

Part 2 – Technical Information



Figure LU-15. SW Tumwater Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Notes: Natural Resources Includes agriculture, forestry, and mining.

Figure LU-15 show the majority of property in this neighborhood is vacant with the second largest use being industrial.

neighborhood. The primary challenges are listed below:

- Some areas with poor drainage and aquifer protections will be limited for development into industrial uses.
- The prairie lands are habitat for federally protected species.

2) Future Land Use

The community vision for this neighborhood is light industrial development. Details about the vision and strategies to meet the vision are found in the Economic Development Plan.

With access to freight routes and air transportation and natural buffers from residential uses, the neighborhood is ideal for his purpose. Although residential use is present here, it makes up only four percent and is limited by the Airport overlay zone which protects underlying land uses from hazards related to taking off and landing aircraft.

3) Challenges

Both the landscape and the existing development challenges occur in this

4) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

- Further clarification is needed to define which activities are allowed here with respect to the size and intensity of industrial development.
- Continue implementing light industrial uses with consideration of adjacent incompatible land use.

Land Use Element

Part 2 – Technical Information



- Promote the importance of locating all utility lines before site planning to ensure historic lines are not damaged or cause damage to the environment.

Transportation within the area is two primary routes, 93rd Avenue SW running east and west

and the Interstate 5 corridor running north and south. Other major north-south corridors include Kimmie Street SW and Blomberg Street SW, which extend to the south from the Olympia Regional Airport area.

J. Trosper

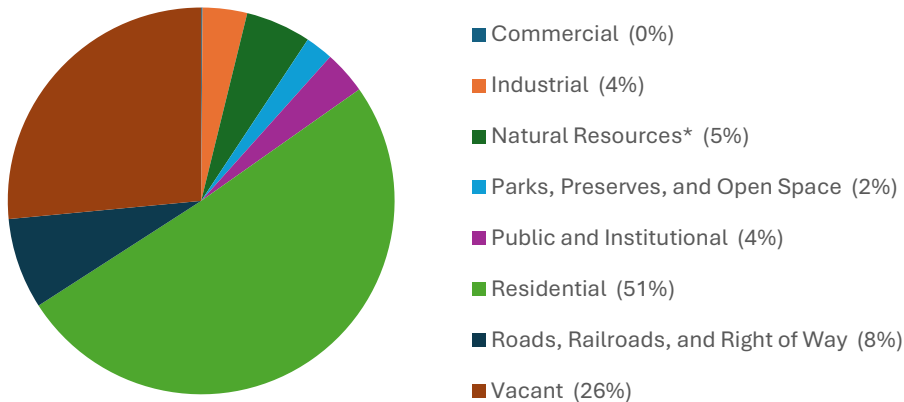
1) Introduction

As shown on Map LU-2, the Trosper Neighborhood is in the center of Tumwater, west of Interstate 5.

Trosper Road SW serves as the major transportation corridor in this neighborhood. Trosper Road SW is an arterial roadway that is used primarily to carry traffic between the Black

Lake area and Tumwater. 49th Avenue SW, Trosper Road and 54th Avenue SW are urban collectors that become Trosper Road as it nears the eastern side of the neighborhood. Littlerock Road SW and 2nd Avenue SW function as a minor arterial and serve commercial development adjacent to Interstate 5. Linwood Avenue SW and Lake Park Drive SW are major collector roads in the neighborhood and serve residential uses.

Figure LU-16. Trosper Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Notes: Natural Resources Includes agriculture, forestry, and mining.

Figure LU-16 shows the current land use in the Trosper Neighborhood. Residential is the dominant use and includes many diverse types of residential uses including single-family

homes, mobile home parks, condominiums, and apartments.

Land Use Element

Part 2 – Technical Information



2) Future Land Use

In the next 20 years, this neighborhood is expected to develop new residential areas slowly due to environmental constraints. Public infrastructure like stormwater systems and public roads are needed to increase access, however environmental constraints limit opportunities.

- Further screening may be needed to reduce conflicts between uses.
- Continue to develop in accordance with Thurston County Flood Hazard Mitigation Plan recommendations for limiting development in 100 year flood areas.
- The prairie lands are habitat for federally protected species.

3) Challenges

Both the landscape and the existing development challenges occur in this neighborhood. The primary challenges are listed below:

- Wetland, lakes and other sensitive environments limit development.
- The Beehive Industrial Park is adjacent to sensitive habitats and residences. Stormwater runoff from industrial uses may not have the correct buffer.
- Sensitive environments around Percival Creek impact bodies of water protected by the Shoreline Management Act.

4) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

- Follow guidance in the Transportation Improvement Plan, Parks Recreation and Open Space Plan, Tumwater Stormwater Comprehensive Plan, and the Groundwater Management Plan.
- Improve transportation connects west of the railroad.

K. Tumwater Hill

1) Context

As shown on Map LU-2, the Tumwater Hill Neighborhood is in the northwestern part of Tumwater south of Highway 101, east of R.W. Johnson Boulevard SW, west of Interstate 5 and north of Linwood Avenue SW and Sapp Road SW except for a small area south of Linwood Avenue SW.

It is one of the oldest neighborhoods in Tumwater. Commanding views of Capitol Lake

and the Tumwater Valley distinguish the area. The Tumwater Hill Neighborhood received a considerable proportion of new residential development in Tumwater in the 1990s, including several large multifamily developments.

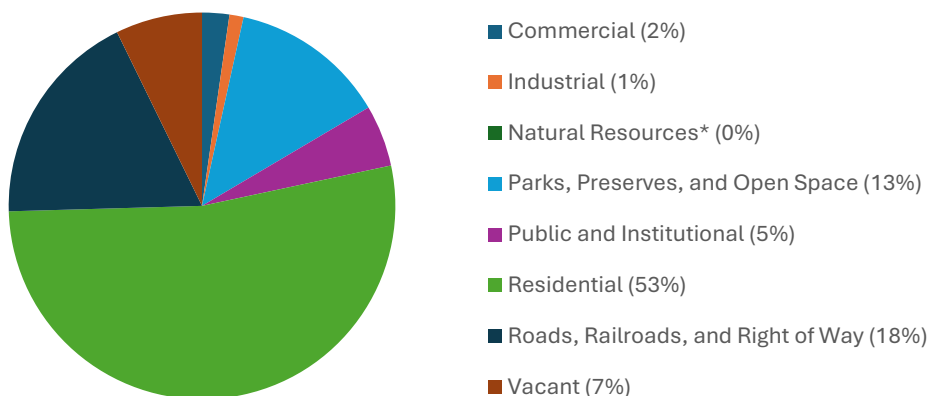
Mottman Road SW, R.W. Johnson Boulevard SW, Sapp Road SW, Linwood Avenue SW, 7th Avenue SW, Barnes Boulevard SW, Crosby Boulevard SW, Ferry Street SW, and Irving Street SW are all major roads that connect the neighborhood.

Land Use Element

Part 2 – Technical Information



Figure LU-17. Tumwater Hill Neighborhood Existing Land Use, 2025.



Source: Thurston Regional Planning Council Land Capacity Analysis, 2025.

Notes: Natural Resources Includes agriculture, forestry, and mining.

Figure LU-17 shows the proportion of land uses that exist in the neighborhood currently. Residential uses in this neighborhood consist of a diverse mixture of multifamily, single-family, and duplex uses.

Due to the value of the views from properties in this neighborhood, new developments are reviewed carefully to determine if they will impact an existing property's view.

2) Future Land Use

In the next 20 years, this neighborhood is expected to develop new residential areas slowly due to environmental constraints. Public infrastructure like stormwater systems and public roads are needed to increase access, however environmental constraints limit opportunities.

3) Challenges

Both the landscape and the existing development challenges occur in this

neighborhood. The primary challenges are listed below:

- Steep slopes and unstable soils have led to historic landslides.
- Exposed bedrock can limit development of buildings and infrastructure.
- Sensitive environments around Percival Creek impact bodies of water protected by the Shoreline Management Act.
- Existing industrial and residential developments are adjacent to one another.

4) Recommendations

As further development occurs in the neighborhood, zoning and regulations will be applied to ensure uses are compatible to protect people, property and the environment. Recommendations for future land use include:

Land Use Element

Part 2 – Technical Information



- Check building heights and landscaping to protect the scenic view at the public overlook park and for current and future residents.
- Participate in project review for adjacent development in Olympia to ensure that Tumwater interests are continually protected.
- Use vegetative buffers to screen adjacent land uses and avoid nuisance claims.
- Follow recommendations for parks in the Parks and Open Space Plan.

DRAFT

Land Use Element

Part 2 – Technical Information



8. Other Considerations

A. Essential Public Facilities

The Land Use Element and TMC Title 18 Zoning address the identification, siting, and expansion of essential public facilities. The process adopted by the City Council as TMC 18.56.140 was developed by the Thurston Regional

Planning Council as a result of a recommendation from County-Wide Planning Policy V implementation, which originated from a requirement in the Growth Management Act.

B. Minimum & Maximum Densities

Minimum densities should be applied to all areas of Tumwater to promote more cost-efficient provision of City services, the provision of affordable housing and the encouragement of

transportation modes other than the single occupancy vehicles. Proposed development at less than the minimum density permitted should not be allowed.

C. Clustering

Cluster development is characterized by small pockets of more intense development, surrounded by open space. Although the development is more compact, gross density does not increase.

space and environmentally sensitive areas; and lower land development costs.

The advantages of cluster development are many, including more efficient and less expensive provision of services; reduced transportation costs; the protection of open

The main purpose of clustering would be to protect and preserve environmentally sensitive areas in accordance with the Conservation Element. It should be encouraged wherever it is necessary to protect environmentally sensitive areas in all residential land use designations.

D. Modular & Manufactured Housing

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

or manufactured home parks and to recognize that modular and manufactured housing on single family lots and in manufactured home parks is a viable form of housing construction.

The intent of the Land Use Element is to provide a sufficient supply of land for traditional mobile

E. Placemaking Strategies

The following provides land use recommendations related to creating spaces

within Tumwater neighborhoods. Feedback from the community favored neighborhoods

Land Use Element

Part 2 – Technical Information



that are walkable and provide a sense of connection.

Since the downtown section of Tumwater was redeveloped to make space for the Interstate 5 corridor and connections, residents report a lack of connection to spaces that in turn leads to a lack of identity.

Housing needs are also better met when considering how development occurs. Present development patterns do not address all the housing needs of the community and are car dependent. Most new residential development that takes place is either small multifamily units or very large expensive single-family houses on large lots. To address the problem, new development should:

- Create a sense of place, of neighborhood, and of community that builds on what is locally unique and enduring to replace the anonymity and urban and suburban sprawl.
- Provide a denser, richer, and more equitable mixture of land uses, household types, building types, and socioeconomic groups.
- Provide infrastructure to increase walking, biking, and public transit to reduce dependence on the automobile wherever possible.
- Create compact communities that are built to preserve open space and natural systems and habitats.

F. Design Review

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

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

The Citywide Design Guidelines and the specific subarea design guidelines complement TMC Title 18 Zoning and provide a better tool for ensuring lasting value. Unlike zoning codes that can be prohibitive and exclusionary in their tone and language, Citywide Design Guidelines and the specific subarea design guidelines are illustrative and prescriptive and have proved very effective in promoting well designed, mixed-use, new and infill development.

The intent of design review is to use the Citywide Design Guidelines and the specific subarea design guidelines to ensure lasting value through:

1. Infill and strengthening existing neighborhoods;
2. Livable neighborhoods;
3. Affordable housing;

Land Use Element

Part 2 – Technical Information



4. Diversity in housing types and styles; and
5. Streetscape design as well as building and site design.

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

Functions of design review through the Citywide Design Guidelines and the specific subarea design guidelines include:

1. Establishing a community design context;
2. Creating community planning and urban design policy;
3. Assuring conformance to City plans and policies; and
4. Expediting project approval.

The design review process includes aspects such as:

1. The appearance or image of a community
2. Street layout and design
3. Incorporating transit
4. Natural and scenic resources
5. Streetscape
 - a. Street character and liveliness
 - b. Pedestrian environment
 - c. Landscape design

- d. Residence and street transition

6. Site Planning

- a. Neighborhood character
- b. Adjacent properties
- c. Siting
- d. Natural elements
- e. Transit facilitation

7. Building Design

- a. Architectural character
- b. Character and massing
- c. Architectural elements
- d. Exterior finish materials
- e. Parking garages
- f. Mixed-use buildings
- g. Conversions and additions
- h. Special needs housing

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

The Citywide Design Guidelines and the specific subarea design guidelines were developed as a follow-on implementing ordinance for the remaining areas of Tumwater after consultation with affected groups including community members, builders, and City staff and developed through a process involving substantial public participation.

Land Use Element

Part 2 – Technical Information



The goals and purpose of the Citywide Design Guidelines and the specific subarea design guidelines are to:

- Encourage development that considers visual impacts to the community;
- Encourage developments that will contribute to the stability and integrity of a safe and attractive neighborhood;
- Recognize that aesthetic considerations and environmental review contribute toward an enhanced environment; and
- Recognize that aesthetic considerations are appropriate to protect property values of adjacent properties and to ensure that developments contribute to desirable neighborhood character.

Land Use Element

Part 2 – Technical Information



Appendix A Foundational Documents

Table LU-14 identifies the foundational planning documents that form the basis for the Land Use Element of the Comprehensive Plan.

Table LU-14. Foundational Documents for the Land Use Element.

Topic Index	Supporting Plans and Materials
Land Use	<ul style="list-style-type: none">• Brewery Action Plan (2016)• Brewery District Plan (2014)• Capitol Boulevard Corridor Plan (2015)• Capital Facilities Plan (2024-2025)• Citywide Design Guidelines (2016)• County-Wide Planning Policies, Thurston County (2015)• Little Rock Subarea Plan (2011)• Memorandum of Understanding: An Urban Growth Management Agreement, Tumwater and Thurston County (1988)• Memorandum of Understanding: Urban Growth Area Zoning and Development Standards, Tumwater and Thurston County (1995)• Port of Olympia Master Plan (2016)• Shoreline Master Program (2019)• Sustainable Thurston, Thurston Regional Planning Council (2013)• Tumwater Historic District Master Plan (1993)• Tumwater Town Center Street Design (2004)

Land Use Element

Part 2 – Technical Information



Topic Index	Supporting Plans and Materials
Population and Employment	<ul style="list-style-type: none"> • Buildable Lands Report for Thurston County, Thurston Regional Planning Council (2021) • Land Capacity Analysis for Tumwater, Thurston Regional Planning Council (2025) • Population and Employment Forecast for Thurston County Final Report, Thurston Regional Planning Council (2017) • State Office of Financial Management Data (2025) • The Profile, Thurston Regional Planning Council (October 2024) • U.S. Bureau of Labor Statistics (2025) • U.S. Census Data (2020)
Airport Neighborhood	<ul style="list-style-type: none"> • Port of Olympia Airport Master Plan (2013)
Brewery Neighborhood	<ul style="list-style-type: none"> • Brewery District Plan (2014) • Community Visioning Project Final Report for the Former Brewery Properties (2011) • Estimated Market Value Report [For the Old Brewhouse Complex] (1997) • Final Report for the Community Visioning Project – Former Olympia Brewery (2011) • Old Brewery Long Range Plan (1996) • Olympia Brewery Report (2006) • Phase I Environmental Site Assessment [For the Old Brewhouse] (1997) • Phase II Environmental Site Assessment [For the Old Brewhouse] (1997) • Tumwater Historic District Infrastructure Analysis Summary of Findings [For the Old Brewhouse] (2005)
Littlerock Neighborhood	<ul style="list-style-type: none"> • Littlerock Road Subarea Plan (2006) • Littlerock-70th Avenue Annexation Area Drainage Study (2011)
New Market Neighborhood	<ul style="list-style-type: none"> • New Market Historic District Master Plan (1993)
SE Capitol Boulevard Neighborhood	<ul style="list-style-type: none"> • Capitol Boulevard Corridor Plan (2015)

TO: Planning Commission
FROM: Erika Smith-Erickson, Housing and Land Use Planner
DATE: June 24, 2025
SUBJECT: 2025 Comprehensive Plan Periodic Update – Draft User Guide

1) Recommended Action:

This is a discussion item about the draft User Guide for the 2025 Comprehensive Plan.

2) Background:

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

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

The intent of this work session is to discuss the draft User Guide. The User Guide helps explain the format of the comprehensive plan elements and associated documents. Staff would like to discuss:

- Are the elements easy to navigate?
- Are parts 1 & 2 clear?
- What questions do you have regarding the Comprehensive Plan?
- Suggestions or concerns?

Please review all attachments and bring them with you to the meeting. Let staff know if you would like hard copies provided.

3) Alternatives:

☐ None.

4) Attachments:

- A. Draft User Guide
- B. Draft Element- Part 1 & 2 including maps

2025 USER GUIDE

City of Tumwater
2025 Comprehensive Plan Update

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





TABLE CONTENT

- Purpose
- Elements
- Structure
 - Part 1 & 2
 - Sub Area Plans
 - Elements

PURPOSE SCOPE



Where will the people work, live, play? How is the City proposing to address Climate Change?
What types of housing are needed over the next two decades? How will the community get from A to B?

The City of Tumwater's Comprehensive Plan is a large, detailed document that helps determine and plan for how the City is projected to grow over a 20-year period. The Comprehensive Plan is broken up into 12 sections to answer the questions above, also referred to as "elements". The Elements, supporting plans, documents, and maps are divided up further for easier accessibility.

This document is intended to help readers understand the format of the Comprehensive Plan and learn how to navigate between all the components.



THE ELEMENTS

Elements are specific topics addressed under the Growth Management Act. There are 12 Elements total.

Land Use: Managing land resources to balance development with sustainability for community growth.

Capital Facilities Plan: A guide for developing and maintaining essential public infrastructure, like schools and roads.

Conservation: Protecting natural resources and ecosystems to preserve biodiversity and environmental health.

Economic Development: Encouraging business growth and job creation to boost community prosperity.

Housing: Ensuring access to affordable, diverse, and quality housing for all community members.

Climate: Mitigating climate change impacts through sustainable policies and renewable energy.

Lands for Public Purposes: Designating areas for schools, parks, and government buildings.

Parks, Recreation & Open Space: Developing green spaces and recreational facilities to enhance quality of life.

Shoreline Master Plan: Managing shorelines to balance ecological preservation with development.

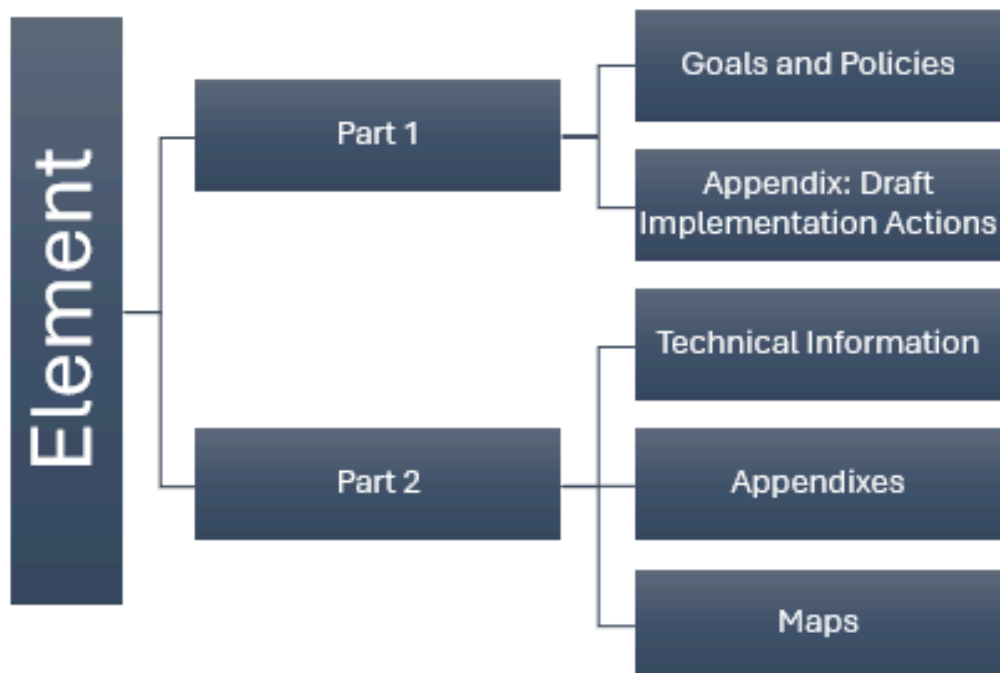
Tumwater Thurston Joint Plan: Coordinated planning between Tumwater and Thurston County for regional growth.

Transportation Plan: Developing a sustainable transportation network to meet community mobility needs.

Utilities: Planning and managing essential services like water and electricity for reliable delivery.

THE STRUCTURE

A plan with 13 elements, broken into 2-3 parts, can be overwhelming and time consuming if you're not sure where to find the information you're looking for. This is an overview of the structure for an element to help readers access information. Each element is split primarily into two parts. There may be additional sections such as appendixes, maps, or supporting documentation or reports. Each element is structured slightly different depending on the information needed. In every element there is a table of contents and explanation of the chapters.



PART 1- GOALS & POLICIES

Goals and Policies are important to the Comprehensive Plan because they are actions not only required by the State, but are priorities identified by the community and staff to help the City plan for the future and accomplish the vision for Tumwater. These are actions the City plans to take and implement over the 10 years.

Part 1 of the Elements is broken up into chapters. The chapters of each element are structured:

Chapter 1: An introduction to the element with background information, how to read the element, and the different parts.

Chapters 2-3: contain applicable Growth Management Act goals and County-Wide Planning Policies. How does this element meet the GMA goals for the state and how is the City Plan consistent with Thurston County's County-Wide planning policies?

Chapter 4 & Appendix: Chapter 4 is the primary focus of Part 1, the Goals, Policies, and Draft Implementation actions. Goals and policies are how Tumwater will plan for and accommodate growth over the next 20 years for each specific element. The draft action items are specific things Tumwater can do to achieve the goals and policies. They are in an appendix as drafts so staff can update or change actions with the needs of Tumwater over a two-decade span.

Lands for Public Purpose Element

Part 1 – Goals, Policies, and Implementation Actions

City of Tumwater 2025 Comprehensive Plan

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

DRAFT VERSION MAY 29, 2025

December 2025

Ordinance No. O2025-0XX



PART 2- TECHNICAL INFORMATION

Part 2 is where all the details for each element are located. The technical information was the basis for the goals in part 1. The technical information contains the what, why, and future needs. Staff rely on the technical information to make informed decisions and to identify trends, it's how the City shows it's work and identifies priorities.

Part 2 of the Elements is broken up into chapters. The chapters of each element are structured:

Chapter 1: Contains an introduction to the Element, background on local, state, and federal regulations if applicable, and a discussion of how the Element would apply to the City's Urban Growth Area.

Chapters 2-5: Discusses regulatory context and the systems, services, branches, or structure of the individual elements. These chapters will investigate current levels of service, and projected needs or gaps. Within this section the City references other plans or documents used to provide the information used to write the technical information.

