



CITY OF
TUMWATER

**CITY COUNCIL WORK SESSION
MEETING AGENDA**

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

**Tuesday, August 26, 2025
6:00 PM**

1. Call to Order
2. Roll Call
- [3.](#) 2025 Comprehensive Plan Periodic Update – Land Use Element (Community Development Department)
- [4.](#) 2025 Comprehensive Plan Periodic Update – Housing Stakeholder Process (Community Development Department)
- [5.](#) Resolution No. R2025-012, Purple Heart City Designation (Executive Department)
6. Mayor/City Administrator's Report
7. Adjourn

Meeting Information

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

Watch Online

<https://us02web.zoom.us/j/82599970155?pwd=ywJw48HagkksrPL8lQPz51HmPi2ZM.1>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 825 9997 0155 and Passcode 272797.

Public Comment

The public may submit comments by sending an email to council@ci.tumwater.wa.us, no later than 4:00 p.m. the day of the meeting. Comments are submitted directly to the Councilmembers and will not be read individually into the record of the meeting.

Post Meeting

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

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City's ADA Coordinator

directly, call (360) 754-4129 or email ADACoordinator@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384.

TO: City Council
FROM: Dana Bowers, Associate Planner
DATE: August 26, 2025
SUBJECT: 2025 Comprehensive Plan Periodic Update – Land Use Element

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. Work on the periodic update started last fall.

The updated Land Use 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 briefing is to present the complete draft Land Use Element for discussion by the City Council.

3) Policy Support:

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

4) Alternatives:

☐ None.

5) Fiscal Notes:

This is primarily an internally funded annual work program task.

6) Attachments:

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

STAFF REPORT

Date: August 26, 2025

To: City Council

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 City Council meeting on Tuesday, August 26, 2025, is to discuss the draft Land Use Element, which consists of two parts:

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

Questions

In preparation for the work session, the City Council 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?
- Do you see 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..... 3

4 – Land Use Growth Targets..... 4

5 – Land Use Capacity Estimates 5

6 – Land Use Designations 5

7 – Future Land Use Map..... 7

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

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

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

Appendix A – Guidance..... 14

Appendix B – 2016 Land Use Element Goals, Policies, and Actions 15

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.

2 – General State Requirements for the Land Use Element

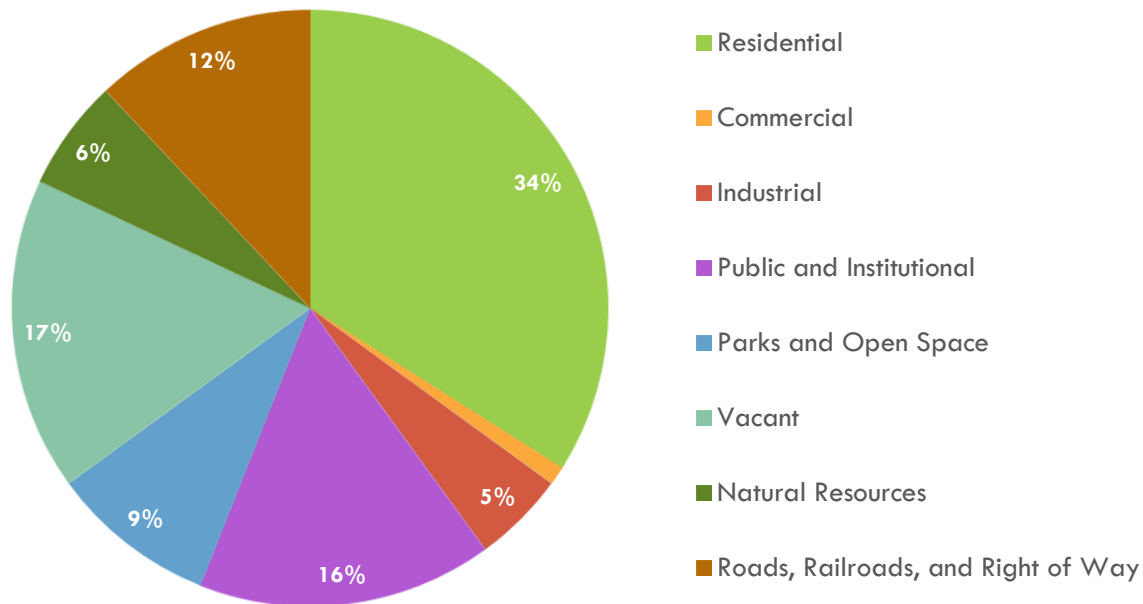
In addition to meeting the state Growth Management Act goals, the City's Land Use Element addresses the following Growth Management Act requirements according to RCW 36.70A.070, as amended in 2023:

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 assessment used satellite imagery and modeling software to classify the land use into categories. The chart in Figure 1 shows the portion by percent of each land use type that is developed currently.

Figure 1. Existing Land Use in Tumwater.



4 – Land Use Growth Targets

Understanding growth can help Tumwater prepare for the kinds of services that will be needed for the community over 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
Population	
Population (2020) ²	28,707

¹ Thurston Regional Planning Council, Planning for and Accommodating Housing Needs in Thurston County, Implementing the Housing Affordability Requirements of HB 1220, April 2025.

² 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).

Type	Number
Projected Population Increase (2020-2045) ³	17,363
Projected Population (2045) ³	46,070
Jobs	
Employment Estimate (First Quarter, 2017) ⁴	27,030 Jobs
Projected Employment Increase (2017-2025) ⁴	10,730 Jobs
Employment Forecast (2045) ⁴	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 projected growth over the next 20 years. While Thurston Regional Planning Council noted that Tumwater has surplus housing units in all levels, there was only a small amount of land capacity above required amount for those whose income is less than 80% Annual Mean Income. With such a small margin, the Land Use and Housing Elements are taking specific actions to ensure land capacity is available.