Chapters 6-7: Discuss future demands over the next 20 years and effects of climate change if applicable. The previous chapters review past and current, while this chapter is focused on looking forward and trends.

APPENDIXES, FIGURES, & FOUNDATIONAL DOCUMENTS

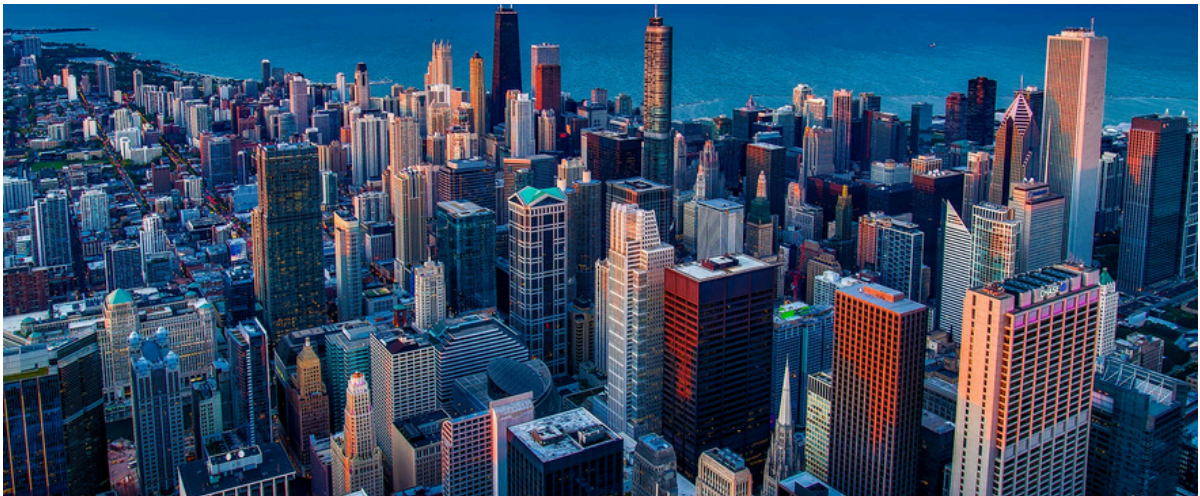
Appendices are various documents that were used to collect and reference information used in the Comprehensive Plan. Appendices can include survey results, studies, checklists, or reports. These are included outside of the element itself to reduce the size.

Foundational Documents act as a works cited. These are the plans staff used to prepare the element and technical information. These documents could include ordinances, department work plans, or other private entities plans.

THE COMPANY VALUES

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Aenean euismod augue vulputate, dictum est et, sodales metus. Quisque ac lacinia felis. Nam non lacus sit amet odio lacinia interdum a sit amet lacus. Sed quam nulla, feugiat et felis eu, aliquam iaculis magna. Integer ligula turpis, elementum ac aliquet hendrerit, facilisis eu nisi. Integer id tristique ex, vitae dignissim felis. Donec porttitor urna eu magna rutrum tincidunt. In id ex sed risus molestie elementum. Ut sagittis lacinia ligula sed porta. Interdum et malesuada fames ac ante ipsum primis in faucibus. Donec scelerisque condimentum viverra. Duis diam sapien, rutrum a pellentesque a, commodo quis odio. Morbi mauris mauris, lobortis a lobortis nec, mollis eu lacus. Etiam mollis arcu dolor, non condimentum magna dignissim interdum. Duis ultricies eros purus, in placerat lorem fermentum quis.

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Aenean euismod augue vulputate, dictum est et, sodales metus. Quisque ac lacinia felis. Nam non lacus sit amet odio lacinia interdum a sit amet lacus. Sed quam nulla, feugiat et felis eu, aliquam iaculis magna. Integer ligula turpis, elementum ac aliquet hendrerit, facilisis eu nisi. Integer id tristique ex, vitae dignissim felis.



BUSINESS GROWTH



Lorem ipsum dolor sit amet, consectetur adipiscing elit. Aenean euismod augue vulputate, dictum est et, sodales metus. Quisque ac lacinia felis. Nam non lacus sit amet odio lacinia interdum a sit amet lacus. Sed quam nulla, feugiat et felis eu, aliquam iaculis magna. Integer ligula turpis, elementum ac aliquet hendrerit, facilisis eu nisi. Integer id tristique ex, vitae dignissim felis. Donec porttitor urna eu magna rutrum tincidunt. In id ex sed risus molestie elementum. Ut sagittis lacinia ligula sed porta. Interdum et malesuada fames ac ante ipsum primis in faucibus. Donec scelerisque condimentum viverra. Duis diam sapien, rutrum a pellentesque a, commodo quis odio. Morbi mauris mauris, lobortis a lobortis nec, mollis eu lacus. Etiam mollis arcu dolor, non condimentum magna dignissim interdum. Duis ultricies eros purus, in placerat lorem fermentum quis.



OUR PROJECT

Your Project Title

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Aenean euismod augue vulputate, dictum est et, sodales metus. Quisque ac lacinia felis. Nam non lacus sit amet odio lacinia interdum a sit amet lacus. Sed quam nulla, feugiat et felis eu, aliquam iaculis magna. Integer ligula turpis, elementum ac aliquet hendrerit, facilisis eu nisi. Integer id tristique ex, vitae dignissim felis. Donec porttitor urna eu magna rutrum tincidunt. In id ex sed risus molestie elementum. Ut sagittis lacinia ligula sed porta.

Your Project Title

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Aenean euismod augue vulputate, dictum est et, sodales metus. Quisque ac lacinia felis. Nam non lacus sit amet odio lacinia interdum a sit amet lacus. Sed quam nulla, feugiat et felis eu, aliquam iaculis magna. Integer ligula turpis, elementum ac aliquet hendrerit, facilisis eu nisi. Integer id tristique ex, vitae dignissim felis. Donec porttitor urna eu magna rutrum tincidunt. In id ex sed risus molestie elementum. Ut sagittis lacinia ligula sed porta.



LET'S WORK TOGETHER



+123-456-7890

www.reallygreatsite.com

hello@reallygreatsite.com

123 Anywhere St., Any City, ST 12345

Lands for Public Purpose Element

Part 1 – Goals, Policies, and Implementation Actions

City of Tumwater 2025 Comprehensive Plan

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

DRAFT VERSION MAY 29, 2025

December 2025

Ordinance No. O2025-0XX



Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



Table of Contents

1. Introduction 3

 A. Background 3

 B. How to Read this Part of the Element 3

2. Growth Management Act – Element Goals 4

3. County-Wide Planning Policies 5

4. Element Goals and Policies 6

 A. How to Read These Tables 6

 B. Growth Management Goals..... 6

Appendix A Draft Implementation Actions..... 9

 1. How to Read These Tables 9

Abbreviations Used in Document

- CDD – Community Development Department
- PRD – Parks, Recreation, and Facilities Department
- RCW – Revised Code of Washington
- TED – Transportation & Engineering Department
- TFD – Tumwater Fire Department
- TPD – Tumwater Police Department
- WRS – Water Resources & Sustainability Department

Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



1. Introduction

A. Background

The Lands for Public Purposes Element is part of Tumwater's Comprehensive Plan and was prepared in response to the state Growth Management Act (Chapter 36.70A RCW) requirements to identify lands and services necessary to support future development.

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

The Lands for Public Purposes Element aligns and is consistent with the other elements of the Comprehensive Plan.

Part 1 – Goals Policies, and Implementation Actions establishes Tumwater's goals and policies to set forth a direction to support the provision of public services for development in Tumwater.

The goals and policies of the Lands for Public Purposes Element are guided by the state Growth Management Act and the Thurston County-Wide

Planning Policies and the vision of a Tumwater. The Element's goals and policies are coordinated with the other Elements and regional plans.

The Lands for Public Purposes Element's goals and policies are the policy basis for the draft implementation actions in the Element and those future actions that will be developed over the next 20 years which will be the foundation for Tumwater's annual work programs to address public services and facilities for development.

Part 2 – Technical Information provides the technical analysis of the lands public purposes and capital facilities in the Tumwater and provides the basis for the goals, policies, and draft implementation actions in Part 1. Part 2 reviews the funding structure for capital facilities and discusses the status and level of service needs for both Tumwater and other public agencies which provide capital facilities and services to support the 20-year growth projections for Tumwater.

Commented [BM1]: This will be the document that has the Comprehensive Plan wide goals and policies.

B. How to Read this Part of the Element

In Part 1, Chapters 2 and 3 discuss the Lands for Public Purposes Element's connection to the capital facilities goals of the state Growth Management Act and the Thurston County-Wide Planning Policies.

Chapter 4 presents each goal with introductory text, and an explanation of the lead and timeline for each policy.

Appendix A contains the draft implementation actions, which are intended to be a source of annual work program items that serve to

implement the goals and policies of the Lands for Public Purposes Element.

The annual work programs will further refine the implementation actions prior to their being put into practice. It is expected that implementation actions will be further amended, added, or subtracted as needed over the course of the 20 year Comprehensive Plan as new opportunities arise to meet the intent of the Lands for Public Purposes Element's goals and policies.

Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



2. Growth Management Act – Element Goals

Chapter 36.70A RCW requires that Tumwater demonstrate that each Element in the Comprehensive Plan meets the relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of Tumwater's Comprehensive Plan and development regulations.

The following is a summary of how the updated Lands for Public Purposes Element addresses the two goals related to growth.

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

The Lands for Public Purposes Element ensures that services provided by the public sector, such as water, sewer, stormwater, fire, and police protection, are consistent with the

Tumwater's Comprehensive Plan and can support the community's growth and development as anticipated over the twenty-year planning period the identification of specific sites and phasing of facilities where appropriate occurs every two years during the six-year Capital Facilities Plan update process.

- 10. Public Facilities and Services.** *Ensure that those public facilities and services necessary to support development shall be adequate.*

The Lands for Public Purposes Element, as required by the Growth Management Act, provides an inventory of the general location of all existing and proposed capital facilities and a description of the current capacity and the expected future capacity of each capital facility in Part 2 – Technical Information.

Lands for Public Purposes Element

Part 1 – 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, which were last amended in 2025.

The following is a list of relevant policies that apply to the Lands for Public Purposes Element of the Comprehensive Plan. All County-Wide Planning Policies are adopted as Appendix B: *Thurston County's County-Wide Planning Policies* as part of the Comprehensive Plan.

II. Urban Growth Areas

An overview of existing and proposed capital facilities is found in Part 2: Technical Information of the Lands for Public Purposes Element to assist with the assessment of public services in the urban growth area.

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

Part 2 – Technical Information of the Lands for Public Purposes Element explains the process for siting and expanding essential public facilities to best support the creation of dense,

urban development in appropriate areas while protecting rural areas and the resources they provide. Part 2 – Technical Information also provides the basis for siting and the future need for the expansion of some of the public services Tumwater and other public agencies provides.

IX. Transportation

While the Transportation Plan is the primary inventory of the transportation system, and references to more in depth plans, and some long-term goals for improving multi-modal transit options, Part 2 – Technical Information provides additional detail.

X. Environmental Quality

Water conservation, wellhead protection, and low impact development standards are discussed within the Lands for Public Purposes Element as a means of protecting water quality and how Tumwater might begin to increase reuse and recycling through the Pathways to Zero Waste, a blend of innovative policies to reduce waste production and accumulation.

Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



4. Element Goals and Policies

A. How to Read These Tables

The Lands for Public Purposes Element’s goals and policies are not in priority order.

Appendix A provides a list of the draft implementation actions by goal and policy that will be considered when developing annual work programs for implementing the Lands for Public Purposes Element’s goals and policies.

- TED Transportation & Engineering Department
- TFD Fire Department
- TPD Police Department
- WRS Water Resources & Sustainability Department

1) Department Leads

Implementation of the Lands for Public Purposes Element’s policies are associated with six different Tumwater departments:

- CDD Community Development Department
- PRD Parks, Recreation, and Facilities Department

2) Period

Each of the Lands for Public Purposes Element’s policies is associated with estimated start dates, length of time to complete, and target completion dates, if appropriate based on adequate funding for staff and resources. Most policies are ongoing with no set target completion date.

B. Growth Management Goals

Goal LPP-1 Provide necessary and efficient services to Tumwater and its Urban Growth Area.

Goal LPP-1 is intended to ensure that Tumwater meets the Washington State Growth Management Act requirements for providing capital facilities required by growth at the time development occurs.

As new developments in Tumwater occur to meet this population and employment growth, services provided by Tumwater and other public service providers will need to keep pace.

In conjunction with the six-year Capital Facilities Plan, the purpose of the Lands for Public Purposes Element is to use sound fiscal policies to provide adequate public facilities that are consistent with Tumwater’s Land Use, Climate, Housing, and Utilities Elements and Economic Development, Parks, Recreation, and Open

1) Why is this Goal Important?

Between 2020 and 2045, the population of Tumwater and its urban growth area is projected to increase by 21,969 people and 10,736 new jobs are expected to be added.

Commented [BM2]: Modification of current Goal LPP-1

Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



Space, and Transportation Plans as well as concurrent with, or prior to, the impacts of development to achieve and maintain adopted

standards for levels of service during the twenty-year time frame of the Comprehensive Plan.

Policies		Lead	Period
LPP-1.1	Ensure that there is an adequate provision and equitable distribution of capital facilities and associated public services to address public health, safety, and quality of life in Tumwater.	CDD PRD TED TFD TPD WRS	Term of the Plan
LPP-1.2	Make capital facilities investments that address disparities and implement Tumwater's strategy for accommodating new development.	CDD PRD TED WRS	Term of the Plan
LPP-1.3	Update Tumwater's six-year Capital Facility Plan on a biannual basis to ensure that capital facility projects are scheduled, and funding is identified.	CDD PRD TED WRS	Term of the Plan
LPP-1.4	Ensure concurrency with Tumwater, Thurston County, and regional plans to provide the most efficient array of services.	CDD PRD TED WRS	Term of the Plan
LPP-1.5	Coordinate with Thurston Regional Planning Council, Thurston County, and other public service providers to identify areas of shared need for facilities.	CDD PRD TED WRS	Term of the Plan
LPP-1.6	Direct the timing and location of development with the provision of adequate facilities and services within Tumwater's urban growth area, through periodic updates to the Tumwater and Thurston County Joint Plan and associated regulations.	CDD PRD TED WRS	Term of the Plan

Commented [BM3]: New policy.

Commented [BM4]: New policy.

Commented [BM5]: New policy.

Commented [BM6]: Existing Policy LPP-1.2.

Commented [BM7]: Existing Policy LPP-1.1.

Commented [BM8]: New policy.

Goal LPP-2 Support improvements in the provision of public services.

Goal LPP-2 is intended to ensure coordination between Tumwater, its departments, and other public agencies providing capital facilities that support the growth projections of this Plan and to look for ways to improve how those services are provided.

1) Why is this Goal Important?

As the demand in Tumwater for more and varied community facilities and services increases with new development, the provision of the services

Commented [BM9]: Modification of existing Goal LPP-2.

Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



that support those capital facilities will need to improve over time as well.

Policies		Lead	Period
LPP-2.1	Work with regional partners to expand and improve Tumwater's multimodal transit network in conjunction with the Transportation and the Parks, Recreation, and Open Space Plans.	CDD PRD TED	Term of the Plan
LPP-2.2	Incorporate environmental quality in capital improvement programs, implementation programs, and public facility designs to ensure that local land use management and public service provision protects and enhances natural resources.	CDD PRD TED WRS	Term of the Plan
LPP-2.3	Work cooperatively with school districts to plan for school facilities to meet existing and future community needs consistent with adopted Comprehensive Plan policies and growth forecasts, including siting and designing schools to support walkable access and to best serve their communities.	CDD	Term of the Plan
LPP-2.4	Support process and technological advancements to improve Tumwater services.	CDD PRD TED WRS	Term of the Plan
LPP-2.5	Ensure that appropriate funding sources are available to acquire or bond for the provision of needed public services and facilities and explore new funding sources to meet service and facility needs.	CDD PRD TED WRS	Term of the Plan
LPP-2.6	Establish, maintain, and strengthen community relationships through direct contact opportunities, outreach, community awareness, education, and volunteer programs.	CDD PRD TED TFD TPD WRS	Term of the Plan

Commented [BM10]: Modifications of existing Policy LPP-2.1.

Commented [BM11]: New.

Commented [BM12]: Modification of existing Policy LPP-2.3.

Commented [BM13]: Modification of existing Policy LPP-2.4.

Commented [BM14]: New policy.

Commented [BM15]: New policy.

Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



Appendix A Draft Implementation Actions

Each of the Lands for Public Purposes Element goals and policies in Chapter 4 will require Tumwater to take specific actions to implement over the course of the 20 year term of the Comprehensive Plan.

The draft implementation actions in the tables below were developed in coordination with the stakeholders, the community, and Tumwater staff. The draft implementation actions in the tables below are intended to serve as the building blocks for developing the annual Tumwater work programs that will implement

the goals and policies of the Lands for Public Purposes Element.

The draft implementation actions will need further refinement before they are incorporated into annual Tumwater work programs.

As the Comprehensive Plan is put into action over the next twenty years, the draft implementation actions will change as new, unforeseen opportunities emerge: new ones may be added, proposed ones may be modified or replaced by other actions.

1. How to Read These Tables

The Lands for Public Purposes Element goals, policies, and the draft implementation actions associated with them are not in priority order.

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

a) Department Leads

Implementation of the Lands for Public Purposes Element’s policies and implementation actions are associated with six different Tumwater departments:

- CDD** Community Development Department
- PRD** Parks, Recreation, and Facilities Department

- TED** Transportation & Engineering Department
- TFD** Fire Department
- TPD** Police Department
- WRS** Water Resources & Sustainability Department

b) Period

Each of the Lands for Public Purposes Element’s policies and the draft implementation actions are associated with estimated start dates, length of time to complete, and target completion dates, if appropriate based on adequate funding for staff and resources. Most policies are ongoing with no set target completion date.

Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



Goal LPP-1 Provide necessary and efficient services to Tumwater and its Urban Growth Area.

Policies and Implementation Actions		Lead	Period
LPP-1.1	Ensure that there is an adequate provision and equitable distribution of capital facilities and associated public services to address public health, safety, and quality of life in Tumwater.	CDD PRD TED TFD TPD WRS	Term of the Plan
LPP-1.1.1	Periodically review the Lands for Public Purposes and Land Use Elements together to ensure public services and capital facility needs, financing, and levels-of-service are consistent and adequate to meet growth targets and service needs.	CDD PRD TED TFD TPD WRS	Every Five Years for the Term of the Plan
LPP-1.1.2	Support environmental quality in capital improvement programs, implementation programs, and public facility designs to ensure that public service provision protects natural resources.	CDD PRD TED WRS	Term of the Plan
LPP-1.1.3	Support water conservation messaging and outreach.	WRS	Term of the Plan
LPP-1.1.4	Work with LOTT to convert existing septic systems to sewer.	CDD TED	Term of the Plan
LPP-1.2	Make capital facilities investments that address disparities and implement Tumwater's strategy for accommodating new development.	CDD PRD TED WRS	Term of the Plan
LPP-1.2.1	Use the New Capital Facilities Projects Equity Checklist when planning for capital facilities.	CDD	Term of the Plan
LPP-1.3	Update Tumwater's six-year Capital Facility Plan on a biannual basis to ensure that capital facility projects are scheduled, and funding is identified.	CDD PRD TED WRS	Term of the Plan
LPP-1.3.1	To ensure financial feasibility, provide needed public services and facilities that Tumwater has the ability to fund or has the authority to require others to provide.	CDD PRD TED WRS	Term of the Plan

Commented [BM16]: Modification of current Goal LPP-1

Commented [BM17]: New policy.

Commented [BM18]: New implementation action.

Commented [BM19]: New implementation action.

Commented [BM20]: New implementation action.

Commented [ES21]: New development is already required to connect to sewer and addressed through the LPP element and current code and regulations.

Commented [ES22]: New development is already required to connect to sewer and addressed through the LPP element and current code and regulations.

Commented [BM23]: New policy.

Commented [BM24]: New implementation action.

Commented [BM25]: New policy.

Commented [BM26]: New implementation action

Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LPP-1.4	Ensure concurrency with Tumwater, Thurston County, and regional plans to provide the most efficient array of services.	CDD PRD TED WRS	Term of the Plan
LPP-1.5	Coordinate with Thurston Regional Planning Council, Thurston County, and other public service providers to identify areas of shared need for facilities.	CDD PRD TED WRS	Term of the Plan
LPP-1.5.1	Review of capital facilities plans by other public agencies to ensure consistency with the Comprehensive Plan.	CDD	Term of the Plan
LPP-1.6	Direct the timing and location of development with the provision of adequate facilities and services within Tumwater's urban growth area, through periodic updates to the Tumwater and Thurston County Joint Plan and associated regulations.	CDD PRD TED WRS	Term of the Plan

Commented [BM27]: Existing Policy LPP-1.2.

Commented [BM28]: Existing Policy LPP-1.1.

Commented [BM29]: New implementation action.

Commented [BM30]: New policy.

Goal LPP-2 Support improvements in the provision of public services.

Commented [BM31]: Modification of existing Goal LPP-2.

Policies and Implementation Actions		Lead	Period
LPP-2.1	Work with regional partners to expand and improve Tumwater's multimodal transit network in conjunction with the Transportation and the Parks, Recreation, and Open Space Plans.	CDD PRD TED	Term of the Plan
LPP-2.2	Incorporate environmental quality in capital improvement programs, implementation programs, and public facility designs to ensure that local land use management and public service provision protects and enhances natural resources.	CDD PRD TED WRS	Term of the Plan
LPP-2.2.1	Decrease waste production in Tumwater services.	CDD PRD TED WRS	Term of the Plan

Commented [BM32]: Modifications of existing Policy LPP-2.1.

Commented [BM33]: Modifications of existing Policy LPP-2.1.

Commented [BM34]: New.

Commented [BM35]: New implementation action.

Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LPP-2.2.2	Promote reuse, composting, and recycling to minimize solid waste production in Tumwater.	CDD PRD TED WRS	Term of the Plan
LPP-2.2.3	Reduce non-essential water use and promote the use and expansion of reclaimed water.	WRS	Term of the Plan
LPP-2.3	Work cooperatively with school districts to plan for school facilities to meet existing and future community needs consistent with adopted Comprehensive Plan policies and growth forecasts, including siting and designing schools to support walkable access and to best serve their communities.	CDD	Term of the Plan
LPP-2.3.1	Collaborate with school districts on using school facilities for open space, recreation, community space, and partnership opportunities.	PRD	Term of the Plan
LPP-2.4	Support process and technological advancements to improve Tumwater services.	CDD PRD TED WRS	Term of the Plan
LPP-2.4.1	Maintain or improve annually calculated average response times to emergencies, where potential loss of life or confirmed hazards exist.	TFD TPD	Term of the Plan
LPP-2.5	Ensure that appropriate funding sources are available to acquire or bond for the provision of needed public services and facilities and explore new funding sources to meet service and facility needs.	CDD PRD TED WRS	Term of the Plan
LPP-2.5.1	Give funding priority to capital facility projects that are consistent with the Land Use Element, support housing and employment growth targets, promote public health, and demonstrate a commitment to equity by addressing the needs of underserved communities, ensuring equitable distribution of benefits.	CDD PRD TED WRS	Term of the Plan

Commented [BM36]: New implementation action.