6 – Land Use Designations

Tumwater is broken down into neighborhoods that have similar geomorphology, environmental concerns, historical context, and existing use. The Land Use Element defines and assigns future land use types to each neighborhood in Tumwater based on physical and environmental factors, historical use, existing use, community concerns, and goals. The neighborhoods can have different recommendations for their areas depending on the factors found there.

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

- More housing types for most residential designations.
- Updated densities to ensure needed capacity is available.
- Combining the Single Family Low Residential and Single Family Medium Residential designations into a new Low Density Residential designation.

Proposed changes to land use designations for Tumwater are intended to meet state requirements to accommodate growth and to promote variety of residential densities and housing types while preserving existing housing stock. Increasing variety also decreases impacts to low income or racially disparate communities. While increasing density is a strategy to reduce

³ Thurston Regional Planning Council, Table 3. Population Estimates and Forecast Thurston County Cities, Urban Growth Areas, and Reservations 2010-2045.

⁴ Thurston Regional Planning Council, Total Employment Estimates and Forecast, Thurston County Urban Areas, 2019.

sprawl and more efficiently meet the needs of all community members, staff are considering increases to strategic areas where infill will not vastly change the character of existing neighborhoods. Figure 1 outlines the updated land use designations, the implementing zone districts, and minimum and maximum densities.

Table 2. Land Use Designation & 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 <i>(previously Single Family Low Density Residential and Single Family Medium Density Residential)</i>	LDR Low Density Residential	Minimum: 6 Maximum: 9
Medium Density Residential <i>(previously Multifamily Medium Density Residential)</i>	MDR Medium Density Residential	Minimum: 10 Maximum: 19 ⁵
High Density Residential <i>(previously Multifamily High Density Residential)</i>	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

⁵ 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-14 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.

Land Use Designation	Implementing Zone District	Net Dwelling Units Per Acre
Mixed Use Land Uses		
Brewery District	BD Brewery District	Minimum: 8 to 30, depending on subdistrict ⁶ Maximum: None
Capitol Boulevard Community	CBC Capitol Boulevard Community	Minimum: 30 Maximum: None
Mixed Use	MU Mixed Use	Minimum: 20 Maximum: None
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

7 – Future Land Use Map

The Future Land Use Map represents the general future land use patterns expressed as future land use designations intended for Tumwater within the 20-year planning period of the Comprehensive Plan. These future land use patterns are a graphic expression of the policies found in Part 1 of the Land Use Element – Goals, Policies, and Implementation Actions.

Future land use designations are different from zone districts found in TMC Title 18 Zoning. Future land use designations represent general types of land uses that the City would like to see develop in each area whereas zone districts provide specific regulations about what is allowed to be developed, at what form and scale with what setbacks and other features. Further details will be presented with the development code updates.

A. Interactive Map Tool

The 2025 Comprehensive Plan Update Interactive Future Land Use Map tool displays selected conservation and critical area data on an aerial base map. Proposed future land use designations can be viewed by sliding a bar from left to right across the screen. This tool will help the community compare the environmental constraints, current land use and future land use. The tool is provided as link below and is available for your review. Staff will use the tool on the screen during the meeting to guide discussions.

⁶ 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.

CPU 2025 Interactive Land Use Tool Link:

<https://experience.arcgis.com/experience/e8975a26b0094deab58c8b500c176194>

B. Map Updates

The largest updates to the map were to change the names of residential designations. Single-Family Low Density and Single-Family Medium Density designations were updated to the new Low Density Residential Designation. Multi-Family Medium Density Residential was updated to Medium Density Residential and Multi-Family High Density Residential was updated to High Density Residential.

The updates to the future land use map are listed below in Table 2. Several parcels had the same changes in different areas. They are labelled with the same identification code. One parcel was updated from public institutional to mixed use to reflect current use.

Table 1. Changes to the Future Land Use Map.

Identification Code	Previous Designation	New Designation	Reason	Source
SFL-LDR	Single Family Low Density	Low Density Residential	More diversity of housing types	State requirement
SFM-LDR	Single Family Medium Density	Low Density Residential	More diversity of housing types, increased density	State requirement
MFM-MDR	Multi-Family Medium Density	Medium Density Residential	More diversity of housing types, increased density	State requirement
MFH-HDR	Multi-Family High Density	High Density Residential	More diversity of housing types, increased density	State requirement
PI-MU	Public Institutional	Mixed Use	More compatible with current use	City Preference

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:** 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:** Discusses the Element's connection to the land use goals of the state Growth Management Act.
- **Chapter 3 – County-Wide Planning Policies:** Discusses the Element's connection to the Thurston County-Wide Planning Policies.
- **Chapter 4 – Summary of Element Goals:** 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:** 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:** 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.
- A work session to review the entire Land Use Element with Planning Commission on June 24, 2025.
- A work session to review the entire Land Use Element with Planning Commission on July 22, 2025.

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 and summer 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 Ordinance No. O2025-010 will be:

- October 28, 2025 – Planning Commission Comprehensive Plan Update Ordinance No. O2025-010 briefing work session
- November 24, 2025 – Planning Commission Comprehensive Plan Update Ordinance No. O2025-010 work session

- December 9, 2025 – Planning Commission Comprehensive Update Ordinance No. O2025-010 public hearing
- January 13, 2026 – Joint City Council – Planning Commission Comprehensive Plan Update Ordinance No. O2025-010 work session
- January 27, 2026 – City Council Comprehensive Plan Update Ordinance No. O2025-010 work session
- February 18, 2026 – City Council Comprehensive Plan Update Ordinance No. O2025-010 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 – 2016 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.