Commented [BM37]: New implementation action.

Commented [BM38]: Modification of existing Policy LPP-2.3.

Commented [BM39]: New implementation action.

Commented [BM40]: Modification of existing Policy LPP-2.4.

Commented [BM41]: New implementation action.

Commented [BM42]: New policy.

Commented [BM43]: New implementation action.

Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LPP-2.6	Establish, maintain, and strengthen community relationships through direct contact opportunities, outreach, community awareness, education, and volunteer programs.	CDD PRD TED TFD TPD WRS	Term of the Plan
LPP-2.6.1	Establish and maintain direct contact and open communication pathways between representatives of the Police and Fire Departments and residents, community groups, schools, business operators, local media, and human services providers.	TFD TPD	Term of the Plan

Commented [BM44]: New policy.

Commented [BM45]: New policy.

Lands for Public Purposes Element

Part 2 – Technical Information

Tumwater 2025 Comprehensive Plan

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

DRAFT VERSION MAY 6, 2025

December 2025

Ordinance No. O2025-0XX



Lands for Public Purposes Element

Part 2 – Technical Information



Table of Contents

1. Introduction	5
A. Purpose	5
B. How to Read this Part of the Element	6
C. Growth Management Act Requirements	6
D. Definition of Capital Facilities	7
E. Levels of Service	8
F. Sources and Assumptions	8
G. Foundational Documents	8
H. Growth and Land Use	9
I. Urban Growth Area	11
J. Equity Principles	11
2. Capital Facilities Review Analysis	12
A. Overview	12
B. Funding the Lands for Public Purposes Element	12
C. Assumptions	12
D. General Capital Revenues	13
E. Dedicated Capital Revenues	14
F. Other Revenues Used for Capital Facilities	15
H. Policy Options and Other Funding Sources	18
3. Tumwater Managed Capital Facilities and Services	20
A. Introduction	20
B. City Buildings	20
C. Fire and Emergency Medical Services	21
D. Parks and Recreation Facilities	26
E. Police Services	28
F. Stormwater Systems and Facilities	31
G. Transportation System	33
H. Water Systems and Facilities	36
4. Other Publicly Operated Capital Facilities and Services	39

Lands for Public Purposes Element

Part 2 – Technical Information



A. Introduction 39

K. Library Services 39

C. School Facilities 40

D. Sewage Treatment Facilities and Sanitary Sewer System 43

E. Solid Waste Management 45

F. Transit Services..... 48

Appendix A Foundational Documents..... 51

Appendix B New Capital Projects Equity Checklist..... 54

List of Tables

Table LPP-1. Growth Targets for Combined Tumwater and Urban Growth Area, 2020-2045. 9

Table LPP-2. Total Housing Units Needed by Income Level and Emergency Housing Beds (2020-2045).10

Table LPP-3. Tumwater and Urban Growth Area Population Growth Projections..... 10

Table LPP-4. Actual, Budgeted, and Projected REET Revenues, 2019-2045. 14

Table LPP-5. 2023 Schedule of Revenues, Expenditures and Changes in Fund Balance, Tumwater Transportation Benefit District..... 16

Table LPP-6. Future Estimated Projections, Tumwater Transportation Benefit District. 16

Table LPP-8. Tumwater Fire Department Projects, 2024-2029..... 25

Table LPP-9. Parks Planned Projects in Tumwater..... 27

Table LPP-10. Planned Stormwater Projects, Costs, and Revenues in Tumwater. 32

Table LPP-11. Planned Transportation Projects, Costs, and Revenues in Tumwater..... 35

Table LPP-12. Planned Water System Projects, Costs, and Revenues in Tumwater. 37

Table LPP-13- Tumwater School District Inventory, 2024. 41

Table LPP-14. Tumwater School District Enrollment Forecast, 2024. 42

Table LPP-15. Planned Sanitary Sewer Projects, Costs, and Revenues in Tumwater. 45

Table LPP-16. Foundational Documents for the Lands for Public Purposes Element. 51

Lands for Public Purposes Element

Part 2 – Technical Information



List of Figures

Figure LPP-1. Future Estimated Projections, Tumwater Transportation Benefit District. 17

List of Maps

- Map LPP-1. City Facilities
- Map LPP-2. Fire Districts
- Map LPP-3. School Facilities
- Map LPP-4. Sewage Treatment Facilities and Sanitary Sewer Systems
- Map LPP-5. Stormwater Systems and Facilities
- Map LPP-6. Water Systems and Facilities

Abbreviations Used in Document

- REET** – Real Estate Excise Tax
- TMC** – Tumwater Municipal Code

Lands for Public Purposes Element

Part 2 – Technical Information



1. Introduction

A. Purpose

As population grows and community expectations change, existing facilities can become obsolete and the demand for more and varied community facilities and services provided by Tumwater increases.

In conjunction with the six-year Capital Facilities Plan, the Lands for Public Purposes Element is intended to use sound fiscal policies to provide adequate public facilities that are consistent with the other Elements as well as concurrent with or prior to the impacts of development to achieve and maintain adopted levels of service standards during the 20-year time frame of Tumwater's Comprehensive Plan.

The Lands for Public Purposes Element identifies issues and policies needed to support forecasted population and employment growth of Tumwater over the next 20 years and ensures that the provision of essential public facilities is coordinated with the overall Comprehensive Plan and with delivery of essential public facilities region-wide.

Lands for Public Purposes include buildings, equipment, and governmental services provided public agencies for the community. It addresses those facilities and lands that are owned, operated, or franchised by Tumwater or another general or special purpose local government. The Element addresses lands for public purposes in both Tumwater and its urban growth area.

Because capital facilities are significant projects for Tumwater and other agencies to fund, build, and maintain, the earlier Tumwater can plan for its needs the better it can meet its needs.

CAPITAL FACILITIES

State requirements (WAC 365-196-415) that the Comprehensive Plan must meet:

- Address capital facilities owned or managed by Tumwater, such as buildings; parks, open space, and recreation facilities; police, fire, and emergency medical services; and stormwater, transportation, and water systems and facilities.
- Address capital facilities owned or managed by other public agencies, such as library, school, sanitary sewer and sewage treatment, solid waste, and transit systems and facilities.
- Identify new and expanded capital facilities necessary for growth over the twenty-year life of the Comprehensive Plan.
- Include an inventory, forecast of future needs based on the Land Use Element, locations, and capacities of expanded or new facilities.
- Include a six-year plan that will finance such capital facilities within projected funding capacities and clearly identify sources of public money for such purposes.
- Reassess the Land Use Element if probable funding falls short of meeting existing needs.

Lands for Public Purposes Element

Part 2 – Technical Information



B. How to Read this Part of the Element

Part 2 of the Lands for Public Purposes Element consists of the following chapters.

- **Chapter 1 – Introduction:** Discusses the State requirements for the Element, definitions used in the document, sources of information, levels of services, growth and land use projections, Tumwater’s urban growth area, and equity principles in capital facility planning.
- **Chapter 2 – Capital Facilities Review Analysis:** Provides a summary of Tumwater’s funding for current and future public services and facilities for development.
- **Chapter 3 – Tumwater Managed Capital Facilities and Services:** Provides an overview of all the Tumwater managed capital facilities and services a summary of critical areas in Tumwater.
- **Chapter 4 – Other Publicly Managed Capital Facilities and Services:** Provides an overview of all the capital facilities and services managed by other public agencies that serve development in Tumwater.
- **Appendix A – Foundational Documents:** Provides a list of the documents used to create the Lands for Public Purposes Element’s Technical Summary.
- **Appendix B – New Capital Facilities Equity Checklist:** Contains the New Capital Facilities Equity Checklist to be used in preparation of Tumwater’s six-year Capital Facilities Plans

C. Growth Management Act Requirements

The Washington State Growth Management Act requires that the Lands for Public Purposes Element and its associated six-year Capital Facilities Plan include:

- a. An inventory of existing capital facilities owned by public entities, including green infrastructure, showing the locations and capacities of the capital facilities;
- b. A forecast of the future needs for such capital facilities;
- c. The proposed locations and capacities of expanded or new capital facilities;
- d. A six-year plan that will finance such capital facilities within projected funding

capacities and clearly identify sources of public money for such purposes; and

- e. A requirement to reassess the Land Use Element if probable funding falls short of meeting existing needs and to ensure that the Land Use Element, Lands for Public Purposes Element, and financing plan within the Lands for Public Purposes Element are coordinated and consistent. [RCW 36.70A.070(3)]

In addition, in 2023 the state amended the requirements for capital facilities in the Growth Management Act to require that Tumwater do the following:

Lands for Public Purposes Element

Part 2 – Technical Information



"...identify all public entities that own capital facilities and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within its capital facilities element the information required by this subsection. If, after a good faith effort, the county or city is unable to gather the information required by this subsection from the other public entities, the failure to include such information in its capital facilities element cannot be grounds for a finding of noncompliance or invalidity under chapter 228, Laws of 2023. A good faith effort must, at a minimum, include consulting the public entity's capital facility or system plans and emailing and calling the staff of the public entity."

Recent Growth Management Hearings Board cases have placed greater importance on the preparation and implementation of the Lands for Public Purposes Element. The key points include:

- The Element should address the 20-year planning period and be consistent with growth allocations assumed in the Land Use Element.
- The Element should demonstrate the ability to serve Tumwater and its urban growth area.
- The funding sources in the six-year Capital Facilities Plan should be specific and committed. Tumwater should provide anticipated funding sources for the 20-year period though it can be less detailed than for the six-year period.
- Growth, levels of service standards, and a funded capital improvement program must be in balance. In cases where the levels of service standards cannot be met by a service or facility, Tumwater could do one of the following:
 - 1) Add proposed facilities within funding resources;
 - 2) Reduce demand through demand management strategies;
 - 3) Lower levels of service standards;
 - 4) Phase growth, or
 - 5) Amend the Land Use Element.

D. Definition of Capital Facilities

Capital facilities have a long useful life and include Tumwater and other publicly operated infrastructure, buildings, and equipment. The planning for lands for public purposes does not cover regular operation and maintenance, but it does include major repair, rehabilitation, or reconstruction of capital facilities.

The Lands for Public Purposes Element and its associated six-year Capital Facilities Plan addresses infrastructure, such as streets, roads,

traffic signals, sewer, stormwater, and water systems, parks, and public facilities through which services are provided, such as fire protection facilities and major equipment, law enforcement facilities, or schools.

According to WAC 365-196-415, at a minimum, the capital facilities required to be included in the Lands for Public Purposes Element inventory and analysis are water, sewer, and stormwater systems, schools, parks and recreation facilities,

Lands for Public Purposes Element

Part 2 – Technical Information



and police and fire facilities. The Element also includes City buildings, transportation facilities,

and library, solid waste management, and transit services.

E. Levels of Service

Levels of service are established in the Lands for Public Purposes Element and represent quantifiable measures of capacity. They are the minimum standards established by Tumwater to provide capital facilities and services to the community at a certain level of quality and within the financial capacity of Tumwater or other public providers.

Levels of service standards are influenced by the local community, elected and appointed

officials, national standards, mandates, and other considerations, such as available funding.

Examples of levels of service measures include the amount of intersection delay, acres of parks or miles of trails per 1,000 population, gallons of water per capita per day, and so forth. Those facilities and services necessary to support growth should have levels of service standards and facilities.

F. Sources and Assumptions

The Lands for Public Purposes Element is based on the following sources of information and assumptions:

- **Capital Facility Functional or System Plans.** Capital facility functional or system plans of Tumwater or other service providers were reviewed for inventories, levels of service, planned facilities, growth forecasts, and potential funding.
- **Growth Forecasts.** Population and job growth forecasts were allocated to

Tumwater through the Countywide Planning Policies for Thurston County. The 2024 population as well as population growth for each facility provider is estimated.

- **Revenue Forecasts.** Revenues were forecasted to 2045 using the current budgeted revenues and historical information. The sources of revenue are taken from Tumwater's current budget document and prior six-year Capital Facilities Plans.

G. Foundational Documents

The Lands for Public Purposes Element incorporates by reference the following system plans. These documents are summarized where appropriate in the Element. For full context, please see the following plans:

- Comprehensive Stormwater Management Plan (2018)

- Parks, Recreation, and Open Space Plan (2008 and 2016)
- Police Strategic Growth Plan (2025-2029)
- Sanitary Sewer Comprehensive Plan (2015)

Lands for Public Purposes Element

Part 2 – Technical Information



- Strategic Plan, City of Tumwater Fire Department (2024)
- Thurston County Solid Waste Management Plan 2021-2026, Thurston County (2021)

- Transportation Plan (2025)
- Water System Plan (2021)

A complete list of all plans that form the basis for the Lands for Public Purposes Element is found in Appendix A: *Foundational Documents*.

H. Growth and Land Use

The planning area for the Lands for Public Purposes Element is Tumwater and its urban growth area. Capital facilities are proposed to serve growth in Tumwater and its urban growth area.

1) Growth Targets and Projections

To determine needs and system capacities for lands used for public purposes over the 20-year planning period, it is necessary to project the future population of Tumwater and its urban growth area.

In conjunction with Thurston County and Lacey, Olympia, Tenino, and Yelm, Tumwater

contracted with the Thurston Regional Planning Council to complete a countywide housing need allocation and a land capacity analysis in April 2025.¹ The Thurston Regional Planning Council completed a countywide employment forecast in November 2019.²

Tables LPP-1 and LPP-2 shows the growth targets for Tumwater and its urban growth area based on Tumwater’s housing need allocation and employment forecast from 2020 to 2045. Table LPP-3 shows the population growth projection in Tumwater and its urban growth area from 2020 to 2045.

Table LPP-1. Growth Targets for Combined Tumwater and Urban Growth Area, 2020-2045.

Target Type	Growth Target for 2045
Employment	10,730 total new jobs
Housing	9,192 total new housing units

Source: Thurston Regional Planning Council, Employment Estimates and Forecast by Jurisdiction and Sector and Planning for and Accommodating Housing Needs in Thurston County: Implementing the Housing Affordability Requirements of HB 1220, 2019 and 2025.

¹ Planning for and Accommodating Housing Needs in Thurston County: Implementing the Housing Affordability Requirements of HB 1220, Thurston Regional Planning Council, April 2025

² Employment Forecast Allocations for Thurston County, Thurston Regional Planning Council, November 2019.

Lands for Public Purposes Element

Part 2 – Technical Information



Table LPP-2. Total Housing Units Needed by Income Level and Emergency Housing Beds (2020-2045).

Income Level or Emergency Housing	Tumwater & its Urban Growth Area
0-30% Permanent Supportive Housing	723 new housing units
0-30% Other	1,736 new housing units
30-50%	1,309 new housing units
50-80%	1,926 new housing units
80-100%	1,140 new housing units
100-120%	798 new housing units
120%	1,561 new housing units
Emergency Housing	184 new beds

Source: Thurston Regional Planning Council, Employment Estimates and Forecast by Jurisdiction and Sector and Planning for and Accommodating Housing Needs in Thurston County: Implementing the Housing Affordability Requirements of HB 1220, 2019 and 2025.

Table LPP-3. Tumwater and Urban Growth Area Population Growth Projections.

Type	Number
Housing Units (2020-2045)	9,192
Household Size (2020)	2.39
Population (2020) ³	28,707
Projected Population Increase (2020-2045) ⁴	21,969
Projected Population (2045)	50,676

Source: Thurston Regional Planning Council, 2025.

Note that the population growth projection of Tumwater and its urban growth area of 21,969 in Table LPP-3 exceeds the population growth anticipated population increase of Tumwater and its urban growth area of 17,363 found in the *Population and Employment Forecast for Thurston County Final Report* prepared by the Thurston Regional Planning Council in 2018.

For the purposes of the 2025 Comprehensive Plan, the higher 2024 population growth projection based on the state housing allocation

in Table LPP-3 will be used for planning purpose in the Comprehensive Plan and the Lands for Public Purposes Element.

2) Land Use Alternatives

In its Land Use Element, Tumwater examined different land use alternatives to meet its responsibilities to meet population and employment targets and to plan for new housing types and targets by affordability.

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

⁴ Determined by multiplying housing units needed from 2020-2045 by 2020 household size.

Lands for Public Purposes Element

Part 2 – Technical Information



I. Urban Growth Area

Section II of the Thurston County-Wide Planning Policies contain specific guidelines and policies for the provision of urban services within the urban growth area. These policies are adopted by reference and are included in their entirety in Appendix B: *Thurston County-Wide Planning Policies* of the Land Use Element.

County-wide policies guide the development and provision of lands for public purposes within

Tumwater's urban growth area. These policies are implemented through the joint planning process for those areas in Tumwater's urban growth area. Tumwater coordinates with the Thurston Regional Planning Council and Thurston County along with other service providers to identify areas of shared need for public facilities.

J. Equity Principles

Capital facilities planning ensures that public infrastructure like roads, utilities, and schools, which are vital for housing and overall community development, are adequately planned and maintained.

This planning also considers how capital improvements support new housing development as envisioned in the Housing Element. Throughout the process of capital facility planning and implementation, Tumwater

will consider and act upon principles of diversity, equity, and inclusion to strengthen equity in housing and reduce health disparities.

To help this, the New Capital Projects Equity Checklist found in Appendix B is designed to provoke thoughtfulness around equity and lay groundwork for planners and decision-makers to act on these considerations as capital projects are developed.

Lands for Public Purposes Element

Part 2 – Technical Information



2. Capital Facilities Review Analysis

A. Overview

The revenue analysis of the Lands for Public Purposes Element supports the financing for providing facilities and services, as required by RCW 36.70A.070(3)(d). Revenue estimates, using assumptions that are based on historical trends, are used to represent realistic expectations for revenue that may be available for capital funding.

This revenue analysis looks at Tumwater's capital facility revenues for municipal services. Through

identifying fiscal constraints in the future, and potential gap funding options, project prioritization can be incorporated into the capital planning process.

The revenue analysis provides an approximate forecast of future revenue sources. The numbers projected in this analysis are for planning purposes and do not account for sensitivities such as local, state, and federal policy, economic trends, and other factors.

B. Funding the Lands for Public Purposes Element

Estimated future revenues are projected for the Plan's 2026 – 2045 planning period, in year of expenditure dollars. The following revenue analysis is organized according to the following categories:

- **General Capital Revenues.** Revenues under the category of general capital revenues are the revenues required by law to be used for capital projects. The general capital revenues in Tumwater consist of two types of Real Estate Excise Tax: REET 1 and REET 2.
- **Dedicated Capital Revenues.** Dedicated revenues are required to be used for certain types of capital spending,

outlined by the law. The dedicated capital revenues in Tumwater include park mitigation fees and grants.

- **Operating Revenues.** Tumwater allocates operating revenues when available to capital projects, which are transferred into capital funds. The operating revenues are vehicle license fees, revenues collected in the City Street Fund such as motor vehicle fuel tax, and surface water management fees.
- **Potential Policy Options and Other Funding Sources.** There are additional policy tools and sources available to fund capital projects.

C. Assumptions

The assumptions used in this analysis may not align with Tumwater's future budget assumptions around the same revenue sources as the purpose of the two analyses is different.

Tumwater's budget estimates how much money it will have available for spending in the coming fiscal year, while the Lands for Public Facilities Element revenue analysis is an estimate how

Lands for Public Purposes Element

Part 2 – Technical Information



much revenue specifically allocated to capital projects that Tumwater is likely to receive in total over the next 20 years.

The 2026-2031 Capital Facilities Plan identifies revenue sources for capital projects in that six-year timeframe. Revenues are projected for 2031 to 2045 using various methodologies, depending on trends in historical revenues and

best available information. These methodologies are as follows:

- Projecting revenues based on an annual percent increase.
- Projecting revenues based on a constant historical value.
- Projecting revenues based on existing revenue projections.

D. General Capital Revenues

1) REET 1 and 2

Real Estate Excise Tax revenues are collected on property sales at the point of sale. They are required by law to be spent on capital projects.

REET 1 is a 0.25% real estate excise tax (RCW 82.046.010), and REET 2 is an additional 0.25% real estate excise tax (RCW 82.046.035). These two types of revenue sources are used primarily for specific types of capital facilities.

Tumwater is authorized by the state to impose two separate REET levies. REET 1 and REET 2 each allow for a levy of 0.25% on the assessed value of a sale, for a total tax of 0.5% of the total assessed value. All proceeds must be used for capital spending, as defined in RCW 35.43.040.

REET 2 has more restrictions than REET 1, as it may not be spent on acquisition of land for parks, recreation facilities, law enforcement facilities, fire protection facilities, trails, libraries, or administrative or judicial facilities (RCW 82.46.035). REET 2, specifically, can only be levied by those cities and counties that are required to plan under the Growth Management Act. For REET 2, the capital projects must be those specifically listed in RCW 82.46.035(5):

Public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, streets and road lighting systems, traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, and planning, constructions, reconstruction, repair, rehabilitation, or improvement of parks.

Within the parameters defined by law, REET 1 and REET 2 can be spent at the discretion of Tumwater.

Real Estate Excise Tax revenue is based on the total value of real estate transactions each year, and the amount received annually can vary based on fluctuations in the real estate market and trends in the economy. This analysis assumes that total REET revenue will increase annually by the ten-year historical average inflation rate of 18.06 percent.

Tumwater receives REET revenues in the General Government Capital Facilities Plan, Fund 304. Revenues collected in this fund are used to cover Tumwater's debt service and to fund capital projects. This fund supports both Parks,

Lands for Public Purposes Element

Part 2 – Technical Information



Recreation, and Open Space capital projects and Transportation capital projects.

Table LPP-4 shows total REET revenue collections and the amount available for capital after the annual debt service amount. This may not align

with the amount transferred annually to the Public Works Reserve Fund, which is based on annual project needs. The annual amount for debt service is currently zero. However, Tumwater intends to use debt financing for two large projects in the near future.

Table LPP-4. Actual, Budgeted, and Projected REET Revenues, 2019-2045.

Year	Revenue Collected	Year	Revenue Collected
2019	\$1,336,386	2033	\$6,242,923
2020	\$1,671,140	2034	\$7,370,394
2021	\$2,534,458	2035	\$8,701,488
2022	\$2,489,318	2036	\$10,272,976
2023	\$1,102,382	2037	\$12,128,276
2024	\$1,401,080	2038	\$14,318,642
2025	\$1,654,115	2039	\$16,904,589
2026	\$1,952,848	2040	\$19,957,558
2027	\$2,305,533	2041	\$23,561,893
2028	\$2,721,912	2042	\$27,817,171
2029	\$3,213,489	2043	\$32,840,952
2030	\$3,793,845	2044	\$38,772,027
2031	\$4,479,014	2045	\$45,774,256
2032	\$5,287,924		

Source: City of Tumwater, Finance Department.

E. Dedicated Capital Revenues

1) Metropolitan Park District

Voters approved the Tumwater Metropolitan Park District and a new property tax per \$1,000 of assessed value on November 6, 2018. The City Council established a new dedicated fund for it with Ordinance No. O2019-030 on November 4, 2019.

The Park District allows Tumwater to consider further open space acquisition, the establishment of new parks, expanded

recreation programs, and the possibility of a recreation facility in Tumwater. The district was formed according to state law and is a legal entity separate from Tumwater. Tumwater has financial and operational responsibility, and the governing body of Tumwater and Park District are the same.

Tumwater's Capital Facilities Plan assumes these revenues will be collected in 2026 to 2045. Tumwater Metropolitan Park District property

Lands for Public Purposes Element

Part 2 – Technical Information



tax revenue from 2026 to 2045 is projected to increase one percent annually, due to the statutory limits on the growth of the total property tax levy. This is less than the estimated future inflation rate.

transferred to the Parks and General Government Capital Fund. Future park mitigation fee revenues are dependent on development and the issuance of building permits.

2) Park Mitigation Fees

Park mitigation fees are restricted for the establishment of parks, open spaces, and recreational facilities to serve the expanding population of Tumwater. These revenues are collected in the Public Works Reserve Fund and

3) Transportation Grants

Tumwater receives federal and state grants to support transportation projects. For this analysis, large grants Tumwater has received are excluded as these are not reflective of long-term trends.

F. Other Revenues Used for Capital Facilities

1) Transportation Benefit District Fees

The Tumwater Transportation Benefit District was authorized on September 16, 2014, by Ordinance No. 02014-019. It was created in accordance with state law to provide a source of funding for the maintenance and preservation of streets and related infrastructure, ordinarily a general government activity and reported in the General Fund. Voters approved the Transportation Benefit District sales and use tax on April 28, 2015. It is a legal entity separate from Tumwater. Tumwater has financial and operational responsibilities, and the City Council and governing body of Tumwater's Transportation Benefit District are the same.

The Transportation Benefit District levies a Sales and Use Tax of 0.2% annually. The funds are used primarily to pay for street overlay capital projects and to leverage future Transportation Benefit District funds as local match when applying for federal funds.

Tumwater transfers a portion of this revenue to the Transportation Capital Fund.

Table LPP-6 and Figure LPP-1 show total Transportation Benefit District revenue, and the amount allocated to capital projects. The actual amounts represent Transportation Benefit District revenue that was transferred to the Transportation Capital Fund. Estimates for 2026-2031 are based on the 2026-2031 Capital Improvement Plan.

Projections for 2031-2045 assume total Transportation Benefit District revenue increases by 1.04 percent annually, which is the average increase in total Transportation Benefit District revenue from 2025 to 2035. This is less than the historical inflation to reflect actual prior collections and to acknowledge that this revenue source is likely to grow slowly in the future.

The revenue for capital shown in Table LPP-5 below reflects the revenue that would be available after paying debt service obligations. The current debt service obligation for the

Lands for Public Purposes Element

Part 2 – Technical Information



Transportation Benefit District fund ends in 2025. At its regular meeting on January 21, 2025, the City Council approved placing a ballot

proposition to renew the Transportation Benefit District in the April 22, 2025, special election.

Table LPP-5. 2023 Schedule of Revenues, Expenditures and Changes in Fund Balance, Tumwater Transportation Benefit District.

Category	Dollar Amount
Revenues	
TBD Sales and Use Tax, 0.2%	\$2,444,966
Investment Earning	\$244,994
Total Revenues	\$2,689,960
Expenditures	
Administration & Financial Services Support	\$10,190
Planning and Design	\$82,468
Studies	\$0
Construction	\$4,564,727
Total Expenditures	\$4,657,385
Summary	
Net Changes in Fund Balance	\$(1,967,425)
Beginning Fund Balance	\$6,052,975
Ending Fund Balance	\$4,085,550

Source: Tumwater Capital Facilities Plan, 2024-25.

Note: Year Ended December 31, 2023

Table LPP-6. Future Estimated Projections, Tumwater Transportation Benefit District.

Year	Growth Factor	Revenues Collected	Interest Income	Total
2015	N/A	\$172,832		
2016	N/A	\$1,330,141		
2017	1.15	\$1,527,623		
2018	1.11	\$1,689,394		
2019	1.12	\$1,884,231		
2020	1.32	\$2,487,732		
2021	0.91	\$2,272,587		
2022	1.14	\$2,598,601		
2023	1.04	\$2,689,960		
2024	0.96	\$2,580,654		
2025	1.04	\$2,529,032	\$50,581	\$1,289,807

Lands for Public Purposes Element

Part 2 – Technical Information



Year	Growth Factor	Revenues Collected	Interest Income	Total
2026	1.04	\$2,630,194	\$52,604	\$2,682,798
2027	1.04	\$2,735,402	\$54,708	\$2,790,110
2028	1.04	\$2,844,818	\$56,896	\$2,901,714
2029	1.04	\$2,958,610	\$59,172	\$3,017,783
2030	1.04	\$3,076,955	\$61,539	\$3,138,494
2031	1.04	\$3,200,033	\$64,001	\$3,264,034
2032	1.04	\$3,328,034	\$66,561	\$3,394,595
2033	1.04	\$3,461,156	\$69,223	\$3,530,379
2034	1.04	\$3,599,602	\$71,992	\$3,671,594
2035	1.04	\$3,743,586	\$74,872	\$1,909,229
Total 2025-2035		\$34,107,421	\$682,148	\$31,590,534

Source: Tumwater Transportation & Engineering Department.

Note: Assumptions:

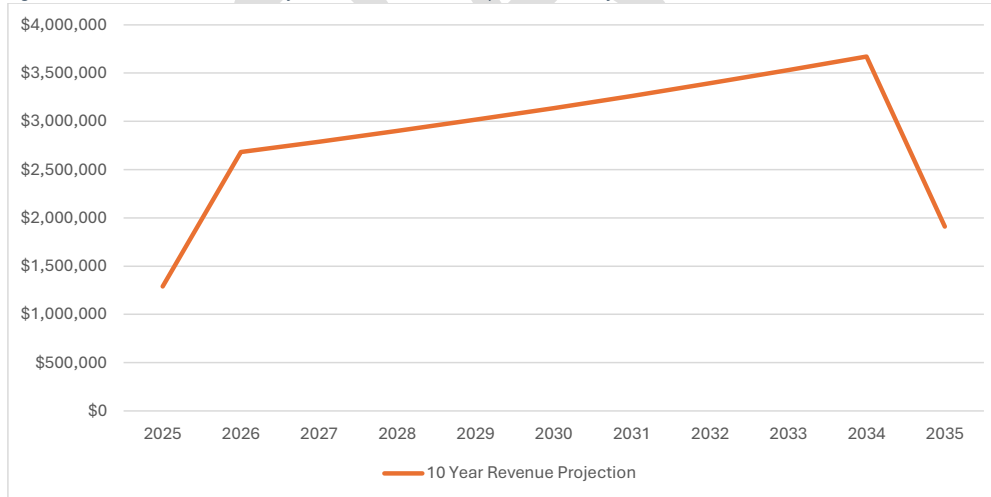
Interest Income – Assume conservative 2%.

Growth Factor – Assume conservative 3%.

Half year collections in 2025 and 2035 due to timing of 2025 election and 10 year expiration mid-2035.

Growth Factor in 2025 based on 2023 actuals so use 4% for two years.

Figure LPP-1. Future Estimated Projections, Tumwater Transportation Benefit District.



Source: Tumwater Transportation & Engineering Department.

Lands for Public Purposes Element

Part 2 – Technical Information



2) Street Fund Revenues

The City's Street Fund is used to collect motor vehicle fuel tax, which is a dedicated state-shared revenue restricted for street maintenance, and other revenue sources that are not restricted. Tumwater transfers a portion of this fund to the Transportation Capital Improvement Program Fund annually.

3) Surface Water Management Fees

Tumwater collects fees to maintain and improve Tumwater's storm drainage system. These fees are collected in the Surface Water Management Fund. Funds are transferred from the Surface Water Management Fund to the Surface Water Management Capital Fund to pay for capital projects on an as needed basis.

Tumwater's Storm Drainage Master Plan states that historically, surface water capital projects have been funded by Tumwater's stormwater utility and grants for specific projects. The amount of funding provided for stormwater-related capital projects varies from year to year, depending on the program revenue, activities, and priorities. Tumwater will continue to pursue grant opportunities to accelerate the rate of construction for stormwater related capital projects.

As described in Chapter 3, Stormwater, the Stormwater Program currently allocates \$350,000 per year in funding to the Infrastructure Replacement Fund to set aside for stormwater system upgrades where roadway projects are occurring. This amount is not sufficient to meet Tumwater's identified needs. There are several unfunded projects identified in the Storm Drainage Master Plan.

H. Policy Options and Other Funding Sources

There are additional policy tools and sources available to Tumwater to fund capital projects. These policy tools and sources include:

- **Local Improvement District or Road Improvement District.** Local Improvement Districts help benefiting properties finance capital improvements, such as installation of sidewalks, curbs, and gutters. Tumwater does not currently have assessment districts. This is a tool Tumwater could consider using to finance street improvements in the future.
- **Impact Fees.** Transportation impact fees must be used for "public streets and roads" that are addressed by a capital

facilities plan element of a comprehensive plan adopted under the GMA, per RCW 82.02.050(4) and RCW 82.02.090(7). Tumwater adopted a Traffic Impact Fee in TMC Chapter 3.50. Traffic Impact Fee revenue is not included in the 2026-2031 Capital Improvement Plan. Tumwater could amend Traffic Impact Fees to update its needs and help finance transportation capital improvements related to growth.

- **Operating Transfers.** Tumwater can transfer funds from the General Fund to support capital projects, as it has done in prior years.

Lands for Public Purposes Element

Part 2 – Technical Information



- **Grants.** State and Federal grant programs can be pursued for competitive regional priorities for infrastructure investments. Pursuing grant opportunities requires resources, and success is not guaranteed.
- **Bonds.** Tumwater does not currently use bonds to support capital facilities funding and has zero existing debt obligations but does plan to issue bonds in the future to fund major capital project.

One benefit of using bond funding is the ability to get major projects started and completed more quickly than using pay-as-you-go funding. Because projects can get completed more quickly, Tumwater could mitigate the increasing cost of construction over time. Debt financing also shares the cost of a project among current and future residents. A challenge with bond funding is the annual debt service requirement, which would

become a long-term obligation for the operating budget and could limit other funding priorities.

- **Tax Increment Financing.** In 2021, the Washington State Legislature authorized local jurisdictions to form tax increment financing districts. Tax increment financing can be used to fund public infrastructure in targeted areas to encourage private development and investment. Tumwater would designate an area surrounding the site of public improvements. The property tax portion of increases in assessed value of properties within the increment area is allocated towards paying for the public improvement costs. This could be a helpful tool if there were an area where public investment would encourage private development, and this development would not reasonably occur otherwise.

Lands for Public Purposes Element

Part 2 – Technical Information



3. Tumwater Managed Capital Facilities and Services

A. Introduction

This section addresses the capital facilities and public services that are required to support growth and that are directly managed by Tumwater, including:

- City Buildings
- Fire and Emergency Medical Services
- Parks, Recreation, Open Space
- Police Services
- Stormwater Systems and Facilities
- Transportation System
- Water Systems and Facilities

B. City Buildings

1) City Hall

Tumwater City Hall provides a center for local governmental activities in Tumwater. This building is a central hub for City Council meetings, Planning Commission meetings, Committee meetings, Open Houses, where community members pay utility bills and apply for permits, and more. It is critical to maintain the building for and its capacity for staff, elected, and the public to use.

City Hall was relocated in 1988 from the current location of the Old Town Center at the intersection of Second Avenue and Bates Street to its present location on Israel Road. City Hall was relocated to the southern area of Tumwater to reflect the future growth of Tumwater and to provide a more central focus.

Tumwater City Hall is in the Tumwater Town Center. The town center consists of approximately two hundred acres and Israel Road, Tumwater Boulevard, and Interstate 5 border it. The Comprehensive Plan envisions a broad mix of uses in this area that are high

density, transit-supportive, and pedestrian and bicycle friendly.

City Hall provides office space for the Mayor, City Administration, City Attorney, and other departments. Additional space is provided in the former fire station at the intersection of Israel Road and Capitol Boulevard and is currently used by facilities maintenance staff.

The current City Hall is reaching capacity and is being supplemented with an additional buildings and office space:

- A new Operations and Maintenance Facility. This facility will house vehicles, equipment, and more staff in the Transportation & Engineering and Water Resources & Sustainability Departments. Tumwater has purchased the former Trails Arena and is completing permitting. Construction is estimated to start in 2026.
- The Water Resources Department is located at the South Puget Sound Community College in a leased building.

Lands for Public Purposes Element

Part 2 – Technical Information



- Parks and Recreation Department staff relocated from City Hall to a leased building near the Olympia Regional Airport in 2025

The 2024-2029 CFP identifies the need for the City Hall to undergo renovations. The building is over 35 years old, and the workspaces need updating and modernization. Teleworking should be taken advantage of to reduce building occupancy and overcrowding. The parking lot should be expanded after the completion of the new Operations and Maintenance Facility.

2) Community Center

As part of the Metropolitan Parks District funding, voters approved the development of a

community center. This community center will have meeting and event space, senior services, indoor sports courts, and land for a future public pool. It is anticipated that Parks and Recreation will have staff working at the Community Center. Currently, the Community Center is under a feasibility schedule, the location and start dates for construction are not known at this time.

3) Other City Buildings

Other Tumwater owned facilities, such as the fire stations, the library building, the Old Town Center, and parks facilities are described in the sections below.

C. Fire and Emergency Medical Services

1) Overview

The Tumwater Fire Department is responsible for protecting Tumwater from fire, medical, natural, and human-caused emergencies. The department provides rescue, fire extinguishment, fire prevention, fire and arson investigation, emergency medical services, hazardous materials services, disaster services, and public education activities to its citizens. In addition to providing these services to citizens, the department also provides fire services to the Olympia Regional Airport.

Tumwater provides Advanced Life Support services in partnership with Medic One. With expanded services and population growth, Fire and Emergency Medical Services will need to continually assess facilities, equipment, and equipment to meet demand. An evaluation of the Fire Department was conducted in 2024 by

Emergency Services Consulting International and serves as the basis for the assessment throughout this section.

2) Inventory

The construction and maintenance of facilities comprises an important part of the overall management responsibility of the Fire Department. The number and location of fire stations plays a significant role in determining emergency response time and directly impacts the quality of Tumwater's fire and emergency medical services.

The Fire Department responds to calls from two Tumwater fire stations. The Headquarters Fire Station T-1, located next to City Hall, primarily serves the area south of Trosper Road. Fire Station T-2, located at the intersection of Linwood Avenue and Second Avenue, is also

Lands for Public Purposes Element

Part 2 – Technical Information



staffed full time, and serves the northern portion of Tumwater.

3) Facilities Status

a) Fire Stations

Fire Station T-1 – This facility is over 20 years old. It is a full-size headquarters facility. The station houses a fire engine, medic unit, command car and back-up apparatus. Within the past few years, many upgrades have been accomplished with the facility including a new roof, new siding, replacement of sheet rock in the apparatus bays, new flooring in the watch office, kitchen, and hallways, and painting throughout the exterior and exterior of the station. A full kitchen remodel was completed in 2025. A new vehicle exhaust extraction system was installed in 2020, and a new bay heating system in 2022. The Parks and Facilities Department continues to work through a few other needs that have been compiled and budgeted for.

Fire Station T-2 – This facility is almost 30 years old and since 2017, has been staffed full time. The fire station, which serves the north side of Tumwater, is undersized and plans are in process to remodel the station to meet the needs of the community. Fire Station T-2 also has had construction upgrades with a new roof and gutters, new siding, painting inside and out and interior modification such as new lockers both in the bays and sleeping quarters. A new vehicle exhaust extraction system was also installed in 2019. Like station T-1, Parks, Recreation, and Facilities Department continues to work through a few other needs that have been compiled and budgeted for.

The Fire Department has recently initiated a facilities inspection program. Needs that cannot be accomplished inhouse will be forwarded to facilities to mitigate. This new program encourages all personnel to take ownership and pride in our living space with this new program. This can be accomplished by identifying needs that ought to be corrected and mitigated to make our environment safe and healthy.

b) Other

Presently, fire protection is also provided in Tumwater's urban growth area through three fire districts staffed with volunteers and career firefighters. These include:

- Fire District 9 – McLane/Black Lake
- West Thurston Regional Fire Authority
- Fire District 6 - East Olympia

Tumwater presently has reciprocal mutual response agreements with all the county fire agencies. A reciprocal mutual response agreement is an agreement whereby a fire district and Tumwater both aid depending on which unit can respond first.

4) Functions

The functions of the department are divided into five major divisions:

1. Administration
2. Suppression
3. Emergency Medical Services
4. Training
5. Fire Prevention

Lands for Public Purposes Element

Part 2 – Technical Information



a) Administration

The Administrative division of the Fire Department is responsible for the overall management and administrative direction, as well as planning and budgeting for all units within the department. Administration maintains ongoing relations with the other Tumwater departments to assist in overall planning for the community's development. The Fire Chief is also responsible for negotiation of fire service contracts, intergovernmental agreements, and acts as the Emergency Management Coordinator.

c) Suppression

The Suppression division responds to all fire and Emergency Medical Service calls. They also conduct public safety inspections and assist in educating the public to prevent fires. In addition, the Suppression division performs routine maintenance on the fire apparatus and the Fire Station facilities to guarantee readiness.

d) Emergency Medical Services

All fire suppression staff is cross trained to provide emergency medical services to our community. Staff are certified either at the Basic Life Support (Emergency Medical Technician) or Advanced Life Support (Paramedic) level. Tumwater maintains an inter-local agreement with Thurston County Medic One which, among other things, provides apparatus/equipment and training as well as more than eighty percent of the funding for the paramedic program.

e) Training

The Training division is responsible for coordinating and supervising all departmental training to meet the objectives of the Administration division as required. The training

division is responsible for ensuring all deferral and state training requirements are met.

f) Fire Prevention

The Fire Prevention division performs the coordination of efforts between the Fire Department and the Community Development Department. The training division is responsible for ensuring all deferral and state training requirements are met.

5) Summary

Continued emphasis is being placed on the administration and enforcement of the Uniform Fire Code. This includes on-going inspections of structures for and of occupancy and requires coordination with the Community Development Department by being part of the team of the Development Review Committee.

The 2024 Strategic Plan for the Fire Department and the 2024 Tumwater Fire Department Agency Evaluation are incorporated by reference. It should be referenced for information regarding fire protection in Tumwater that is more detailed. The six-year Capital Facilities Plan identifies funding for fire facilities, and it is hereby incorporated by reference.

6) Emergency Operations Center

Fire Station T-1 serves as the primary location for direction and control as the Emergency Operation Center. The Fire Chief, reporting to the Mayor or designee, is responsible for the organization, administration, and operation of the emergency management program. The Fire Chief, or the appointed Emergency Management Coordinator under the supervision of the Fire Chief, is responsible for managing and

Lands for Public Purposes Element

Part 2 – Technical Information



coordinating day-to-day emergency management activities.

Tumwater completed the Comprehensive Emergency Management Plan in 2024 and is incorporated by reference. The Comprehensive Emergency Management Plan was developed to define the policies and procedures necessary for carrying out an emergency management program that ensures the preservation of lives, protection of property, and the execution of special measures. The duties of each Tumwater department, and various supporting agencies, are specified in the Comprehensive Emergency Management Plan.

7) Level of Services Standards

The level of service standards for the Fire Department are based upon service area radius, available technology, risk analysis and capacity capability.

Tumwater continues to grow, and with that comes an increased call volume. Response times have been increasing, and around one-third of the time, the department has multiple calls. According to the National Fire Protection Association, the national median rate of firefighters to people in the population ranges from 1.54 to 1.81 firefighters per 1,000 people. As of 2024, Tumwater's ratio is 1.55 firefighters per 1,000 people.

Consideration will need to be given to future resource needs. This may include an additional station or units. The goal would be to eventually hire enough staff for full-time staffing of a third engine with that unit sited in a new station according to a comprehensive analysis of the fire department's programs and processes which is looking forward ten to fifteen years so that the

department is able to manage and anticipate community growth and service demands.

The Fire Chief has identified the positions of Fire Prevention Officer, Fire Training Lieutenant, and Emergency Manager as critical positions that need enhanced support to meet the short-term and long-term needs as well as provide an opportunity for more comprehensive overall planning, including succession planning.

8) Planned Projects, Costs, and Revenues

The Fire Department is approximately a quarter of Tumwater's general fund budget.

The replacement schedule for front-line engines and ladders historically has been every seven years, although this is dependent on the timing of the levy lid lift. In 2011, a levy LID was approved, allowing the department to purchase four new engines. The Fire Department acquired one engine in 2012, a second in 2018, and a third engine has been ordered and under contract as of April 2023. The third engine is expected to be delivered in 2026. The department is working with Tumwater to determine adequate funding for the fourth engine. The reserve fleet will naturally rotate out of the system as the front-line apparatus is replaced. Staff vehicles, including the Battalion Chief, Medical Services Officer, and Fire Prevention Officer are scheduled to be replaced about every ten years and purchased with Tumwater funds.

The department's priorities are:

- Implement elements of the Fire Department's five-year strategic plan.

Lands for Public Purposes Element

Part 2 – Technical Information



- Improve Fire Prevention and Community Risk Reduction Programs.
 - A complete study of potential staffing of the BLS Aid Unit with transport capability to address increasing call volumes and ambulance delays.
 - Start the process for a new fire station feasibility study to address location and growth.
 - Start the process for a fire impact fee.
 - Prepare for the Washington Survey and Rating Bureau re-evaluation of Tumwater’s rating.
 - Seek a partnership with local tribes to fund equipment for wildland fire response.
- Seek a partnership with the Port of Olympia to help fund Aircraft Rescue Firefighting training and equipment purchases.
 - In partnership with Thurston County Medic One, explore opportunities to support opioid response in Tumwater and Thurston County.
 - Work to improve Emergency Management planning efforts through a partnership with neighboring agencies.
- The 2024-2029 Capital Facilities Plan outlines a few projects from the General Fund for the Fire Department. Table LPP-8 below outlines a few of the major proposed projects. More detailed projects, costs, and revenues are outlined in the 2026-2031 Capital Facilities Plan.

Table LPP-7. Tumwater Fire Department Projects, 2024-2029.

Project	Plan	Funding and Cost
Fire Engine Replacement Program	Fire Department Master Plan / Emergency Services Levy Lid Lift	Levy Lid Lift \$1,250,000
Fire Station T-2 Improvements	N/A	General Fund \$1,250,000
Digital Alerting Systems	N/A	General Fund \$125,000

Source: Tumwater 2024-2029 Capital Facilities Plan.

a) Fire Engine Replacement Program

This program includes a 25-year replacement program for fire engines. This program is funded through a property tax levy lid lift approved by voters in 2011. The acquisition of one fire engine occurred in 2012 and a second fire engine was purchased in 2018. A third fire engine has been ordered (under contract April 2023) with anticipated delivery in 2026. Approximately 50% of the cost is due 90 days.

prior to delivery and balance upon delivery. According to our strategic plan, the frontline apparatus will be evaluated for replacement after 6 years of service or when the mileage exceeds 120,000 miles. Projections are for replacement of the 2018 Pierce pumper in 2032 (fourth engine purchased under 2011 levy lid lift).