2025 Comprehensive Plan Update Land Use Element

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



Dana Bowers, Associate Planner

City Council Work Session August 26, 2025

Overview

- State Requirements
- Housing, Population, and Jobs Forecasts
- Land Use Designations
- Future Land Use Map
- Discussion

State Requirements

- Growth Management Act RCW 36.70A.070
- Designate land 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
- Include population densities, building intensities, and estimates of future population growth
- Environmental justice - avoid creating or worsening environmental health disparities (HB 1181)



State Requirements

- Protect groundwater used for public water supplies
- 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
- 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



State Requirements

- 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:
 - 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;
 - Reduce wildfire risks to residential development in high-risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes; and
 - Protect existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures



Housing, Population, and Jobs Forecasts

Type	Number
Housing	
Housing Units Needed (2020-2045)	9,192 Units
Household Size (2020)	2.39 People per Household
Population	
Population (2020)	28,707
Projected Population Increase (2020-2045)	17,363
Projected Population (2045)	46,070
Jobs	
Employment Estimate (First Quarter, 2017)	27,030 Jobs
Projected Employment Increase (2017-2025)	10,730 Jobs
Employment Forecast (2045)	37,760 Jobs



Land Use Designations

- NEED: Uses population, housing and job forecasts
- CAPACITY: Land use constrained by physical and environmental features, historic use, current use, community concerns and goals.
- Areas subdivided into 11 neighborhoods based on historic uses, physical features and community vision



Needs

- Only have space for 35 more houses than required for 80% AMI and less
- Space for commercial and industrial is sufficient
- Reduce distance to jobs and daily needs to provide opportunities for mode shift



Constraints

- Wetlands
- Slopes
- Wellhead protection zones
- Frequently flooded areas
- Wildlife habitat conservation areas
- Maximizing opportunities for infill to minimize impacts
- Supporting mixed-use developments



Proposed Land Use Designation Updates

Current		Proposed	
Land Use Designation	Net Dwelling Units Per Acre	Land Use Designation	Net Dwelling Units Per Acre
Single-Family Low	Minimum: 4 Maximum: 7	Low Density Residential	Minimum: 6 Maximum: 9
Single-Family Medium	Minimum: 6 Maximum: 9	Low Density Residential	Minimum: 6 Maximum: 9
Multifamily Medium	Minimum: 9 Maximum: 15	Medium Density Residential	Minimum: 10 Maximum: 19
Multifamily High	Minimum: 14 Maximum: 29	High Density Residential	Minimum: 20 Maximum: None



Proposed Updates

Land Use Designation	Current Net Dwelling Units Per Acre	Proposed Net Dwelling Units Per Acre
Brewery District Knoll	No Density Specified	Minimum: 30
Capitol Boulevard Community	CBC Capitol Boulevard Community	Minimum: 30
General Commercial	No Density Specified	Minimum: 30
Mixed Use	Minimum: 14	Minimum: 20
Neighborhood Commercial	Minimum: 4	Minimum: 6
	Maximum: 8	Maximum: 9



Proposed Map Updates

- Future Land Use Map included as Attachment E
- Map Tool includes Conservation Element maps to show environmental constraints

<https://experience.arcgis.com/experience/e8975a26b0094deab58c8b500c176194>





Discussion & Questions

Next Steps

- Complete final round of stakeholder input and engagement
- Ensure input and feedback was incorporated
- Comprehensive Plan Adoption Process – Fall 2025 to Winter 2026
- Comprehensive Plan Ordinance Briefing – Planning Commission – October 28, 2025



Submitting Comments or Questions

Written comments or questions are welcome at any time during the periodic update process

- Update website: [2025 Comprehensive Plan Update](#)
- Periodic update email: compplan@ci.tumwater.wa.us
- City of Tumwater contact:
Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: 360-754-4180
Email: compplan@ci.tumwater.wa.us



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 AUGUST 12, 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 23

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..... 33

 5. Public Facilities Goals 37

 6. Historic Preservation Goals 39

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 Plan Introduction.

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 County-Wide Planning Policies as well as 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.

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 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

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.

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 the Thurston County 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

TED Transportation & Engineering

WRS Water Resources & Sustainability

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.

1) Department Leads

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

CDD Community Development

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 [BM1]: 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
LU-1.2	Coordinate the Land Use Element with all the other Elements of the Comprehensive Plan.	CDD	Term of the Plan

Commented [BM2]: Update of 2016 Policy LU-1.1.

Commented [BM3]: New policy

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-1.3	<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-1.4	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-1.5	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-1.6	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 to process 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, access to social services, healthy habitats, unique spaces for recreation, engagement, and inclusion.	CDD	Term of the Plan
LU-2.4	Support complete neighborhoods consisting of 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-3.2	Ensure development conforms with the Water System Plan and Sanitary Sewer Comprehensive Plan.	CDD TED WRS	Term of the Plan
LU-3.3	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-3.4	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-3.5	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	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

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



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
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	Support a greater variety of housing types to meet the needs of a changing population by creating flexible 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 the Land Use Element 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

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

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-5.2	Establish and maintain multimodal links between land uses.	CDD TED	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
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	Monitor transportation improvements for consistency with the Comprehensive Plan and development regulations.	CDD TED	Term of the Plan

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

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	Evaluate and set reasonable conditions on development to mitigate anticipated adverse environmental impacts.	CDD	Term of the Plan

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

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 [BM34]: 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 [BM35]: 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	Explore and implement methods to 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	Concentrate residential development 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 challenges can be achieved.	CDD	Term of the Plan
LU-7.5	Do not permit private residential gated communities.	CDD	Term of the Plan

Commented [BM36]: Update of 2016 Policy LU-9.1.

Commented [BM37]: Update of 2016 Policy LU-9.2.

Commented [BM38]: Update of 2016 Policy LU-9.3.

Commented [BM39]: Update of 2016 Policy LU-9.4.

Commented [BM40]: 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.

Commented [BM41]: 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
LU-8.2	Concentrate high intensity commercial uses in mixed use centers to efficiently provide multimodal access and walkable communities.	CDD	Term of the Plan
LU-8.3	Locate high intensity commercial uses close to arterial routes and freeway access.	CDD	Term of the Plan
LU-8.4	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-8.5	Support local small scale commercial opportunities.	CDD	Term of the Plan

Commented [BM42]: Update of 2016 Policy LU-10.3.

Commented [BM43]: Update of 2016 Policy LU-10.9.