Lands for Public Purposes Element

Part 2 – Technical Information



b) Fire Station T-2 Improvements

Station T2 was built in 1995 and is staffed full-time with a minimum of three firefighters. Under Tumwater's agreement with Medic One, an additional paramedic unit will be staffed at Station T-2 in 2026. This additional staffing, as well as accommodating future growth needs, necessitates a full remodel of the station during the 2024-2029 CFP plan period.

This would fund the installation of a digital alerting system in Stations T1 and T2. Digital alerting will provide multiple alerts including voice, LED lighting, and visual information display. Alerting can be controlled in each dorm room, so staff are only alerted to calls for their unit, not all calls, reducing stress for responders. This alerting system has been shown to reduce response times and is being installed in other departments locally.

c) Digital Alerting System

The intent is to apply for the Assistance to Firefighters Grant administered through FEMA.

D. Parks and Recreation Facilities

1) Overview

The Parks and Recreation Department is responsible for operating and maintaining Tumwater-owned parks and facilities like the Tumwater Valley Golf Course.

the Parks, Recreation, and Facilities Department operates and maintains the golf course.

The golf course has a total of 232 acres of which 170 acres comprises the golf course "proper." The eighteen hole course has a restaurant, pro-shop, a ten-acre driving range, practice greens and a maintenance facility.

The Parks, Recreation, and Open Space Plan is an element of the Comprehensive Plan and the Tumwater Thurston County Joint Plan in Tumwater's urban growth area. A 20-year vision for parks, recreation programs, open space, and trails is identified in the plan. The 2008 Parks, Recreation, and Open Space Plan is incorporated by reference, and it is the source for more detailed information on parks and open space needs and services for Tumwater and its urban growth area.

Parks facilities range from eighty acres to less than one half acre in size and serve a variety of needs and populations within Tumwater. Future park facilities will include additional neighborhood parks, community parks, a community center, and the development of trail systems.

Park facilities also include the Union/Calvary Cemetery and two historic homes within the Tumwater's Historic District.

2) Inventory

The six-year Capital Facilities Plan identifies funding for parks and related facilities, and it is hereby incorporated by reference. Tumwater currently operates and maintains twelve municipal parks totaling 153 acres. Additionally,

Tumwater Old Town Center was the former City Hall and fire station. Now, it is a community center that offers programs and activities to seniors through the Parks and Recreation Department. A daycare is also currently leasing a portion of the building.

Lands for Public Purposes Element

Part 2 – Technical Information



The Tumwater Parks and Recreation Department will be located at a satellite office starting in spring of 2025 at 821 Airport Court SE, Tumwater. The office space will be leased.

3) Level of Services Standards

The latest version of the Parks, Recreation, and Open Space Plan was adopted in 2008, with a minor amendment in 2016. The 2008 Plan explains how level of service can be measured for parks, recreation, and open space.

According to the 2024-2029 Capital Facilities Plan, parks and open space level of service standards are a combination of "Levels of Service" for parks and "best professional judgement" for trails and open space.

The demand for park, recreation, and open space land can be estimated using a ratio of a required facility to a standard unit of population, such as 3.1 acres of athletic fields and playgrounds per 1,000 residents. The ratio method is simple to compute and can be compared with national or local park, recreation, and open space measurements.

As the population increases, the need for more public parks, recreation, and open space is needed. This includes sports, programs, historical preservation and enhancement, and community spaces and events.

For more information on the levels of service for parks, recreation, and open space, refer to Appendix D: *Land and Facility Demand* of the 2008 Parks, Recreation, and Open Space Plan.

Starting in 2025 staff will begin to update the 2008 Parks Plan as directed by the City Council and the 2025 Long Range Planning Workplan.

4) Planned Projects, Costs, and Revenues

Tumwater has identified the neighborhood parks, trails, and facilities necessary to serve its current and future residents. Priority projects identified in the Parks, Recreation and Open Space plan and the Capital Facilities Plan include the completion of the Deschutes Valley Trail, acquisition and development of neighborhood and urban parks, development of a swimming facility and/or community center, reinvesting in both park and golf course infrastructure and improving community event space.

Project costs and funding sources as outlined in the 2026-2031 Capital Facilities Plan. Major projects in the 2024-2029 Capital Facilities Plan are found in Table LPP-9. More detailed information about projects, costs, and revenues is outlined in the 2026-2031 Capital Facilities Plan.

Table LPP-8. Parks Planned Projects in Tumwater.

Project	Cost	Funding
Deschutes Valley Trail	\$16,650,000	Grants, Metropolitan Park District, Parks Impact Fee
Community Center	\$13,000,000	Metropolitan Park District, Loan

Lands for Public Purposes Element

Part 2 – Technical Information



Project	Cost	Funding
Trails End Park	\$2,460,000	Metropolitan Park District, Recreation, Parks Impact Fee, and Open Space Plan

Source: Tumwater 2024-2029 Capital Facilities Plan.

E. Police Services

1) Overview

The Tumwater Police Department is dedicated to providing professional police services and engaging with members of our community to ensure we provide a safe environment to live, work and/or raise a family.

The Police Department presently employs thirty-three commissioned officers, and eight non-commissioned administrative staff. Tumwater Police also provide two school resource officers who support three high schools and two middle schools. Their work focuses on building positive relationships with students, as well as teachers and school administration, to provide a safe learning environment for students and staff.

2) Inventory

The Police Department headquarters are at Tumwater City Hall. Officers patrol throughout Tumwater and respond to calls for service dispatched from the TCOMM 9-1-1 dispatch center that is located at 2703 Pacific Avenue S.E. in Olympia.

The police force has increased in size over the years to support the population and employment growth in Tumwater. The increase in police officers resulted in the need to expand/remodel the Police Department facilities a few years ago. The Police Department currently occupies 10,100 square feet of space,

which continues to be modified to meet current needs.

The Police Department is responsible for maintaining law and order and providing police services to the community under the direction of the Police Chief and Commander. The Chief is responsible for the executive functions of the department while the Commander provides day-to-day leadership for the department’s operations. Both participate in community outreach activities.

The agency provides for the preservation of life, protection of property, and reduction of crime. The department is organized into four areas:

- 1) Patrol
- 2) Investigations
- 3) Training/Code enforcement
- 4) Administration

3) Administration

The Administration unit provides the overall management and administrative direction, planning, budgeting, scheduling, inspection, and training for the department. Also included in this division is the records management function, which maintains incident reports and prepares management reports and records necessary for the effective operation of the department. Additionally, the unit handles

Lands for Public Purposes Element

Part 2 – Technical Information



telephone and personal requests for service from the public at the Police Station. Tumwater continues to use the Nisqually Jail and Thurston County Accountability and Resource Center for holding and incarceration of defendants.

4) Patrol

The Patrol unit deters and detects crime, apprehends violators, assists traffic direction and control, responds to service calls, assists citizens in community oriented policing, and renders other services designed to provide public protection. This is accomplished by preventive patrol, and preliminary investigation and follow-up of reports and crimes.

5) Investigation

The Investigative unit conducts follow-up activities for serious cases, provides investigative assistance to the patrol unit, and investigates major crime scenes. This unit enforces narcotics violations through participation in the Thurston County Narcotics Task Force, performs crime analyses, and presents information to the Prosecutor's Office for filing of criminal proceedings.

6) Crime Prevention

Through proactive patrol efforts, Tumwater Police reduce crime through public education and assistance in residential neighborhoods, the business community, and in schools. They are responsible for planning and developing various community programs. The primary function is the administration of School Resource Officer program in the school system. Tumwater sponsors the School Resource Officer program with staffing, training, and limited supplies. The Tumwater School District and Tumwater are

currently in discussions to expand the program to add regular service to the elementary schools.

7) Training and Code Enforcement

To maintain core skills, officers complete sixty hours of annual training. Furthermore, the Police Department believes officers and staff would be a critical area of improvement by attending the "Able project," also known as Active Bystandership for Law Enforcement. The goal of the program is to prepare officers to successfully intervene to prevent harm and create a culture that supports peer intervention. In summary, it gives police officers tools to better protect themselves, the organization, and the communities that they serve. It also provides training to allow for intervention at all levels before a situation becomes critical. In 2018, the voters of Washington State approved Initiative 940, known as the Law Enforcement Training and Community Safety Act.

The initiative specifies that officers must receive a minimum of forty hours of training every three years. Once the standards are set and the courses have been established, the training must be completed by 2028. This is an unfunded mandate with no consideration given for the annual skills training already required as outlined above. Given the current environment surrounding law enforcement, Tumwater's goal is to have every officer complete this training.

Code enforcement responds to complaints concerning public health and safety issues such as abandoned buildings, excessive trash, inoperable vehicles, and more. In 2016, the City Council authorized transfer of the responsibility for coordinating code enforcement to the Police Department, who took responsibility for the

Lands for Public Purposes Element

Part 2 – Technical Information



program in late 2017. Code violations are now investigated by two half-time police specialists, plus one-half of a position dedicated for administrative support.

8) Summary

To continue serving the community and maintain high levels of service, the Tumwater Police Staffing Strategic Plan concluded to increase staff by ten officers over a five year period. The headquarters for this force is in City Hall. The police station is at capacity, and based on the Tumwater Police Strategic Growth Plan, additional office space will be required with the expected growth of the department and an increase in Tumwater population. This new office will create opportunities to provide community meeting spaces and safety events for the community. Officers patrol throughout Tumwater and respond to calls for service dispatched from the TCOMM 9-1-1 dispatch center that is located at 2703 Pacific Avenue S.E. in Olympia.

The Police Strategic Plan and its specific recommendations are incorporated by reference. The six-year Capital Facilities Plan identifies funding for police facilities, and it is hereby incorporated by reference.

Tumwater has been strongly committed to creating and providing a high level of police protection and services. Police protection services should expand at a rate consistent with community need.

9) Level of Services Standards

Based on the 2025-2029 Strategic Growth Plan for the Police Department and a Community Survey in 2022, areas of growth and specific

themes have been identified. These goals are the foundation for how the department will grow over the next five years and provide policing services that align with the community's needs:

- More in-person, non-enforcement interactions between officers and community members.
- More robust communication between TPD and the community, especially through social media.
- Opportunities for the community to be involved with TPD, not just TPD involved with the community.
- Increased use of research-based practices and the use of data.
- Provide support to officers and staff so that they remain healthy, both physically and mentally.

To achieve these goals, three critical resources have been identified:

- **Staffing.** To provide the service envisioned by our community, the staffing plan indicates TPD will need to add twelve more patrol officer positions to maintain current service levels. Additional officer and civilian positions are needed to expand the services we provide. Hiring and training new police officers is time and resource intensive. We anticipate that our training staff can manage between three to four hires in a given year.
- **Facilities.** The Police Strategic Growth Plan anticipates growth in staffing and programs, all of which will require space

Lands for Public Purposes Element

Part 2 – Technical Information



we do not currently have. The police station is at capacity. To help mitigate measures such as renting storage units, a building expansion, and closing the lobby to create office space has been required. A proposed off site office space to house administrative staff and training rooms has been recommended for interim space solutions within the 2025-2029 Police Strategic Growth Plan.

- **Technology.** A key aspect of our technology plan is to choose tools that will increase our ability to collect and communicate information so that the public better understands how we police. We will also prioritize technology that moves us into the future and helps us evolve.

10) Planned Projects, Costs, and Revenues

With the new requirements under the Law Enforcement Training and Community Safety Act, and the need for intervention training, additional budget should be provided to enable officers to complete all required training in a timely manner at a cost of \$91,200.

11) Recommendations

Tumwater should also commit to the standards of the ABLE Project, including the requirements for training at a cost of \$16,000.

Overall, the total budget increase identified in the Tumwater Police Strategic Growth Plan for 2025-2029 is between \$6,931,550 and \$7,424,300. This will cover the proposed services, staffing, facilities, and technology needs to meet levels of service.

More detailed projects, costs, and revenues are outlined in the 2026-2031 Capital Facilities Plan.

F. Stormwater Systems and Facilities

1) Overview

Stormwater refers to the rain and snow that falls to the ground. Stormwater flows over land or impervious surfaces such as paved streets, parking lots, and building rooftops. As the runoff flows over the land or impervious surfaces, it accumulates debris, chemicals, sediment, or other pollutants that could adversely affect water quality if the runoff is discharged untreated. A stormwater utility is a system that collects, manages, and conveys stormwater. Stormwater utilities are important because they help prevent flooding and control erosion.

Furthermore, stormwater utility protects water quality and reduces harm to aquatic habitats. Tumwater has outlined a comprehensive approach to the overall management of stormwater in the 2023 Comprehensive Stormwater Management Plan. This plan focuses on long-term stormwater goals while emphasizing prevention, community participation, and resource conservation.

Tumwater manages stormwater on Tumwater lands, streets, and rights-of-way. Stormwater on private property is the responsibility of the land or business owner. Tumwater will provide technical assistance to private stormwater

Lands for Public Purposes Element

Part 2 – Technical Information



facility owners for issues surrounding maintenance, upkeep, planting, pollution, and compliance with federal, state, and local regulations.

2) Inventory

Improvements to Tumwater’s stormwater system are identified in the six-year Capital Facilities Plan and the 2023 Stormwater Management Program Plan. These plans are incorporated by reference. In addition to these projects, Tumwater has implemented a comprehensive stormwater program since 2007 to meet National Pollutant Discharge Elimination System – Phase II permit requirements. Tumwater has also adopted ground- and surface water-monitoring standards, like that of Thurston County, to examine long-term water quality and water level trends in the Salmon Creek Drainage Basin, Black Lake Drainage Basin, and Deschutes River Watershed. Development standards for new and redeveloping properties are defined by Tumwater’s Drainage Design & Erosion Control Manual, which requires developments to limit and mitigate where necessary water quality, water quantity, and regional impacts of the projects.

The Drainage Design and Erosion Control Manual and subsequent updates are adopted by reference. Stormwater management requirements are also identified in Title 13 of the Tumwater Municipal Code.

3) Level of Services Standards

Growth, development, and redevelopment within Tumwater impacts the stormwater system. The more coverage and hard surfaces built means more pollution could enter the stormwater system and end up in the Deschutes Watershed and Budd Inlet. It is important that measures are taken to protect public and private infrastructure and provide protection for natural resources.

4) Planned Projects, Costs, and Revenues

The 2026-2031 Capital Facilities Plan, Comprehensive Stormwater Management Plan, and other noted plans outline the following planned projects for stormwater systems and facilities. Major projects in the 2024-2029 Capital Facilities Plan are found in Table LPP-10.

Table LPP-9. Planned Stormwater Projects, Costs, and Revenues in Tumwater.

Project	Plan	Funding/ Expense
Land Acquisitions – Wetland Habitat Conservation	Plan: E Linwood / M Street Outfall Projects	Grants & Water, Sewer, Storm Fund \$3,375,000
Tumwater Valley Regional Facility	N/A	Grants & Water, Sewer, Storm Fund \$4,485,000
Deschutes Habitat Restoration Projects	NPDES Permit / Shoreline Management Plan	Grants & Water/Sewer/Storm \$980,000

Source: Tumwater 2024-2029 Capital Facilities Plan.

Lands for Public Purposes Element

Part 2 – Technical Information



a) *Land Acquisitions - Wetland Habitat Conservation*

Reserve funds for the acquisition of land for stormwater-related projects requiring wetland mitigation, preservation, or enhancement, and general habitat conservation. Considered projects include former Brewery properties at sixty percent of present value, Kirsop-area wetlands, and Deschutes/Watershed Resource Inventory Area 13 wetlands.

b) *Tumwater Valley Regional Facility*

Project includes the construction of a regional facility for treatment and detention of discharge from two major outfalls – M Street Basin and Littlerock and 2nd Avenue, with a drainage area of approximately two hundred acres. Project includes outfall retrofit as a constructed wetland, walking trail, educational signage, wetland mitigation, and electrical realignment to treat stormwater discharges to the Deschutes

River. Planning and design are largely complete; completion of permitting, mitigation, and construction are dependent on grant funding.

c) *Deschutes Habitat Restoration Projects*

Project will design and implement habitat enhancement and sediment reduction projects in support of Total Maximum Daily Load compliance actions relating to shade coverage and riparian habitat and water quality enhancements along the Deschutes River and its tributaries, as outlined in Tumwater's Shoreline Management Plan and Deschutes Habitat Restoration Plan. Projects include evaluation and restoration of riverbank erosion along Tumwater Valley Drive, Pioneer Park, and Desoto Canyon.

More detailed projects, costs, and revenues are outlined in the 2026-2031 Capital Facilities Plan.

G. Transportation System

1) *Overview*

Tumwater's transportation network accommodates many modes of travel, including walking, bicycling, rolling, public transit, freight, and driving. Vehicular travel is the primary mode utilized for most travelers in and around Tumwater, and the roads must accommodate both local trips and regional travelers passing through.

Transportation facilities in Tumwater include state highways, city streets, sidewalks, bike lanes, trails, freight routes, rail, and public transportation facilities and services. A comprehensive inventory of all transportation facilities provides a sound basis for effective

planning. Tumwater maintains inventories of transportation facilities that include the street system, pedestrian facilities, bicycle facilities, and transit facilities.

The Transportation Plan contains goals and policies for transportation, documents existing traffic conditions, develops a future and existing land use base traffic model, develops an impact fee program, and develops recommendations for traffic improvements including future transportation corridors.

Tumwater's long-range transportation planning must be consistent with the Regional Transportation Plan which is developed by the Thurston Regional Planning Council. The

Lands for Public Purposes Element

Part 2 – Technical Information



Regional Transportation Plan is currently being updated.

Tumwater collaborates with Thurston Regional Planning Council to reach agreement on level of service standards, peak periods, and transportation system goals. The Regional Transportation Plan is the long-range transportation plan and is adopted every four years. The Regional Transportation Plan defines Tumwater projects that impact the movement of people and vehicles at the regional scale.

It should be consulted for information on street and road corridors and the modal integration of Tumwater and its urban growth area that is more detailed. The Regional Transportation Plan is hereby incorporated by reference.

The six-year Capital Facilities Plan identifies funding for the transportation improvements in Tumwater, and it is incorporated by reference.

The Transportation & Engineering Department are responsible for managing project design and construction function for all public works and capital projects.

The Pavement Maintenance Program within the Transportation & Engineering Department provides the preservation of existing streets including structural repairs, crack sealing, and surface treatments.

2) Inventory

a) Streets and Roads

Within Tumwater, there are 123 miles of road, of which fifty-seven miles are local access streets; forty-two miles are collectors, eighteen miles are minor arterials, and five miles are principal arterials.

b) Pedestrian and Bicycle System

Promoting the increased use and safety of bicycling and walking as transportation modes is Tumwater, regional, state, and federal transportation policy.

Bike lanes, curb access ramps, traffic signals, sidewalks, trails, shared user paths, and more are an important active transportation facility. The purpose of a pedestrian and bicycle transportation system is to provide opportunities to walk or ride a bicycle safely as part of their everyday life. As part of the 2025 Comprehensive Plan Update, the Climate Element and Transportation Plan required a Bicycle and Pedestrian Plan. The Bicycle and Pedestrian Plan addresses ADA transition planning, non-vehicle user safety, equity, connectivity, and increased ridership.

The Tumwater Bicycle and Pedestrian Plan is adopted by reference. The Thurston Regional Trails Plan, the Thurston Regional Planning Council Regional Transportation Plan, and the Tumwater Parks, Recreation, and Open Space Plan address the creation of trails as a means of transportation for pedestrians and bicyclists.

3) Level of Services Standards

As Tumwater grows, so does the road system. Tumwater now has 123 miles of streets, and the ongoing annual cost to preserve and maintain street infrastructure continues to rise. It would take \$31.8 million over the next ten years to bring Tumwater's current transportation system to industry standards and continued funding to maintain them in good condition.

Current development activities in Tumwater include industrial and commercial projects, with some multi-family housing. The majority of

Lands for Public Purposes Element

Part 2 – Technical Information



Tumwater consists of low-density single-family housing. Growth outside Tumwater will also play a major role in the growing demands on Tumwater's transportation network. Tumwater is working to accommodate both local and regional growth, investing in improving opportunities to travel by all modes.

Major projects in the 2024-2029 Capital Facilities Plan are found in Table LPP-11. For a complete analysis of the transportation system and levels of services, refer to the Transportation Plan.

Table LPP-10. Planned Transportation Projects, Costs, and Revenues in Tumwater.

Project	Plans	Cost and Revenues
Pavement Maintenance Program	Strategic Plan & Transportation Benefit District Ordinance	Transportation Benefit District \$14,100,000
Multimodal Improvements and Traffic Calming Program	ADA Transition Plan, Transportation Plan, TIP	Grants, annual Sidewalk Program and local match for speculative grants, the State Transportation Package gas tax \$3,280,000
Capitol Blvd Corridor, M Street to Israel Road	Capitol Boulevard Corridor Study, Transportation Plan, TIP, Regional Transportation Plan	Grants, Impact Fees \$27,000,000
E Street Connection	Brewery District Plan, E Street Study, Transportation Plan, TIP	Grants \$60,000,000
Old Highway 99 Corridor	Old Highway 99 Corridor Study, Transportation Plan, Regional Transportation Plan, TIP	Grants, Impact Fees \$22,000,000
Tumwater Boulevard Interchange	Transportation Plan, Regional Transportation Plan, TIP	Grants, Development \$23,000,000
Henderson Boulevard Corridor	Transportation Plan, Regional Transportation Plan, TIP	Grants, Development \$24,000,000

Source: Tumwater 2024-2029 Capital Facilities Plan.

4) Planned Projects, Costs, and Revenues

a) Pavement Maintenance Program

This program provides for the preservation of existing Tumwater streets including structural repairs, crack sealing, construction of sub-grade

and resurfacing by use of asphalt overlay or bituminous surface treatments. The projects may include both Tumwater funded projects and Transportation Benefit District projects. Planned expenses after 2025 assume the Transportation Benefit District receives voter support when its initial term expires in 2025.

Lands for Public Purposes Element

Part 2 – Technical Information



b) *Multimodal Improvements and Traffic Calming Program*

This Program provides for the construction of miscellaneous multimodal and traffic calming improvements throughout Tumwater. Work could include sidewalk maintenance, repair, infill, ADA curb ramps, pedestrian crossings and connections, bicycle improvements, and neighborhood traffic calming. Individual projects would be developed as needs or issues arise. Identified projects include: all deficiencies in right-of-way contained within Tumwater's ADA Transition Plan, extension of sidewalk on Trospen Road to Lambskin Street; widen sidewalk on 2nd Avenue from Custer Way to Desoto Street; annual Sidewalk Program at \$200,000 annual, increase to \$400,000 annual starting 2025 pending additional grant funding; and local match for speculative grants. Funding

includes the fifty-three percent of multimodal funds generated by the State Transportation Package gas tax increase of \$26,000 from 2018 through 2031.

c) *Capitol Boulevard Corridor, M Street to Israel Road*

The Capitol Boulevard Project includes street improvements to create great bicycling, walking, and transit environments, reduce traffic congestion and slow traffic in neighborhoods. There are many steps to this project. The Capitol Boulevard Corridor Plan includes projects such as constructing three roundabouts at the intersections of Capitol Boulevard and T Street, X Street, and Dennis Street.