Commented [BM44]: Update of 2016 Policy LU-10.10.

Commented [BM45]: 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

Commented [BM46]: Update of 2016 Goal LU-10.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



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.

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 [BM47]: Update of 2016 Policy LU-10.3.

Commented [BM48]: Update of 2016 Policy LU-10.5.

Commented [BM49]: Update of 2016 Policy LU-10.6.

Commented [BM50]: Update of 2016 Policy LU-10.7.

Commented [BM51]: 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 [BM52]: Update of 2016 Goal LU-7.

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

Commented [BM53]: Update of 2016 Policy LU-7.1.

Commented [BM54]: Update of 2016 Policy LU-7.3.

Commented [BM55]: 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 [BM56]: 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 [BM57]: New policy.

Commented [BM58]: 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.

Commented [BM59]: New goal.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



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

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 [BM60]: New policy.

Commented [BM61]: New policy.

Commented [BM62]: 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 [BM63]: 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 [BM64]: 2016 Policy LU 13.1.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



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 important component of recognizing our shared bond to this area.

Commented [BM65]: 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

Commented [BM66]: Update of 2016 Policy LU-13.1.

Commented [BM67]: 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
- TED Transportation & Engineering
- WRS Water Resources & Sustainability

a) Department Leads

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

CDD Community Development

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 [BM68]: Update of 2016 Goal LU-1.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



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	Coordinate the Land Use Element with all the other Elements of the Comprehensive Plan.	CDD	Term of the Plan
LU-1.3	Implement the following City plans and maps through the Land Use Element: <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 	CDD PRD TED WRS	Term of the Plan
LU-1.3.1	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
LU-1.4	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

Commented [BM69]: Update of 2016 Policy LU-1.1.

Commented [BM70]: Update of 2016 Implementation Action LU-1.1.1.

Commented [BM71]: New policy

Commented [BM72]: 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 [BM73]: Update of 2016 Implementation Action LU-1.9.1 and 2016 Implementation Policy #1.

Commented [BM74]: Update of 2016 Policy LU-1.10 and LU-1.11.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-1.4.1	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-1.5	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-1.6	Support the creation of a new city center.	CDD TED	Term of the Plan
LU-1.6.1	Review and update the Tumwater Town Center Plan.	CDD TED	2026-28
LU-16.2	Work with the Port of Olympia and the Federal Aviation Administration to modify or 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 Implementation Policy #8 as an implementation action.

Commented [BM76]: New policy derived from 2016 Land Use Element Policy LU-1.5.

Commented [BM77]: Update of 2016 Policy LU-1.4.

Commented [BM78]: Update of 2016 Policy LU-1.4 as an implementation action.

Commented [BM79]: 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 [BM80]: Update of 2016 Goal LU-2.

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 to process development permits in a timely and fair manner.	CDD	Term of the Plan

Commented [BM81]: Update of 2016 Implementation Policy #11 as a policy.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
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, access to social services, healthy habitats, unique spaces for recreation, engagement, and inclusion.	CDD	Term of the Plan
LU-2.3.1	Assess neighborhood vibrancy every five years based on the following criteria: housing, economy, health, recreation, and engagement.	CDD	2030, then 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

Commented [BM82]: New implementation action.

Commented [BM83]: New implementation action.

Commented [BM84]: Update of 2016 Policy LU-2.3.

Commented [BM85]: Update of 2016 Implementation Action LU-2.3.1 and Implementation Policy #2.

Commented [BM86]: New implementation action.

Commented [BM87]: New implementation action.

Commented [BM88]: Update of 2016 Policy LU-2.8.

Commented [BM89]: New implementation action.

Commented [BM90]: New implementation action.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-2.3.3	Promote 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 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	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-2.5.1	Monitor new annexations for the first five years on an annual basis and provide resources for transition to public services and zoning as agreed to in the Countywide Planning Policies, City-County Annexation Interlocal Agreement and the Tumwater Thurston County Joint Plan.	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 [BM91]: New implementation action.

Commented [BM92]: New implementation action.

Commented [BM93]: Update of 2016 Policy LU-2.8.

Commented [BM94]: Update of 2016 Implementation Policy #6.

Commented [BM95]: Update of 2016 Policy LU-2.4.

Commented [BM96]: Update of 2016 Policy LU-2.7.

Commented [BM97]: New implementation action.

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

Commented [BM98]: 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-3.1.1	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-3.2	Ensure development conforms with the Water System Plan and Sanitary Sewer Comprehensive Plan.	CDD TED WRS	Term of the Plan
LU-3.3	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-3.4	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-3.5	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-3.5.1	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

Commented [BM99]: Update of the 2016 Policy LU-3.1.

Commented [BM100]: Update of 2016 Implementation Action LU-3.1.1.

Commented [BM101]: Update of 2016 Implementation Policy #7.

Commented [BM102]: Update of 2016 Policy LU-3.2.

Commented [BM103]: Update of 2016 Policy LU-3.3.

Commented [BM104]: Update of 2016 Policy LU-3.5.

Commented [BM105]: Update of 2016 Policy LU-3.6.

Commented [BM106]: Update of 2016 Implementation Action LU-3.6.1.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-3.6	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-3.7.

3. Equitable Community Goals

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

Policies and Implementation Actions		Lead	Period
LU-4.1	Embed environmental justice in land use decisions.	CDD	Term of the Plan
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	Support an increase the variety of housing types to meet the needs of a changing population by creating flexible 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 [BM108]: Update of 2016 Policy LU-4.1.

Commented [BM109]: Update of 2016 Policy LU-4.2.

Commented [BM110]: New implementation action.

Commented [BM111]: Update of 2016 Policy LU-4.6.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
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

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

Policies and Implementation Actions		Lead	Period
LU-5.1	Coordinate the Land Use Element 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

Commented [BM112]: Update of 2016 Goal LU-5.

Commented [BM113]: Update of 2016 Policies LU-5.1, LU-5.2, and LU-5.3.

Commented [BM114]: New implementation action.