More detailed projects, costs, and revenues are outlined in the 2026-2031 Capital Facilities Plan.

H. Water Systems and Facilities

1) Overview

Tumwater provides water to both residential and non-residential customers within Tumwater's water service area, consisting of approximately 22.4 square miles.

The Comprehensive Water System Plan reviews land use demands within Tumwater's service area, supply sources, water conservation requirements, system deficiencies, capital improvements to address those deficiencies, and water quality needs and supporting programs such as wellhead protection and utility operations and maintenance. This plan recognizes the need for coordination between land use and water service provision. The City Council adopted the Comprehensive Water System Plan following approval by the

Washington State Department of Health. The plan is required to be updated every ten years.

The Tumwater's Wellhead Protection Plan, most recently updated in 2016, addresses groundwater protection. The plan identifies regulated areas where a program systematically reviews the management, use, and disposal of hazardous materials, details an early response-monitoring program, and outlines policies and goals for maintaining protections for groundwater. Aquifer and wellhead protection requirements are found in Title 16 of the Tumwater Municipal Code. The implementation of Tumwater's Low Impact Development ordinance will provide best management practices in design and development to minimize stormwater runoff that could potentially harm Tumwater's water sources.

Lands for Public Purposes Element

Part 2 – Technical Information



The Comprehensive Water System Plan and the Wellhead Protection Plan and subsequent updates are hereby incorporated by reference. It should be consulted for more detailed information on water systems and facilities within Tumwater.

Anywhere request for water service beyond the limits of existing water infrastructure is subject to the 1996 Thurston County Coordinated Water System Plan, as amended.

The six-year Capital Facilities Plan identifies funding for the Tumwater water system, and it is incorporated by reference.

2) Inventory

Existing water system facilities that serve this area include twelve active groundwater wells, three active and two inactive reservoirs in three pressure zones, three booster pump stations, and a pipeline distribution network with four pressure reducing valves. Tumwater owns and operates a satellite system, Lakeland Manor.

3) Level of Services Standards

The 2021 Water System Plan does not use the level of service to analyze system function and needs but uses system analysis and professional judgement to prioritize system improvements. That priority system is set out as follows from highest to lowest:

- Regulatory Compliance
- Health and Safety
- Water Quality – General Improvements
 - Reliability and Redundancy
 - Fire Flow and Pressure
 - Coordination with other Projects

4) Planned Projects, Costs, and Revenues

The Water System maintenance and upgrades are funded by Operation income, Connection Fees, and Revenue Bonds. Major projects in the 2024-2029 Capital Facilities Plan are found in Table LPP-12.

Table LPP-11. Planned Water System Projects, Costs, and Revenues in Tumwater.

Project	Plan	Revenue/Cost
Water Rights Acquisition	Water System Plan	Operating Income, Connections, and Revenue Bonds \$6,400,000
Brewery Wellfield - Water Production Infrastructure and Well Decommissioning	Water System Plan	Operating Income, Connections, and Revenue Bonds \$10,400,500 and 750,000
Southeast Reservoir & System Expansion	Water System Plan	Operating Income, Connections, and Revenue Bonds \$26,872,222

Source: Tumwater 2024-2029 Capital Facilities Plan.

Lands for Public Purposes Element

Part 2 – Technical Information



a) *Water Rights Acquisition*

This program includes funding for the purchase and processing of existing water rights to support system growth demands. Funding shown reserves funds for water right acquisitions as opportunities to acquire rights become available.

b) *Brewery Wellfield – Water Production Infrastructure and Well Decommissioning*

This project provides funding for the development of water production infrastructure necessary to put to beneficial use the water rights acquired from the former Brewery and funds to decommission the existing wells.

This project assumes that new wells will be developed as part of the Brewery Wellfield. Existing wells will be required to be decommissioned by WAC.

c) *Southeast Reservoir and System Expansion*

This program is intended to design and construct a new three-million-gallon reservoir on a property south of 93rd Avenue. This property has already been acquired for this purpose. This project would extend the piping along 93rd Avenue to extend to the reservoir located at the Preserve Development.

Lands for Public Purposes Element

Part 2 – Technical Information



4. Other Publicly Operated Capital Facilities and Services

A. Introduction

Several services are provided by other service providers but are considered essential to serve growth and Tumwater reviews adequacy:

- Library Services
- School Facilities
- Sewage Treatment Facilities and Sanitary Sewer
- Solid Waste Management
- Transit Services

K. Library Services

1) Overview

Tumwater Timberland Library is a member of the Timberland Regional Library District. The district consists of 20-nine community libraries in five counties in southwest Washington State: Grays Harbor, Lewis, Mason, Pacific, and Thurston counties. The Administrative Service Center is in Tumwater. Books and other materials are exchanged freely with all member libraries within the district.

Tumwater Library began in 1965 as a storefront library in the Southgate Shopping Center. Tumwater has been a part of the Timberland Regional Library District since 1983. A 17,300 square-foot library, located adjacent to Tumwater City Hall on New Market Street, opened in March 1995.

2) Inventory

The Timberland Regional Library and the Timberland Regional Library Headquarters are located within Tumwater. Tumwater owns the building and Timberland Regional Library leases the space from the city.

3) Level of Services Standards

The Timberland Regional Library updates their Strategic Plan every two years. The 2024-2025 Plan outlines strategic directions for services and mission, values, and vision.

Timberland Regional Library wants to assist and improve digital literacy across generations and continue to be a low barrier access point to technology, including charging, printing, and access to Wi-Fi. This helps support opportunities for learning and employment.

Timberland Regional Library wants to improve communication and outreach to increase awareness of existing services, meaningfully engage with BIPOC and Tribal communities, and communicate and receive feedback for continuous learning and improvement.

Finally, Timberland Regional Library wants to support school-aged youth. This will be done by creating appealing spaces for kids of all ages to socialize and access resources. These spaces will support programs and develop deeper connections with local schools and education providers.

Commented [ES1]: [TRL-2024-Annual-Report.pdf](#)

Commented [ES2R1]: [Strategic Plan | Timberland Regional Library](#)

Lands for Public Purposes Element

Part 2 – Technical Information



4) Planned Projects, Costs, and Revenues

The Timberland Regional Library Issued a 2024 Annual Report and 2025 Budget, available on their website. The library system is funded by property taxes, timber, and other sources. The 2024 total Revenue was \$26,884,484 and expenditures were \$28,452,840.

At the beginning of 2025, the Tumwater Library started a remodel to modernize the library to include a new children's areas, improved spaces

for all ages, and a layout that improves accessibility. The library will be modernized and updated to keep up with the growing needs and demands of the community with progressed internet and digital services. The updated space will include improved areas for families and children of all ages to gather and use.

For more information, please refer to the Timberland Regional Library 2024 Annual Report, 2024-2025 Strategic Plan, and current Budget available on Timberland Regional Library's website.

C. School Facilities

1) Overview

Tumwater has a modest role to play in school planning. Public schools are operated by local school districts and governed by state and federal laws and regulations.

The gap between available space and need increases when residential growth accelerates while the planning, financing, permitting and construction period for school construction has lengthened. As a result, school capacities typically lag behind the increase in housing. Schools are categorized as Elementary, Middle, and High Schools. There will be variations from district to district of grade configurations, class size, and curriculum based needs depending on the district's educational program.

State and federal funds provide a large part of school financing.

School districts raise additional funds from local property taxes. State laws set standards for service levels and facility development, such as the site size and enrollment. They also specify

funding methods. These laws perform much of the role of a functional plan for schools. The Olympia and Tumwater School Districts' Capital Facilities Plans are found in the six-year Capital Facilities Plan appendix. These plans outline enrollment projections, level of service, financing, and more.

Tumwater works in cooperation with the Tumwater and Olympia School Districts to determine and plan for the needs of the districts in Tumwater's urban growth area for the 20-year planning period. The districts have provided information regarding proposed new school facility locations and site criteria.

Tumwater will work with the Tumwater School District to provide the facilities needed as population growth in Tumwater and its urban growth area occurs. Further, the annual update of Tumwater's six-year Capital Facilities Plan includes short-term needs for both Tumwater and Olympia School Districts, and it is incorporated as part of the Lands for Public Purposes Element by reference.

Commented [ES3]: [CFP 2025-30 DRAFT 10/2024](#)

Commented [ES4R3]: [Capital Facilities Plan 2024-2030](#)

Lands for Public Purposes Element

Part 2 – Technical Information



Tumwater and the school districts should meet regularly to formally discuss the district’s capacity needs and evaluate siting options, including the need for new and upgraded schools to address capacity, location of expected new growth, zoning and anticipated growth, and issues such as location, configuration, joint use, and school capture areas.

Tumwater can help to achieve this goal by ensuring that the environment around existing and future school sites is properly conducive to their needs. Tumwater should consider the safety needs of schoolchildren and the need for school buildings to be appropriately accessible to their service areas. Additionally, Tumwater can ensure that school sites are planned for locations with adequate public facilities and services such as sewer, water, transportation, and law enforcement services.

2) Inventory

The Tumwater School District serves most of Tumwater. The Olympia School District serves

small areas of Tumwater near the northeast City limit.

Currently, the Tumwater School District has six Elementary Schools, two Middle Schools, and four High Schools. Table LPP-13 below identifies each school facilities capacity or number of students a building can serve adequately, current enrollment number for each facility, and the surplus/deficit. A negative deficit depicts potential overcrowding, where the number of students is higher than the level of service the facility is designed to accommodate.

Unlike the Tumwater School District, which predicts growth and more enrollment over the next 20 years, the Olympia School district is forecasted to continually decrease by an average of one hundred students per year districtwide. Table LPP-13 shows the school capacity and 2024 headcount for Tumwater School District schools and Table LPP-14 shows the District Enrollment forecast through 2030. According to their Capital Facilities Plan, the District expects to need a new 600 capacity elementary school by the 2028-29 school year.

Table LPP-12- Tumwater School District Inventory, 2024.

Facility	Capacity	2024 Headcount	Surplus/Deficit
Elementary Schools	2,684	2,688	-4
Black Lake ¹	440	386	54
East Olympia ²	440	563	-123
Littlerock ²	374	341	33
Michael T. Simmons ¹	440	420	20
Peter G. Schmidt ¹	440	391	49
Tumwater Hill	440	391	49
Middle Schools	1,675	1,414	261
George Bush ¹	850	761	89
Tumwater ¹	825	653	172

Lands for Public Purposes Element

Part 2 – Technical Information



Facility	Capacity	2024 Headcount	Surplus/Deficit
High Schools	2,365	1,975	390
A.G. West Black Hills ¹	1125	719	406
Cascadia ¹	128	118	10
New Market ¹	37	54	-17
Tumwater ¹	1075	1084	-9

Source: Tumwater School District, 2024 – 2030 Capital Facilities Plan, Table 1 *Capacity of Existing School Facilities*.

Notes:

1. In Tumwater.
2. In unincorporated Thurston County.

Table LPP-13. Tumwater School District Enrollment Forecast, 2024.

	Sept.	Projected					
	2024	2025	2026	2027	2028	2029	2030
K-5 Headcount	2,674	2,738	2,805	2,882	2,961	3,065	3,171
6-8 Headcount	1,414	1,436	1,458	1,480	1,503	1,556	1,609
9-12 Headcount	2,061	2,084	2,110	2,142	2,179	2,252	2,326
TOTAL K-12	6,149	6,258	6,373	6,504	6,643	6,873	7,106

Source: Tumwater School District, 2024 – 2030 Capital Facilities Plan, Table 2 District Enrollment Forecast.

The total student population for the Tumwater School District in 2024 was 6,077 and is expected to increase to 7,106 by 2030.

3) Level of Services Standards

To determine the need for new schools and to account for special growth conditions within the district, Tumwater School District has developed a method to project student enrollment. This method relies upon growth projections supplied by Thurston Regional Planning Council, consultants, and experience within the district. Two factors require that these projections be updated yearly. They are varying kindergarten enrollment, and unanticipated student in-migration.

The number of students per household is a factor the district uses to plan for new schools.

Data reporting the number of students per household, by type of house, number of bedrooms, and grade level is available from the U.S. Census. This information is published by the U.S. Department of Commerce, Bureau of Census and is titled “Demographic Multipliers for Common Configurations of Standard Housing Types for School-Age Children (by Grade Category).”

The district has adopted the multipliers for the Pacific Northwest Region as the standard for determining the number of students generated from new developments. The multipliers adopted by the district have been adjusted from the Census multipliers to reflect the actual grade breakdown in the District.

The School District utilizes a Boundary Committee to monitor enrollment in the district

Lands for Public Purposes Element

Part 2 – Technical Information



and recommend modifications of attendance zones for elementary, middle, and high school sites. The Committee consists of staff and interested parents. The committee makes its recommendations to the School Board for actual adoption. The location of new elementary schools is based upon growth trends around existing schools and the location of new development. General areas are identified for the placement of a new elementary school because of the need to provide relief from overcrowding of existing elementary schools. The same is true for secondary schools.

Based on the Tumwater School District 2023-2029 Capital Facilities Plan, forecasted population and growth in the School District will require a new Elementary School by 2028.

Within the six year horizon, the Olympia district does not plan to construct or expand facilities to meet enrollment changes. The district is currently studying the need to remodel or make changes to facilities in conjunction with a committee of volunteers. As such the district has chosen to wait for the results of this work before making major plans to expand or remodel existing facilities.

4) Planned Projects, Costs, and Revenues

Please refer to each School Districts Capital Facilities Plan to see the forecasted projects and costs over the 2026-2031 timeframe.

D. Sewage Treatment Facilities and Sanitary Sewer System

1) Overview

Wastewater contains many pollutants and must be cleaned before the water is released back to the environment. Wastewater refers to any water that needs cleaning after it is used indoors – such as water from dish washing, laundry, baths/showers, toilets, and countless other sources. All wastewater produced in Tumwater that is part of the sanitary sewer system is managed and treated by LOTT Clean Water Alliance plant. LOTT provides sewage treatment for all regional wastewater flows within Tumwater, Lacey, Olympia and select areas of Thurston County. Tumwater installs and maintains over 120 miles of sewer pipes to get wastewater to our regional wastewater treatment plant in downtown Olympia.

There are two primary functions for wastewater management; collections and treatment. Tumwater manages the collection of the wastewater generated from developed properties to Tumwater's collection system. Through gravity, force mains and pump stations, wastewater is delivered to the LOTT Clean Water Alliance for treatment, disposal, and reclaimed water generation.

2) Inventory

Sanitary sewage treatment in Tumwater is provided by the LOTT Clean Water Alliance. The LOTT system is based on a joint agreement, and it was created to serve the sewage collection and treatment needs of the cities and urban growth areas in north Thurston County. Participating members include the cities of Lacey, Olympia, Tumwater, and Thurston County.

Lands for Public Purposes Element

Part 2 – Technical Information



LOTT owns several properties in Tumwater that were originally purchased to site a future reclaimed water treatment plant and groundwater recharge facilities. However, the 2050 LOTT System Plan indicates those future facilities are not needed, and it is not likely necessary for LOTT to retain ownership of those properties for utility purposes. LOTT owns reclaimed water pipelines and a storage tank in the Tumwater area, and supplies Class A reclaimed water to Tumwater for irrigation of public spaces such as the Tumwater Valley Golf Course. The properties owned by LOTT in Tumwater are under consideration for purchase by Tumwater to ensure they remain in public ownership for a combination of public services, such as habitat restoration in riparian areas and support for community activities and events.

Sanitary sewer systems for Tumwater are addressed in detail in the 2015 *Comprehensive Sanitary Sewer Plan*. The *Comprehensive Sanitary Sewer Plan* covers the existing and proposed sanitary sewer collection and conveyance system within City limits.

The *Comprehensive Sanitary Sewer Plan* and any subsequent updates to this plan are incorporated by reference. It should be consulted for information on sanitary sewer systems and facilities within Tumwater.

The *General Sewerage Plan* covers proposed sanitary sewer collection, conveyance, and treatment in the urban growth area, that is more detailed. This plan and any subsequent updates are incorporated by reference. It should be consulted for information on requirements for sanitary sewer development within the urban growth area.

The six-year Capital Facilities Plan identifies funding for the Tumwater sanitary sewer system, and it is incorporated by reference.

3) Level of Services Standards

Tumwater is in discussions with Thurston County, the cities of Olympia and Lacey, and LOTT on a plan to convert existing developments that are on septic systems to LOTT sewer lines. This is intended to reduce surface water and groundwater impacts from these existing systems.

As with the other Tumwater utility plans, a "level of service" method of identification and prioritization is not used. Instead, the plan quantifies overall wastewater management, and contains the following elements:

- An evaluation of the existing collection system to identify any deficiencies.
- An evaluation of future wastewater flows and alternatives to manage them and correct deficiencies.
- An evaluation of the Operations & Maintenance programs.
- Development of a capital program to meet recommendations of the plan, including the financial mechanisms to fund and sustain the utility.

Projects identified in the 2015 General Sewer Plan and Capital Facilities Plan include sewer infrastructure replacements with prioritized areas: Tumwater Hill, Labor & Industries, Capital Boulevard and Palermo well. These mains containing asbestos concrete were installed about sixty-five years ago.

Lands for Public Purposes Element

Part 2 – Technical Information



The creation of a new regional Pump Station is planned for the growth areas of Tumwater, not identified in the Capital Facilities Plan. Location and timing of the new station would be dependent on development activity. Tumwater funding and creation of a pump station would prevent development of on-site septic systems in areas of small developments, where connecting to sewer would not be financially feasible.

In 2023, the City Council adopted the Old Highway 99 Extension Plan. A project that would

support the plan and future growth within Tumwater would be to extend sewers to serve southeast Tumwater. The first phase would extend a watermain through the limits of Old Highway 99 and the 79th Avenue roundabout project. The timing of this project is dependent on development activity.

4) Planned Projects, Costs, and Revenues

Major projects in the 2024-2029 Capital Facilities Plan are found in Table LPP-15.

Table LPP-14. Planned Sanitary Sewer Projects, Costs, and Revenues in Tumwater.

Project	Plan	Revenue/Cost
Seismic Resilience	2021 Water System Plan	Operating income, Connection fees \$80,000
Annual Sewer Infrastructure Replacement Program	2015 Sewer Plan	Operating Income and Connection Fees \$3,194,700
Regional Pump Station	2015 Sewer Plan	Operating Income and Connection Fees \$1,745,000
Old Highway 99 Extension: 79th Avenue to 88th Avenue	2015 Sewer Plan	Operating Income and Connection Fees \$1,095,000

Source: Tumwater Comprehensive Sanitary Sewer Plan.

E. Solid Waste Management

1) Overview

Thurston County operates the only solid waste disposal facility in Thurston County. Thurston County Solid Waste is responsible for receiving,

processing, and safely disposing of the county's solid waste.

When disposed, this garbage is transferred to the Waste and Recovery Center, a state-of-the-art transfer station that opened in May 2000.

Commented [E55]: [SolidWasteManagementPlan2026.pdf](#)

Lands for Public Purposes Element

Part 2 – Technical Information



The transfer station accommodates up to six hundred tons of waste per day. Garbage from the Waste and Recovery Center is loaded onto trucks, hauled to Centralia, and then placed on rail cars to be transported by train to the Roosevelt Regional Landfill in Klickitat County. The Waste and Recovery Center replaces a landfill which operated on the site between 1972 and 2000.

The *Thurston County Solid Waste Management Plan* addresses waste management in all incorporated and unincorporated areas of Thurston County.

The *Thurston County Solid Waste Management Plan* is hereby incorporated by reference. It should be consulted for information on landfill siting and solid waste management for Tumwater and the urban growth area that is more detailed.

2) **Inventory**

Each year the solid waste disposal system is reviewed through the County's six-year Capital Facilities Plan. The County's six-year Capital Facilities Plan identifies those capital projects required to meet the policy goals and objectives in the *Thurston County Solid Waste Management Plan* and the *Thurston County Comprehensive Plan*, to comply with federal and state law, and address facility safety, operational, capacity, and obsolescence issues.

The project assessment objectively ranks projects based on:

- Ability to meet the level of service.
- Regulatory compliance
- Health and safety goals and policies

- Sustainability
- Technical feasibility
- Other associated costs

Projects are scheduled over a six-year period relative to their ranking.

Most waste generated within the county passes through the Thurston County Waste and Recovery Center prior to being sent for disposal or recovery. The Thurston County Waste and Recovery Center was built on the Hawks Prairie Landfill and was opened when the landfill closed in 2000. The landfill had served as the primary disposal facility in the county.

The Thurston County Waste and Recovery Center contains a collection of solid waste facilities, including a tollhouse, a recycling drop off center, a yard waste drop off facility, HazoHouse, a hazardous materials drop off center, and a transfer station. The facility is located just outside of Lacey in the northeastern part of the county along the I-5 corridor. In addition, there is a demonstration garden called the "Closed Loop Park." Thurston County provides space for Goodwill Industries for a collection center at the entrance to the facility.

On average, the Thurston County Waste and Recovery Center receives about 548 tons per day of municipal solid waste.

In addition to household solid waste, this includes:

- Sixty-three tons/day of plastic
- 148 tons/day of yard and food waste; and
- 450 tons/day of recyclable materials.

Commented [ES6]: [SolidWasteManagementPlan2026.pdf](#)

Lands for Public Purposes Element

Part 2 – Technical Information



3) Pathways to Zero Waste

Despite new technologies and processes that have improved the ability of residents, businesses, and municipalities to handle, sort, and recycle materials, recycling volumes, including yard and food waste, in Thurston County have not improved, and currently make up less than one percent of the total waste stream or four tons out of 550 tons per day. Solid waste management is an important contributor to greenhouse gas emissions, which Washington is bound by law to reduce by 20-five percent by 2020 below 1990 levels and eighty percent by 2050.

Regionally, Thurston County could not meet the 2020 goal of no net increase in total landfill waste per person. Solid waste collected per person is above the levels needed to reach the region's 2020 and 2035 targets. Waste collected on a per capita basis has increased from a low of 1,140 pounds per person in 2012 to 1,513 pounds per person in 2021.

The state Legislature passed organics management laws in 2022 and 2024. These laws aim to divert organic materials away from landfills through prevention, food rescue, and organics management facilities.

These actions will help Washington achieve its 2030 goal to reduce organic material in the landfill by seventy-five percent.

After July 1, 2024, new and updated local comprehensive solid waste management plans must address the new requirement to provide organic materials collection and management to residential and nonresidential customers. This includes siting new organic management facilities.

After Jan. 1, 2025, comprehensive plans for Thurston County jurisdictions must allow siting of organics management facilities to provide necessary capacity for organics collection.