Commented [BM115]: Update of 2016 Policy LU-5.4.

Commented [BM116]: New implementation action.

Commented [BM117]: New implementation action.

Commented [BM118]: Update of 2016 Policy LU-5.5 as an implementation action.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
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
LU-5.3.1	Concentrate employment and living areas near multimodal transportation.	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 development.	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	Monitor transportation improvements for consistency with the Comprehensive Plan and development regulations.	CDD TED	Term of the Plan

Commented [BM119]: Update of 2016 Policy LU-5.11 as an implementation action.

Commented [BM120]: Update of 2016 Policy LU-5.6.

Commented [BM121]: New policy.

Commented [BM122]: Update of 2016 Policy LU-5.7.

Commented [BM123]: Update of 2016 Policy LU-5.9 as an implementation action.

Commented [BM124]: Update of 2016 Policy LU-5.13.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



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

Commented [BM125]: 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-6.1.1	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	Evaluate and set reasonable conditions on development to mitigate anticipated adverse environmental 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 [BM126]: Update of 2016 Policy LU-8.1.

Commented [BM127]: New implementation action.

Commented [BM128]: New implementation action.

Commented [BM129]: Update of 2016 Policy LU-8.3.

4. Specific Land Use Type Goals

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

Commented [BM130]: 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	Explore and implement methods to 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

Commented [BM131]: Update of 2016 Policy LU-9.1.

Commented [BM132]: Update of 2016 Policy LU-9.2.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
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 challenges 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 [BM133]: Update of 2016 Policy LU-9.3.

Commented [BM134]: Update of 2016 Policy LU-9.4.

Commented [BM135]: Update of 2016 Implementation Action LU-9.4.1 as a new policy.

Commented [BM136]: New implementation action.

Commented [BM137]: New implementation action.

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

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 efficiently provide multimodal access and walkable communities.	CDD	Term of the Plan
LU-8.2.1	Limit the linear length areas designated for commercial uses and incentivize mixed use centers with multimodal access and walkable features.	CDD	2028-29

Commented [BM138]: Update of 2016 Goal LU-10.

Commented [BM139]: Update of 2016 Policy LU-10.3.

Commented [BM140]: New implementation action.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
LU-8.2.2	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-8.3	Locate high intensity commercial uses close to arterial routes and freeway access.	CDD	Term of the Plan
LU-8.4	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-8.5	Support local small scale commercial opportunities.	CDD	Term of the Plan
LU-8.5.1	Identify and designate areas that are compatible with food trucks and food truck courts.	CDD	2028-29

Commented [BM141]: Update of 2016 Policy LU-10.6.

Commented [BM142]: Update of 2016 Policy LU-10.9.

Commented [BM143]: Update of 2016 Policy LU-10.10.

Commented [BM144]: Update of 2016 Policy LU-10.11.

Commented [BM145]: New implementation action.

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

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

Commented [BM146]: Update of 2016 Goal LU-10.

Commented [BM147]: Update of 2016 Policy LU-10.3.

Commented [BM148]: Update of 2016 Policy LU-10.5.

Commented [BM149]: Update of 2016 Policy LU-10.6.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
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	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 [BM150]: Update of 2016 Policy LU-10.7.

Commented [BM151]: New implementation action.

Commented [BM152]: Update of 2016 Policy LU-10.8.

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

Commented [BM153]: 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
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 [BM154]: Update of 2016 Policy LU-7.1.

Commented [BM155]: Update of 2016 Policy LU-7.3.

Commented [BM156]: Update of 2016 Policy LU-10.4.

Commented [BM157]: Update of 2016 Implementation Action LU-10.3.1.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



5. Public Facilities Goals

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

	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 [BM158]: New goal.

Commented [BM159]: New policy.

Commented [BM160]: New policy.

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

	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

Commented [BM161]: New goal.

Commented [BM162]: New policy.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
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
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 [BM163]: New implementation action.

Commented [BM164]: New policy.

Commented [BM165]: New policy.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



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.

Commented [BM166]: 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
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 [BM167]: 2016 Policy LU 13.1.

Commented [BM168]: Update of 2016 Implementation Policy #3 as an implementation action.

Commented [BM169]: Update of 2016 Implementation Policy #4 as an implementation action.

Commented [BM170]: Update of 2016 Implementation Policy #4 as an implementation action.

Commented [BM171]: Update of 2016 Implementation Policy #4 as an implementation action.

6. Historic Preservation Goals

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

Commented [BM172]: 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

Commented [BM173]: Update of 2016 Policy LU-13.1.

Land Use Element

Part 1 – Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period
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	Work with the Tribes to determine the best process for cultural resource evaluation during development permit review.	CDD	Term of the Plan
LU-14.2.2	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 [BM174]: Update of 2016 Policy LU-13.2.

Commented [BM175]: New implementation action.

Commented [BM176]: 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 JULY 31, 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	10
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	19
5. Land Use Capacity Estimates	23
A. Introduction	23
B. Partially Used & Under-Utilized Land Supply Analysis	24
C. Developable or Re-Developable Land Supply Analysis	25
D. Analysis of Population Accommodation	27
6. Land Use Plan	31
A. Introduction	31
B. Residential	33
C. Commercial	39
D. Mixed Use	40
E. Industrial	44
F. Parks, Open Space, & Public and Institutional	45
7. Neighborhoods	47
A. Airport	47

Land Use Element

Part 2 – Technical Information



B. Brewery 48

C. Bush Prairie 50

D. Deschutes..... 52

E. Littlerock..... 54

F. Mottman/Black Lake 55

G. New Market 57

H. SE Capitol Boulevard 59

I. SW Tumwater..... 60

J. Trosper 62

K. Tumwater Hill..... 63

8. Other Considerations 66

 A. Essential Public Facilities..... 66

 B. Minimum & Maximum Densities..... 66

 C. Clustering 66

 D. Modular & Manufactured Housing..... 66

 E. Placemaking Strategies 66

 F. Design Review 67

Appendix A Foundational Documents 70

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. Population of Tumwater & Its Urban Growth Area, 2010-24. 19

Table LU-7. Tumwater & Urban Growth Area Population, Housing, and Employment Growth Forecasts.
..... 23

Table LU-8. Tumwater & Its Urban Growth Area 20-Year Population Projection..... 24

Table LU-9. Buildable Land in Acres in Tumwater. 26

Land Use Element

Part 2 – Technical Information



Table LU-10. Capacity for Total Future Dwelling Units on Vacant, Infill or Redeveloped Lots in Tumwater.	27
Table LU-11. Summary of Housing Surplus or Deficit in Tumwater & Its Urban Growth Area in 2045. ...	28
Table LU-12. Residential Land Supply & Demand in Tumwater & Its Urban Growth Area in 2045.	29
Table LU-13. Tumwater Land Use Designations	31
Table LU-14. Land Use Designation with Implementing Zone District & Minimum & Maximum Net Dwelling Units per Acre.	34
Table LU-15. Foundational Documents for the Land Use Element.	70

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. Tumwater Population, 1970-2020.	19
Figure LU-4. Employment Bases by Percentage of Jobs in Industry in Tumwater, 2017 & Projected 2045	20
Figure LU-5. Employment Bases by Number of Jobs in Tumwater, 2017 & Projected 2045.	21
Figure LU-6. Unemployment Rate for Tumwater, Lacey, & Olympia, 2015-2025.	22
Figure LU-7. 2045 Tumwater & Urban Growth Area Housing Need Allocation by Area Median Income, Housing Type, & Tenure.	30
Figure LU-8. Airport Neighborhood Existing Land Use, 2025.	47
Figure LU-9. Brewery Neighborhood Existing Land Use, 2025.	49
Figure LU-10. Bush Prairie Neighborhood Existing Land Use, 2025.	51
Figure LU-11. Deschutes Neighborhood Existing Land Use, 2025.	53
Figure LU-12. Littlerock Neighborhood Existing Land Use, 2025.	54
Figure LU-13. Mottman/Black Lake Neighborhood Existing Land Use, 2025.	56
Figure LU-14. New Market Neighborhood Existing Land Use, 2025.	57
Figure LU-15. SE Capitol Boulevard Neighborhood Existing Land Use, 2025.	59
Figure LU-16. SW Tumwater Neighborhood Existing Land Use, 2025.	61
Figure LU-17. Trosper Neighborhood Existing Land Use, 2025.	62
Figure LU-18. Tumwater Hill Neighborhood Existing Land Use, 2025.	64

Land Use Element

Part 2 – Technical Information



List of Maps

- 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 is 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.

Land Use Element

Part 2 – Technical Information



E. Neighborhoods

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 the 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, Cagay 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 in 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

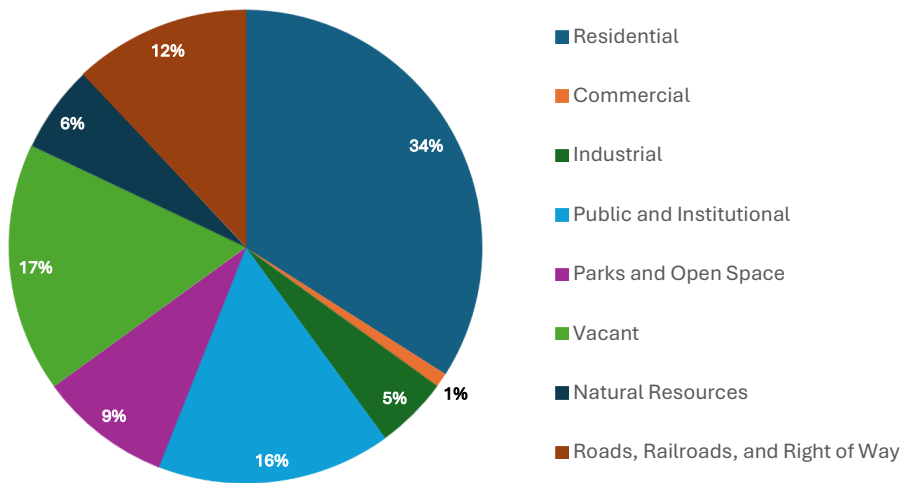


Type of Land Use	Acreage	Percentage
Vacant	2,371	17%
Natural Resources	886	6%
Roads, Railroads, and Rights of Way	1,702	12%
Total	14,248	100%

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 consist 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%
Littlerock	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 in 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 46,070 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)	17,363
Projected Population (2045)	46,070

Source: 2020 Population includes the 2020 U.S. Census calibrated numbers both within Tumwater (25,573) and its urban growth area (3,134). Thurston Regional Planning Council, Table 3. Population Estimates and Forecast Thurston County Cities, Urban Growth Areas, and Reservations 2010-2045.

The U.S. Census Bureau estimated in 2020 that Tumwater’s population was 25,573 and its urban growth area’s population was calibrated as 3,134. The Washington State Office of Financial Management estimated that Tumwater’s population as of April 1, 2024, was 27,470 and the Thurston Regional Planning Council estimated that Tumwater’s urban growth area was 3,100 in 2024 for a total of 30,570 residents.

Figure LU-3 shows the change in Tumwater’s population since 1970. Between 1970 and 2020, Tumwater’s population more than quadrupled, growing 476 percent over 50 years. Over the next 25 years from 2020 to 2045, Tumwater and its urban growth area population are anticipated to grow by 17,360 to reach 46,070 residents in Tumwater and its urban growth area by 2045.