4) Level of Services Standards

The total amount of garbage disposed of in Thurston County has increased each year since 2012 except 2023. In 2023, Thurston County produced nearly 227,000 tons of solid waste, or roughly 1,500 pounds of trash per county resident. The amount of trash per resident has also held steady in 2022 after increasing every year since 2012.

In 2023, just over 57,000 tons of waste was recycled including organics, about 20 percent of waste produced or 378 pounds per county resident.

Currently the Thurston County transfer station exceeds peak daily customer counts. Based on current and projected population growth and corresponding waste generation rates, the transfer station will need significant investment to construct improvements needed to address service demand. Specific project improvements include site reconfiguration, new scales and scale houses, repair infrastructure, and administrative operations building. A potential second site might be required.

The Infrastructure Management Plan recommended scheduled implementation of thirty-two solid waste capital infrastructure maintenance, repair, and replacement upgrades to the facilities over the planning horizon. Recommendations from the Infrastructure Management Plan were adopted in December 2019 for inclusion in the Thurston County Capital Facility Plan 2021-2026 which are updated on an

Commented [ES7]: [Sustainable Thurston Report Card | Thurston Regional Planning Council, WA \(trpc.org\)](#)

Commented [ES8]: [Sustainable Thurston Report Card | Thurston Regional Planning Council, WA \(trpc.org\)](#)

Lands for Public Purposes Element

Part 2 – Technical Information



annual basis for approval by the Board of County Commissioners.

Additional information on the Solid Waste Division capital facility projects and levels of service can be found in the 2019, Thurston County Public Works, Solid Waste Facility Condition Assessment and Infrastructure Management Plan.

5) Planned Projects, Costs, and Revenues

For planned projects, costs, and revenues, please refer to the most current version of the Thurston County Capital Facilities Plan.

F. Transit Services

1) Overview

Intercity Transit is the business name for the Thurston County Public Transportation Benefit Area. The service boundary includes the urbanized areas of Lacey, Olympia, Tumwater, and Yelm. All Intercity Transit services must be provided within the Thurston County Public Transportation Benefit Area boundary except for the Vanpool and Express bus service, which serve commuters who either begin or end their commute in Thurston County.

a) Regional Transit Facilities and Services

The Intercity Transit Strategic Plan is the master planning document that defines Intercity Transit operations and transportation services offered. The plan, updated annually, highlights goals and policy positions, and capital program and services for a six-year period. It is based on population growth, regional development, and financial forecasting. The Intercity Transit Strategic Plan is hereby incorporated by reference.

2) Transit Service and Facilities Inventory

There are four Intercity Transit routes directly providing service to and from Tumwater: Local Routes 12, 13, 42, and 68. In 2020 Intercity Transit adopted Zero-Fare under Resolution 03-2019 on fixed-route and Dial-A-Lift for three additional years, beginning when the General Manager determines fixed route and Dial-A-Lift services have returned to March 2020 service levels, or until January 1, 2028, whichever is later.

In response to the COVID-19 pandemic, Intercity Transit significantly decreased its systemwide fixed-route bus service during 2020; according to the Transit Development Plan for years 2026-2031, Intercity Transit intends to complete restoration of service volumes. By the end of 2024 Intercity Transit had restored service to pre-pandemic 2019 amounts. There are two identified potential candidates for expanded service in Tumwater: Henderson Boulevard and Old Highway 99 between Tumwater Boulevard and River Drive. Currently there are 113 active bus stops in Tumwater.

Commented [E59]: [2025-2030-StrategicPlan_0.pdf](#)

Commented [E5E10]: [Intercity Transit](#)

Commented [E5E11R10]: 2023-2028

Lands for Public Purposes Element

Part 2 – Technical Information



a) Fixed Local Transit Routes

Route 12: Olympia to Tumwater, via Labor and Industries, Israel Road, Tumwater Middle School, Linwood Ave, South Puget Sound Community College, the County Courthouse, to the Olympia Transit Center.

- Weekdays: 30-minute peak and 60-minute off-peak service, 6:00 a.m. – 9:40 p.m.
- Weekends: 30-minute service from 7:30 a.m. – 9:40 p.m.

Route 13: Olympia to Tumwater, a trunk route via Capitol Blvd, Tumwater Square, and to Labor and Industries

- Weekdays: 15-minute service 6:15 a.m. – 5:45 p.m. then 30 to 60-minute service 6:15 p.m. – 9:40 p.m.
- Weekends: 30-minute service from 7:45 a.m. – 9:40 p.m. Saturdays and Sundays

Route 42: Olympia to Tumwater, a route via Deschutes Parkway to the Courthouse, South Puget Sound Community College, Quixote Village, and to Family and Juvenile Court to Black Lake and Cooper Point

- Weekdays only: 45- 6:11 a.m. to 7:34 p.m.

Route 68: Lacey, to Tumwater, to Capital Mall, a neighborhood collector via Lacey Transit Center to Lacey Boulevard, to the County Fairgrounds, To Ruddell Rd, to the Corp Center off College, Henderson Boulevard to Yelm Highway, Tumwater Square, to South Puget Sound Community College, to Capital Mall transfer station.

Weekdays: 30-minute service 5:26 a.m. – 10:34 p.m.

- Saturdays and Sundays: 30-minute service from 6:56 a.m. – 1:34 p.m.

b) Paratransit Service

Dial-A-Lift: On-demand service at least 24-hour reservation for qualified mobility challenged clients: operates seven days a week throughout the service district following the same operating hours as fixed route service. The service covers up to ¾ mile up to one ½ miles within a fixed route.

c) Commuter Vanpool Program

Vanpool: Groups of three or more people lease a commuter van monthly to commute to/from work. A van group must originate in or end in Thurston County to qualify for its use. Intercity Transit currently has approximately 186 vanpools operating on weekdays throughout the Puget Sound area.

d) Employment Assistance Program

Village Vans: Federal and state funded programs offer two free programs: driver training/job skills and work-related transportation for low-income job seekers. Vans operate throughout Intercity Transit's service district. Program coordinates efforts with several service organizations and South Puget Sound Community College, including "WorkFirst Community Jobs."

e) Capital Facilities in Tumwater

Tumwater Square: Currently, two routes serve this transfer station on weekdays and weekends. Tumwater Square includes bus shelters and waiting areas on both sides of Cleveland Avenue, next to the Safeway

Lands for Public Purposes Element

Part 2 – Technical Information



grocery store. Routes 13 and 68 serve this stop.

State Office – Department of Labor and Industries: Intercity Transit maintains a stop at the main entrance to the Labor and Industries Building. Routes 12 and 13 serve this stop.

South Puget Sound Community College: InterCity Transit maintains two stops at the community college, one at the main entrance and one off Barnes Boulevard. Routes 42, 43, and 44 serve this stop.

An issue for Tumwater is the road infrastructure and transit supportive public roadways for expanded routes.

By 2025 Intercity Plans to have more frequent and direct routes along busy corridors, meaning 15 minute interval routes. They also plan to have better connectivity between Tumwater schools, South Puget Sound Community College, Capitol Campus, and surrounding neighborhoods. Furthermore, IT has stated to expand its service by adding eighty new stops to meet growing areas of the community.

3) Level of Services Standards

The Intercity Transit Strategic Plan includes operational policy positions that guide the agency and its vision for public transportation service delivery in the region, including within Tumwater. The Plan outlines work for 2025 within Tumwater including seventeen bus stops to be enhanced with larger landing pads, shelter ready, and front and rear door accessible.

Intercity Transit states services and routes are dependent on population, growth, and demand.

4) Planned Projects, Costs, and Revenues

The goal of the 2025-2030 Intercity Transit Strategic Plan is to implement capital improvements and a level of service that can be sustained for the near future.

For a complete breakdown of planned projects, costs, and budget please refer to Intercity Transit's most current Strategic Plan and Budget.

Lands for Public Purposes Element

Part 2 – Technical Information



Appendix A Foundational Documents

Table LPP-16 shows the foundational planning documents that form the basis for the Lands for Public Purposes Element of the Comprehensive Plan.

Table LPP-15. Foundational Documents for the Lands for Public Purposes Element.

Topic Index	Supporting Plans and Materials
General Policy	<ul style="list-style-type: none">Land Use Element (2025)County-Wide Planning Policies, Thurston County (2025)Natural Hazards Mitigation Plan for the Thurston Region (2023)
Utility Corridors	<ul style="list-style-type: none">Utilities Element (2025)
Transportation System	<ul style="list-style-type: none">Parks, Recreation, and Open Space Plan (2008/2016)Transportation Plan (2025)Capital Facilities Plan (2026-2031)What Moves You, 2045 Regional Transportation Plan, Thurston Regional Planning Council (2020)Intercity Transit Strategic Plan (2025-2030)Intercity Transit Capital Improvement Plans (2025-2029)Railroad Right of Way Preservation and Use Strategy for the Thurston Region (1992)Regional Transportation Improvement Program, Thurston Regional Planning Council (Draft 2025-2028)Statewide Transportation Improvement Plan (2024-2027)Thurston Regional Trails Plan (2023)Brewery District Plan (2014/2020)
Solid Waste Management	<ul style="list-style-type: none">Thurston County Solid Waste Management Plan 2021-2026, Thurston County (2021)Thurston County Capital Improvement Program 2025-2030 (Draft 2024)

Lands for Public Purposes Element

Part 2 – Technical Information



Topic Index	Supporting Plans and Materials
Sewage Treatment Facilities and Sanitary Sewer Systems	<ul style="list-style-type: none"> • Capital Facilities Plan (2026-2031) • Sanitary Sewer Comprehensive Plan (2015) • Thurston County On-Site Sewage Management Plan (2021) • Thurston County Sewerage General Plan for Unincorporated Urban Growth Management Area (1990) • 2050 LOTT Master Plan (2023) • 2025-2026 LOTT Capital Improvements Plan
Stormwater Systems and Facilities	<ul style="list-style-type: none"> • Capital Facilities Plan (2026-2031) • Black Lake Basin Water Resource Protection Study, Thurston Regional Planning Council (2015) • Budd/Deschutes Watershed Plan, Thurston Regional Planning Council (2009) • Comprehensive Stormwater Management Plan (2018) • Stormwater Management Program Plan (2023) • Deschutes River, Percival Creek, and Budd Inlet Tributaries Total Maximum Daily Load Water Quality Improvement Report and Implementation Plan, Washington State Department of Ecology (2015/2018/2020) • Northern Thurston County Groundwater Management Plan (1992) • Percival Creek Drainage Basin Plan, Thurston Regional Planning Council (1993) • Salmon Creek Comprehensive Drainage Basin Plan (2004) • Tumwater Drainage and Erosion Control Manual (2022) • Annexation Area Drainage Study (2011)
Water Systems and Facilities	<ul style="list-style-type: none"> • Conservation Element (2025) • Water Conservation Plan (2019) • Capital Facilities Plan (2026-2031) • Northern Thurston County Groundwater Management Plan (1992) • Water System Plan (2021) • Wellhead Protection Plan (2016)

Lands for Public Purposes Element

Part 2 – Technical Information



Topic Index	Supporting Plans and Materials
Parks, Recreation, and Open Space	<ul style="list-style-type: none"> • Conservation Element (2025) • Parks, Recreation, and Open Space Plan (2008/2016) • Shoreline Master Program (2019) • Capital Facilities Plan (2026-2031)
Fire Protection	<ul style="list-style-type: none"> • Strategic Plan, Tumwater Fire Department (2024) • Agency Evaluation, Tumwater Fire Department (2024) • Comprehensive Emergency Management Plan (2023)
Police Protection	<ul style="list-style-type: none"> • Police Strategic Growth Plan (2025-2029)
School Facilities	<ul style="list-style-type: none"> • Capital Facilities Plan (2023 – 2029), Tumwater School District (2024) • Capital Facilities Plan (2026-2031), Olympia School District (2024)
Library Services	<ul style="list-style-type: none"> • Timberland Regional Library Strategic Plan (2020-2024)
City Facilities	<ul style="list-style-type: none"> • Capital Facilities Plan (2026-2031) • Tumwater Resource Conservation Management Program (Phase 1 and 2) – Energy Conservation Assessment, State General Administration and Washington State University Extension Energy Program (2008)

Lands for Public Purposes Element

Part 2 – Technical Information



Appendix B New Capital Projects Equity Checklist

- A. Describe the proposed action, policy, or decision and an expected timeline.
- B. Describe the intended good outcomes of the proposal.
- C. What unintended consequences could result from the implementation of this proposal? Consider outcomes from similar efforts in other places, and any concerns stakeholders raise.
- D. Describe the impacted populations of this proposal. Consider intentional and unintentional impacts, as well as a variety of groups.
 - 1) Private sector.
 - 2) Government.
 - 3) Tumwater-established board.
 - 4) Community workgroup.
 - 5) General public.
 - 6) Tribal government.
 - 7) Other, please describe.
- E. Describe other similar or complementary services already provided to the impacted populations?
- F. Which Comprehensive Plan goals are addressed by the proposal?
- G. What kind of information informed the development of the proposal?
 - 1) Data.
 - Client or customer.
 - Demographic.
 - Expenditure or revenues.
 - Equity Index indicators.
 - Geography.
 - Service or program provider.
 - Other, please describe.
 - 2) Stakeholder feedback.
 - Community-based organizations.
- H. If stakeholder engagement informed the proposal, what kind of engagement was used, and for whom?
 - 1) Collaborated.
 - 2) Consulted.
 - 3) Informed.
- I. If the proposal was informed by stakeholder engagement, describe the support for and concerns raised about the proposal.
- J. If the proposal was not informed by stakeholder engagement, why? How might this exclusion affect the proposal and its consequences?
- K. What disparities exist or could be created by the proposal? Consider various disparities, such as racial, geographic, gender, age, educational, income-based, language-based, ability-based, citizenship-status-based, sexual orientation-based, and more.

Commented [BM12]: Add templates and tools to attach or suggest be used to guide completion of this document, similar to a SEPA checklist to guide the type of information needed below

Commented [BM13R12]: Overall, this is pretty comprehensive and would take some time and work to fill out. Suggest adding some examples of tools and templates that might help the user. Examples of matrices and links to data sources would be very helpful. Also, help the user keep answers to sentences and paragraphs, not pages. The outreach to impacted community members is the heavy lifting, along with real analysis of that information and then taking that information back out to the community, like you do with planning to say—"does this project work?" "Does it equitably benefit?" We have to remember that this not about equality but equity.

Commented [MM14R12]: Agreed. This is good stuff, but a pretty heavy lift. Tools to make it easier will be key.

Commented [BM15]: Consider providing hyperlinks to sources for research for tools like the Tumwater Opportunity Index - ArcGIS StoryMaps, and Housing Plan, census maps, Comp. Plan, etc.)

Commented [BM16]: Consider providing a toolkit on methods for stakeholder engagement and definitions of a, b, and c, and resources in Tumwater for support. Also, provide requirements and models for how best to capture stakeholder feedback, particularly from marginalized communities.

Commented [BM17]: See above, how well documented are concerns raised about the proposal, and how are they captured in weighted matrices? Provide possible tool examples to be used to display support for and against a proposal.

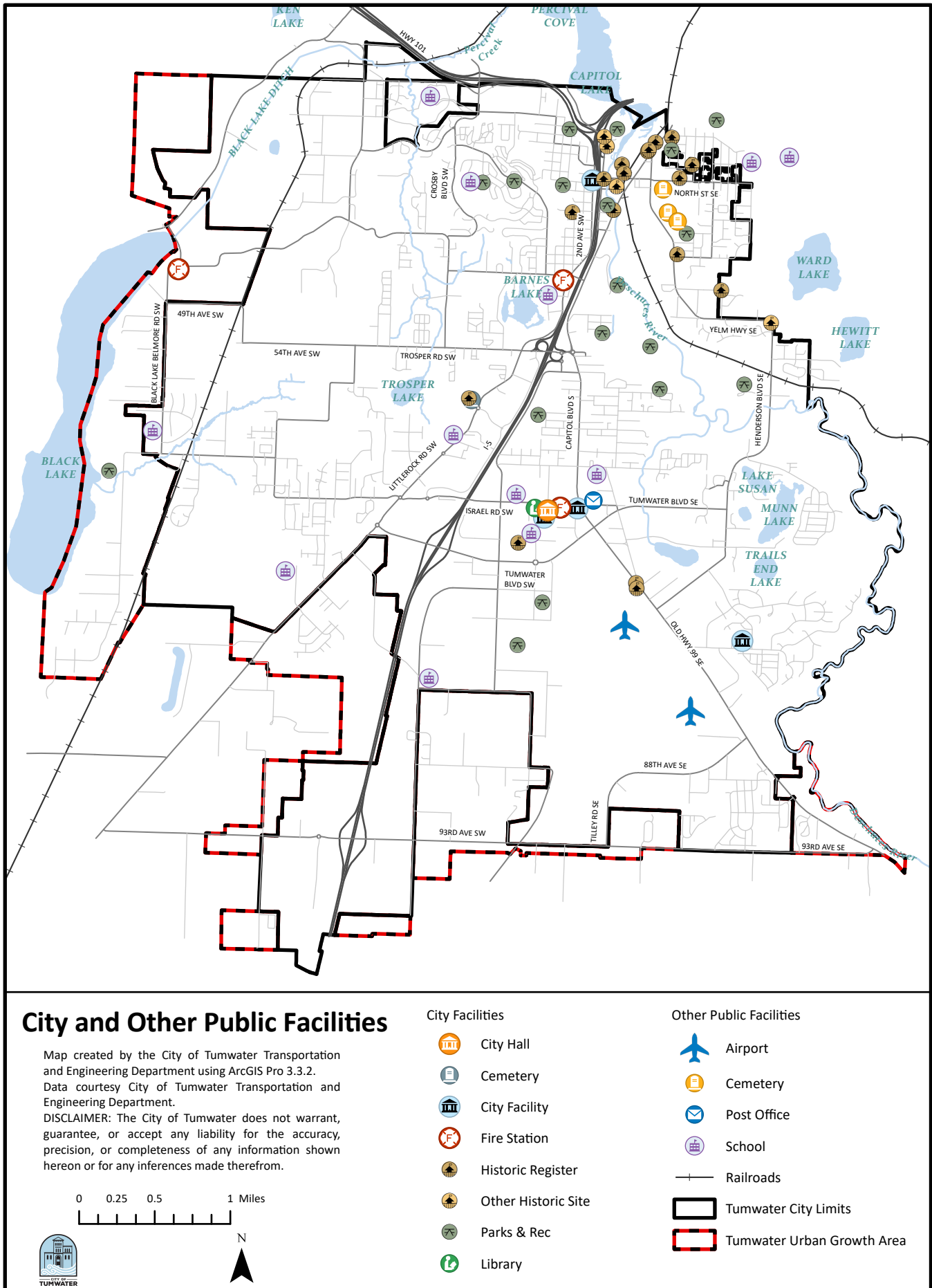
Lands for Public Purposes Element

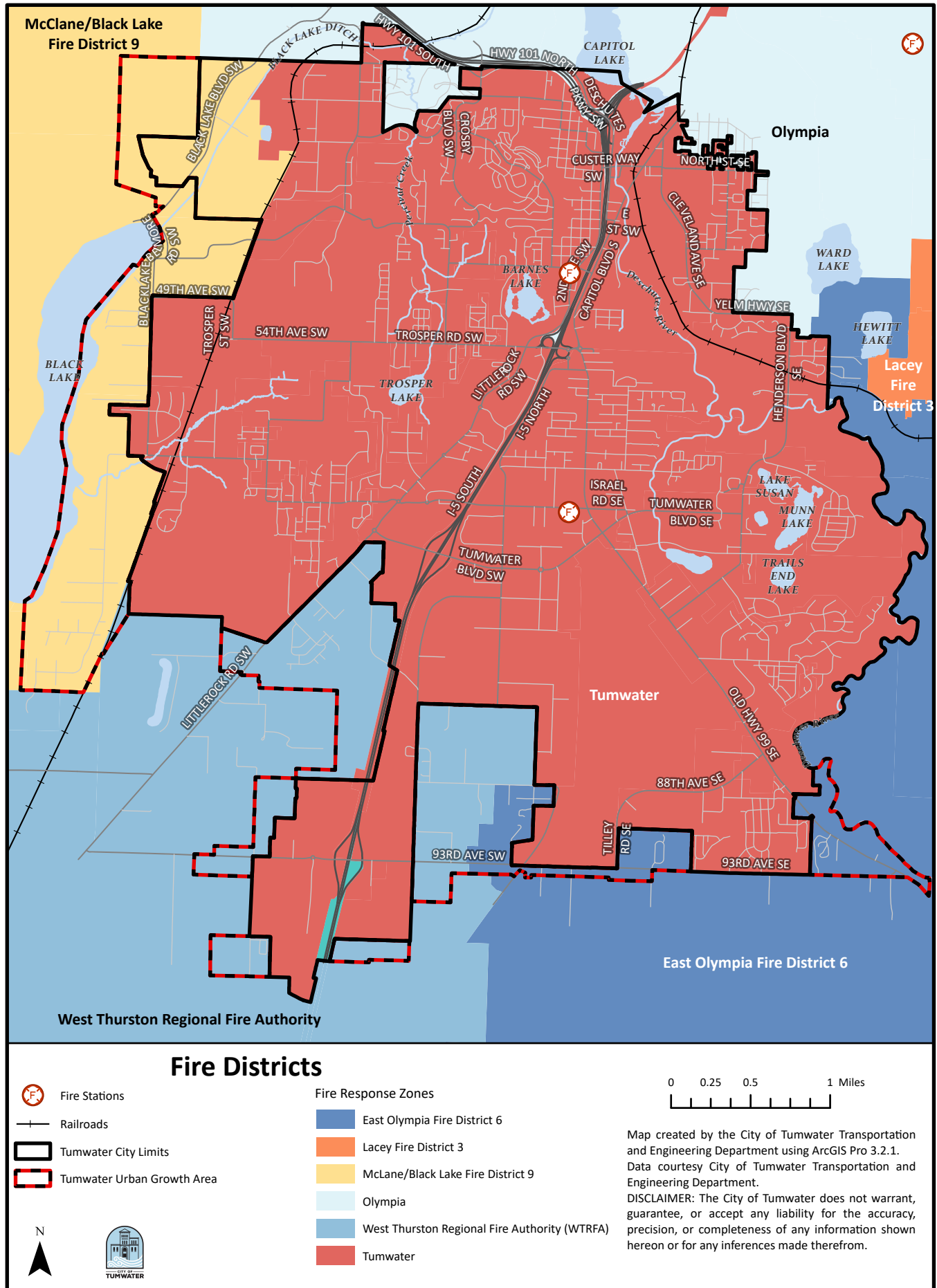
Part 2 – Technical Information

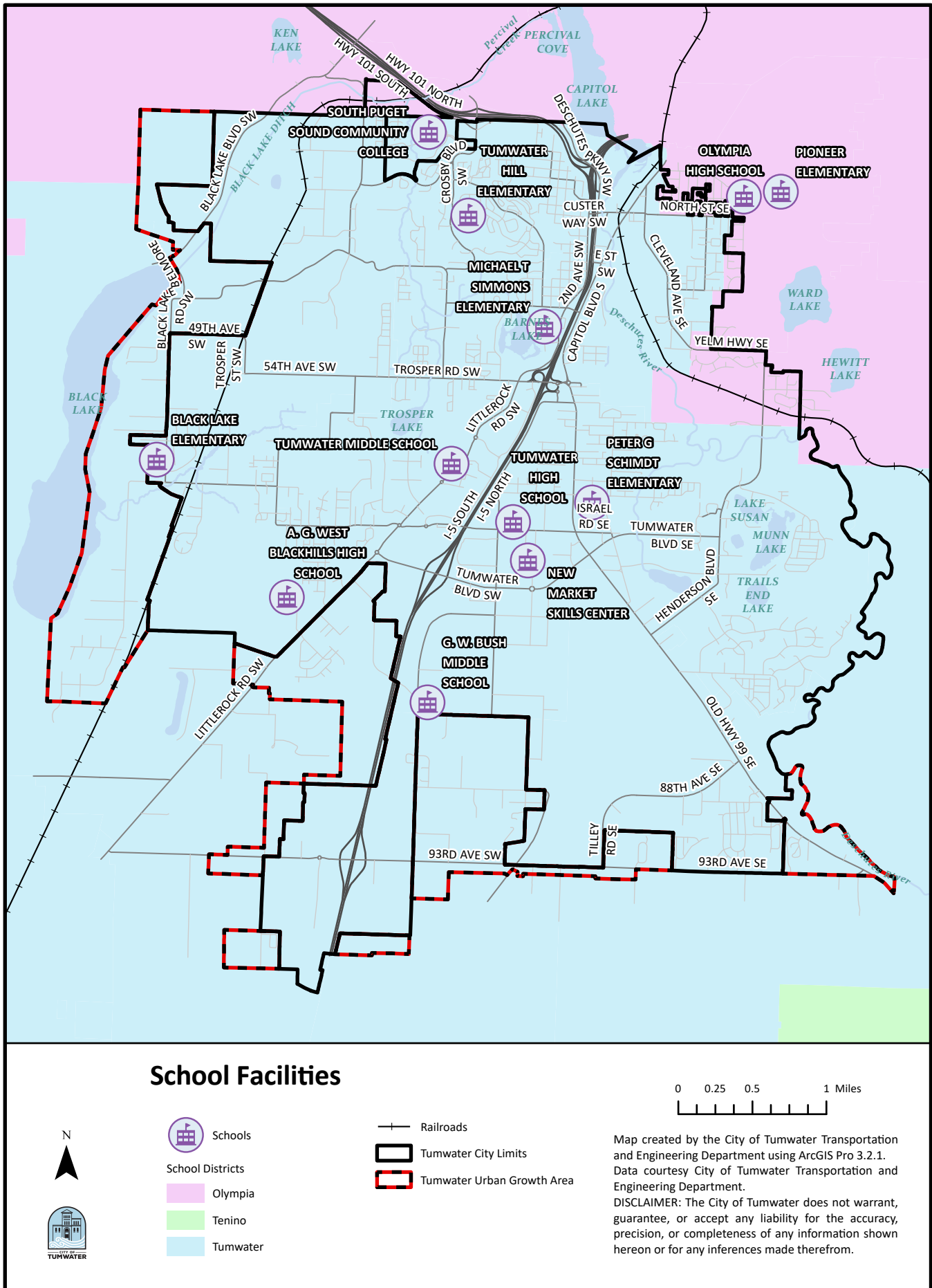


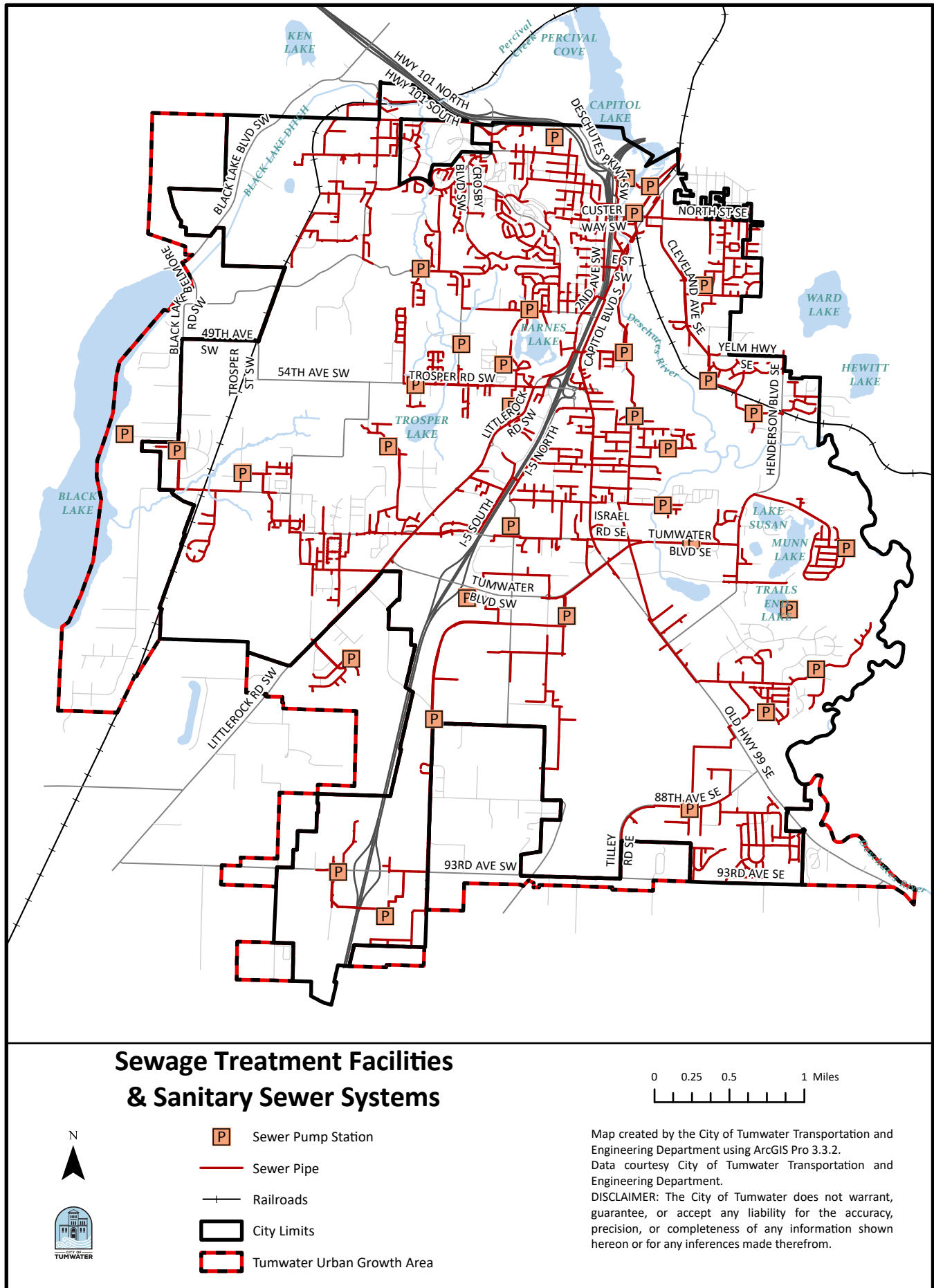
- L. How does this proposal most effectively improve equitable outcomes in Tumwater?
- M. Who will benefit from this proposal? Why are other groups excluded from benefits?
- N. How will impacts be monitored after this proposal is implemented? Why were these metrics chosen?
- O. Considering your responses to the prompts and questions above, are there any modifications or additions that could be made to the proposal to serve people more equitably? How feasible are these changes, and how might they be implemented?

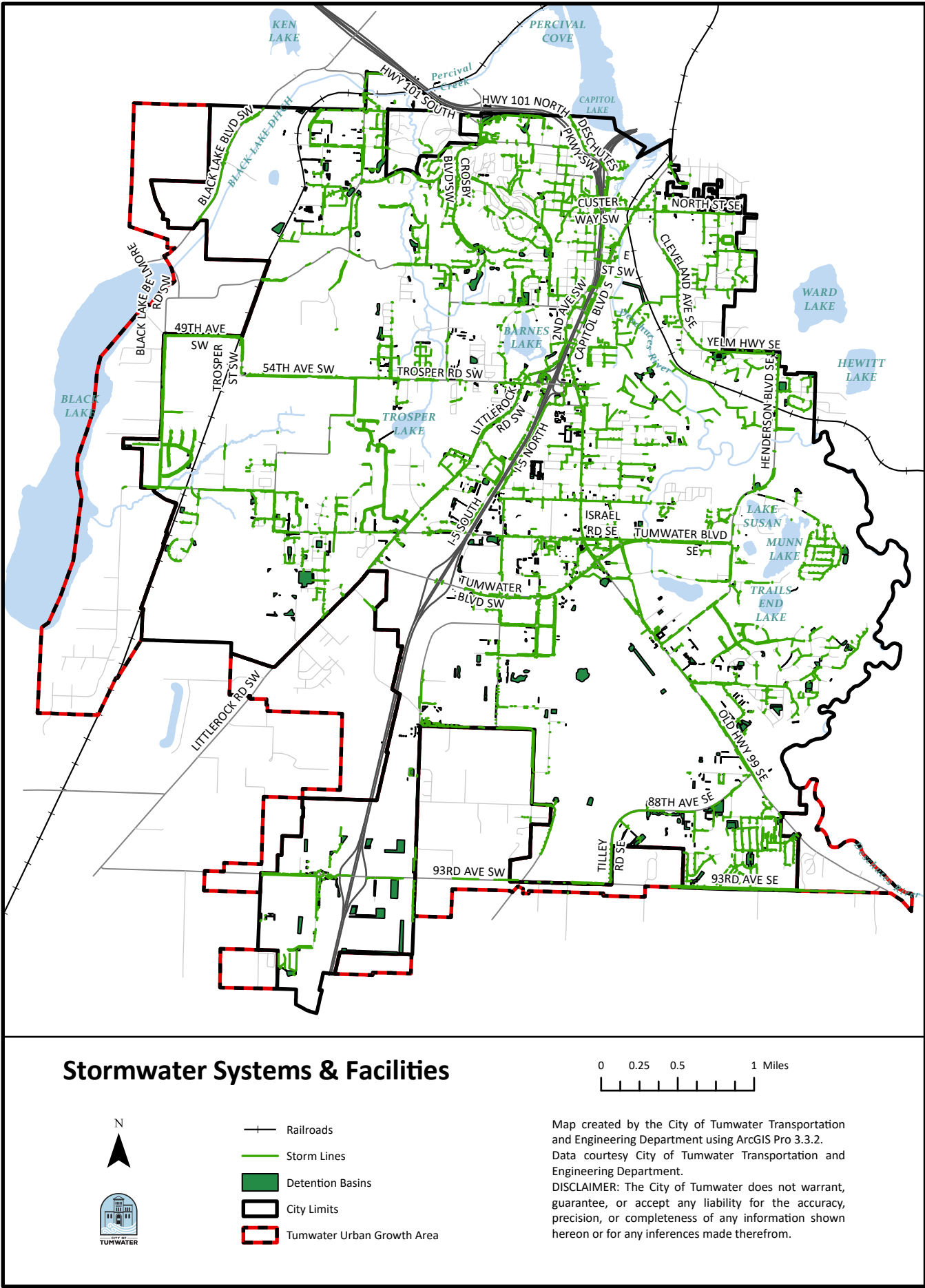
Commented [BM18]: Suggest tools like weighted matrices, algorithms, pace and priority tools, alignment with city strategic goals, etc.

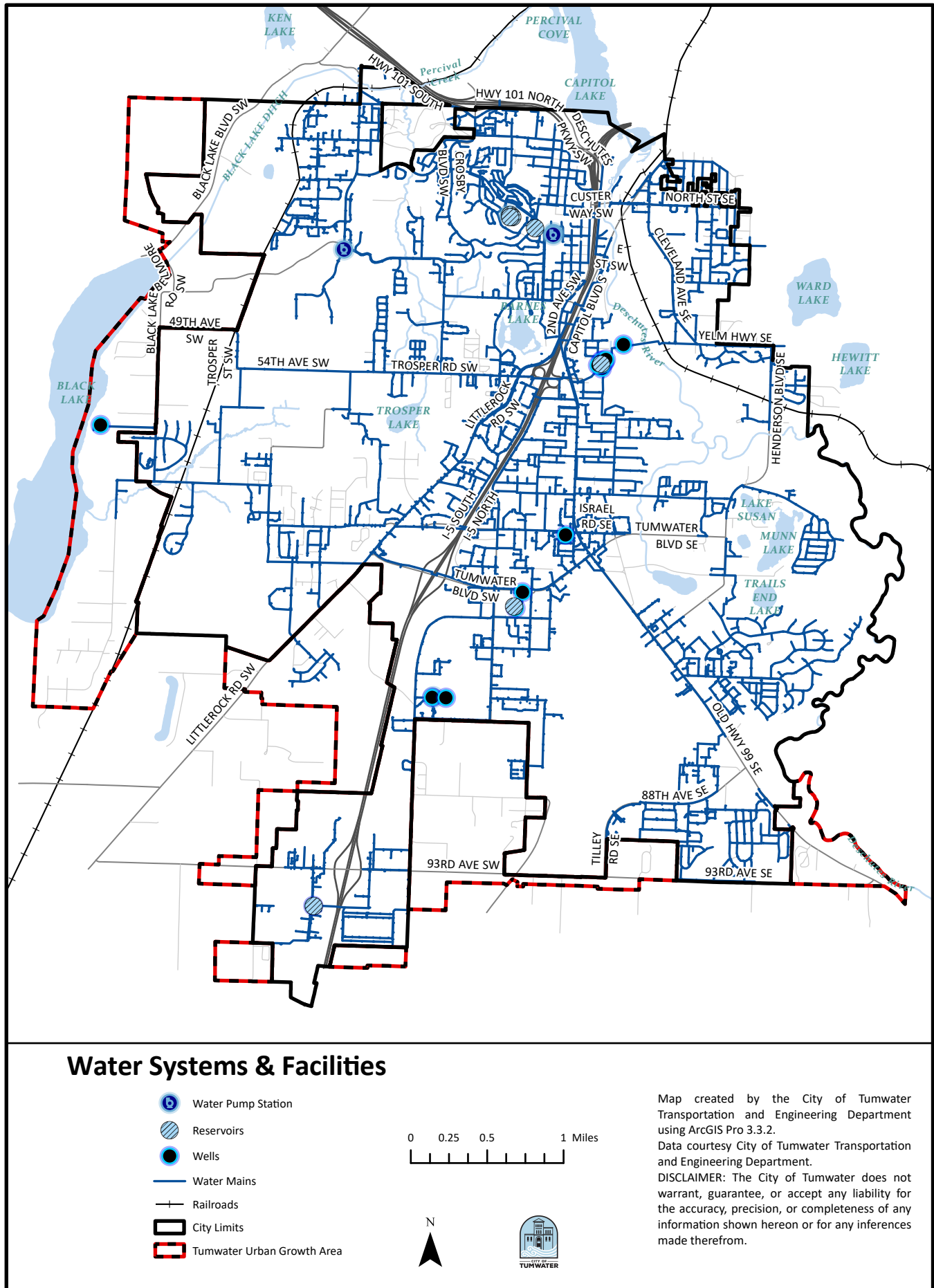


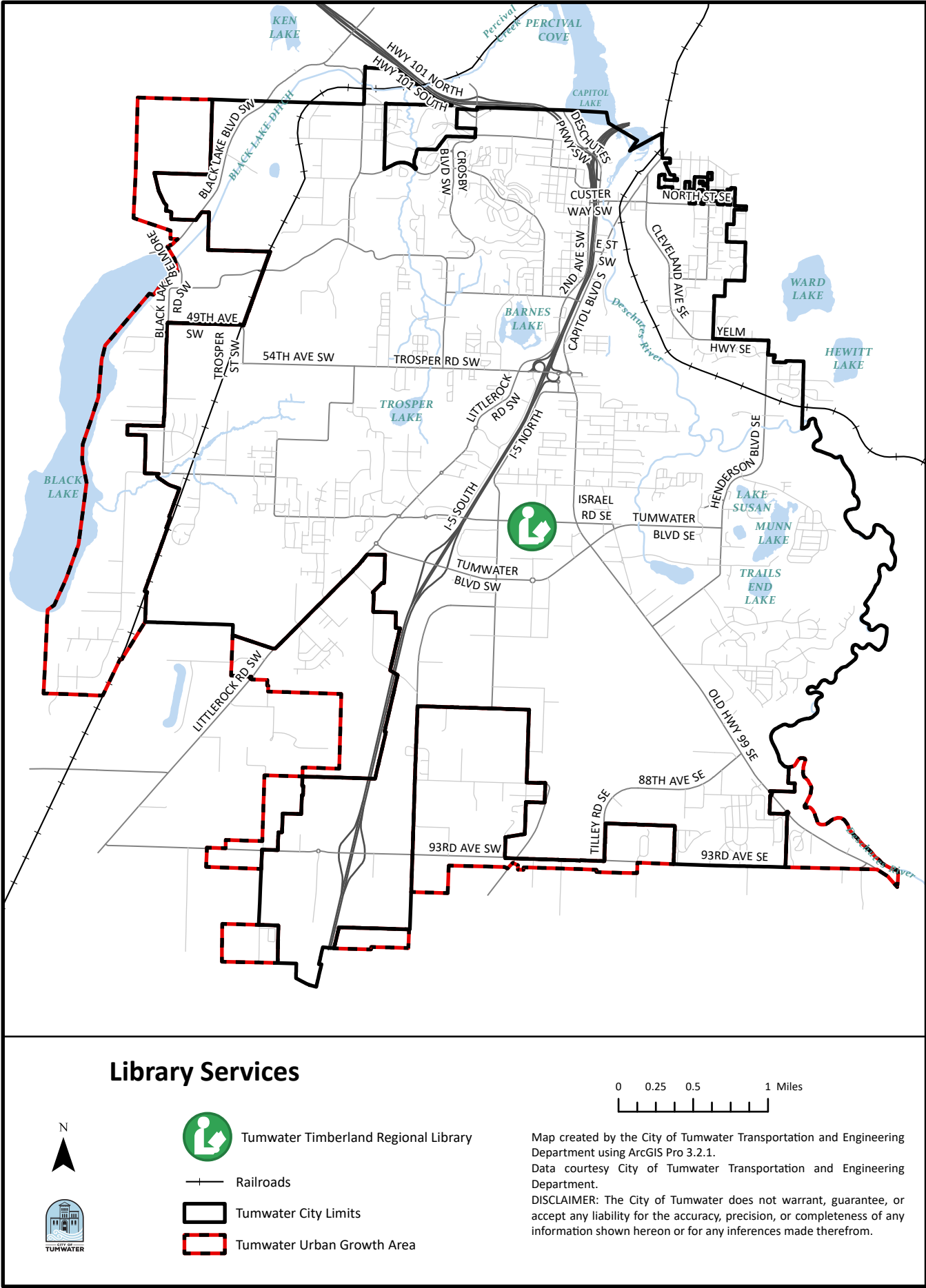


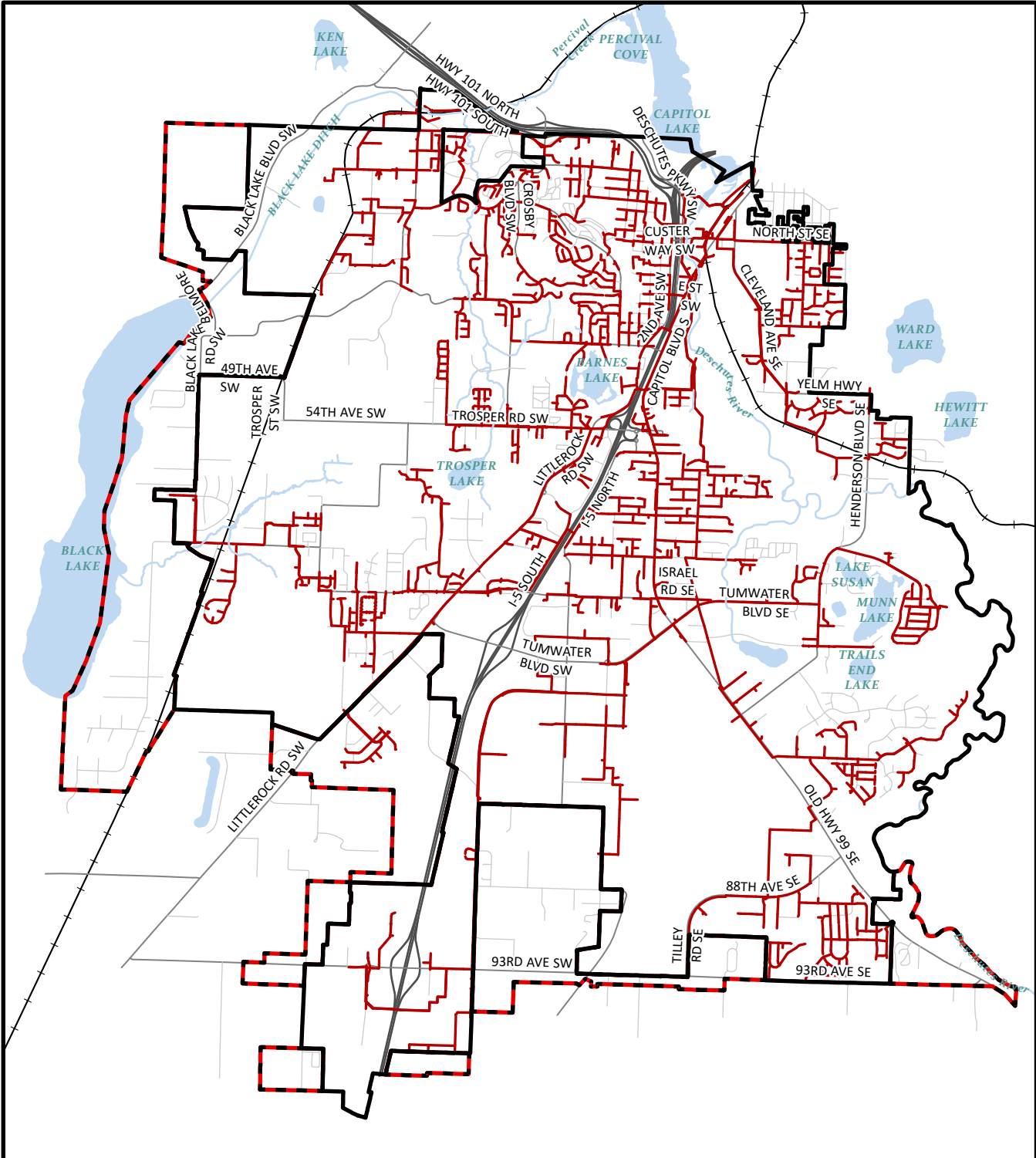




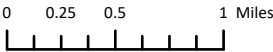








Sanitary Sewer Systems



- Sewer Pipe
- Railroads
- City Limits
- Tumwater Urban Growth Area

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.3.2.
Data courtesy City of Tumwater Transportation and Engineering Department.
DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.