Table LU-6 shows the population of Tumwater and its urban growth area since 2010. The population

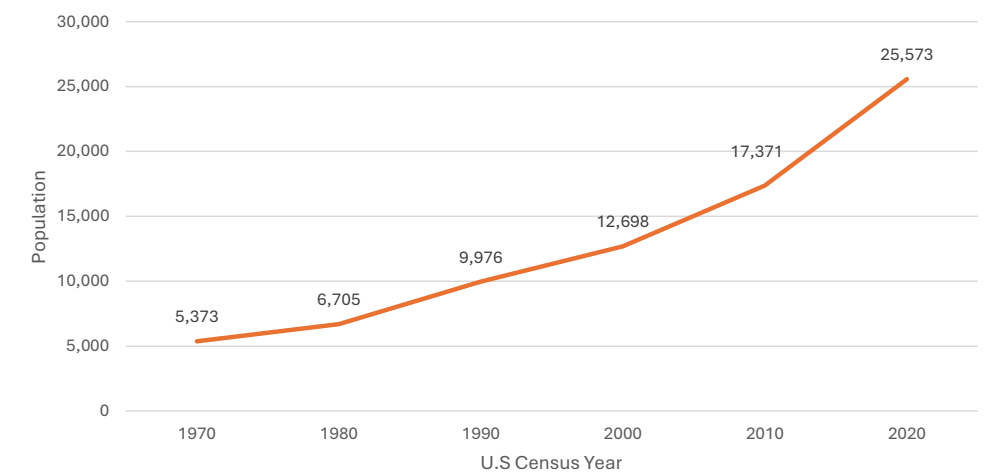
Land Use Element

Part 2 – Technical Information



of Tumwater has increased, and its urban growth area decreased since 2010 in part due to annexations.

Figure LU-3. Tumwater Population, 1970-2020.



Sources: Washington State Office of Financial Management, 2020 Decennial U.S. Census Counts of Population for the State, Counties, Cities and Towns and Thurston Regional Planning Council, Small Area Population Estimates and Forecast, 2024.

Table LU-6. Population of Tumwater & Its Urban Growth Area, 2010-24.

	2010	2020	2021	2022	2023	2024
City	17,371	25,573	26,050	26,360	27,100	27,470
Urban Growth Area	6,350	3,134	3,290	3,300	2,890	3,100
Total	23,720	28,707	29,340	29,660	29,990	30,570

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

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.

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.

Land Use Element

Part 2 – Technical Information

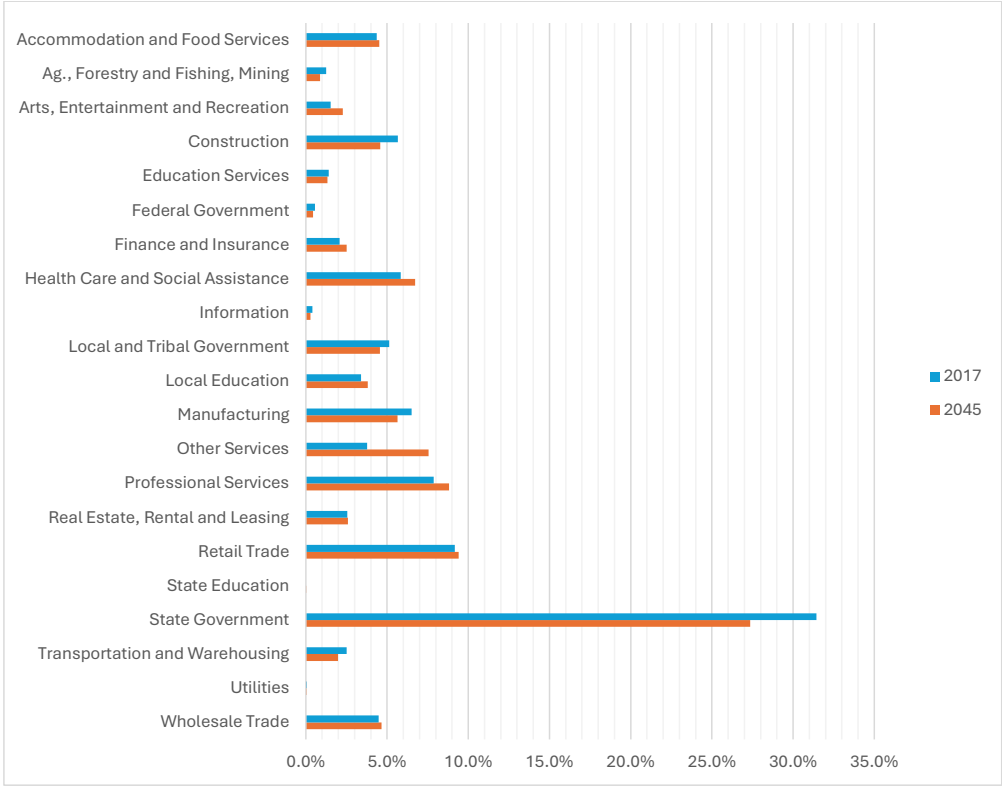


An excellent example of a basic industry in Tumwater is Cardinal CG Glass. A non-basic industry is in a support role to the basic industries in a community. An example of a non-basic industry is a shopping center that provides goods to basic industries and their employees.

Figures LU-4 and LU-5 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-4. Employment Bases by Percentage of Jobs in Industry in Tumwater, 2017 & Projected 2045



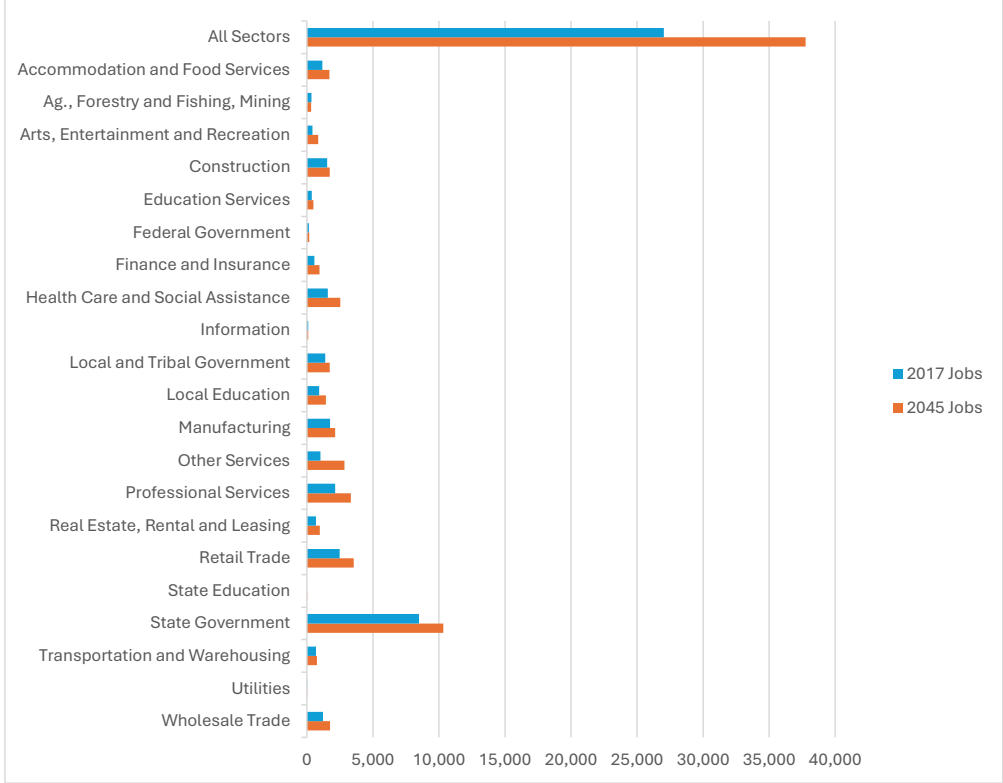
Source: Thurston Regional Planning Council, Population and Employment Forecast (2018 Update).

Land Use Element

Part 2 – Technical Information



Figure LU-5. 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-6 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

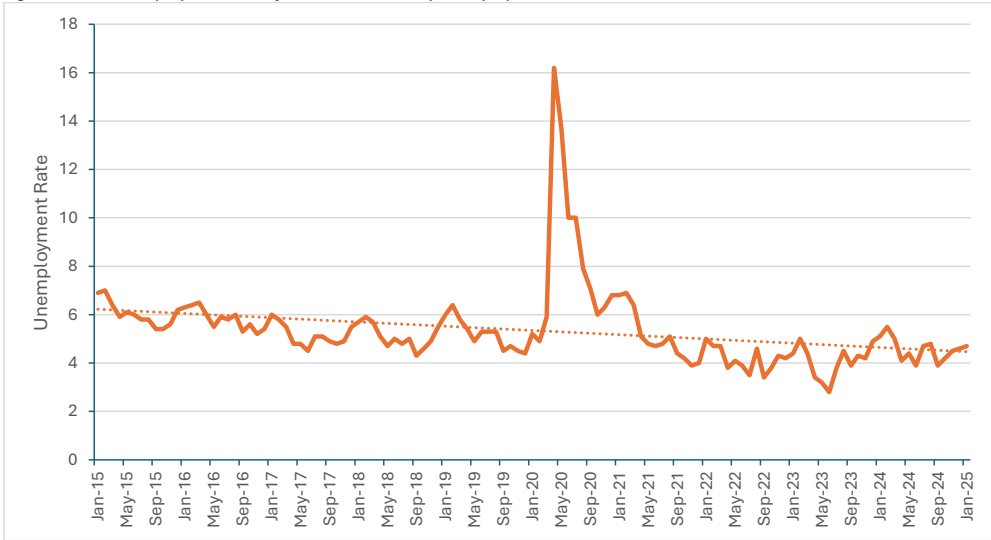


transportation and warehousing up 93 percent, specialty food and beverage stores up 107 percent and professional, scientific, and technical services up 57 percent. Sales for all industries were up two percent.

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-6. 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 projected by the 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-7 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-7. Tumwater & Urban Growth Area Population, Housing, and Employment Growth Forecasts.

Type	Number
Housing	
Housing Units Needed (2020-2045)	9,192 Units
Population	
Population (2020) ¹	28,707

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).

Land Use Element

Part 2 – Technical Information



Type	Number
Projected Population Increase (2020-2045)	17,363
Projected Population (2045)	46,070
Jobs	
Employment Estimate (First Quarter, 2017)	27,030 Jobs
Projected Employment Increase (2017-2045)	10,730 Jobs
Employment Forecast (2045)	37,760 Jobs

Sources: 2020 Population includes the 2020 U.S. Census calibrated numbers both within Tumwater (25,573) and its urban growth area (3,134). Thurston Regional Planning Council, Table 3. Population Estimates and Forecast Thurston County Cities, Urban Growth Areas, and Reservations 2010-2045. U.S. Census Bureau, and Thurston Regional Planning Council, Total Employment Estimates and Forecast, Thurston County Urban Areas, 2019.

Table LU-8 shows the breakdown of the projection of population growth for Tumwater and its urban growth area from 2020 to 2044.

Table LU-8. Tumwater & Its Urban Growth Area 20-Year Population Projection.

	2020 Population	2045 Population	Population Increase	Increase 2025- 2045
Tumwater	25,573	37,380	11,807	46%
Urban Growth Area	3,134	8,690	5,556	177%
Combined Areas	28,707	46,070	17,363	60%

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

The data in Table LU-8 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 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).

Land Use Element

Part 2 – Technical Information



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.

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

Land Use Element

Part 2 – Technical Information



for development or re-development than is initially apparent. Table LU-9 shows the buildable land in acres below.

Table LU-9. 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
	Urban Growth Area Total	801.9	293.4

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
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 reductions for lands that are desirable for habitat mitigation. Only land use designations which allow residential uses are included in Table LU-10.

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-10 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-10. 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
	Low Density Residential	3,755	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
	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-11 and in more detail by area median income level and residential land use designation in Table LU-12.

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-11. 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-12. 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-12 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-7 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-7. 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.



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 addition 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-13 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-13 are a general guide to the land use designations discussed in Chapter 6. In many cases, multiple types of land use 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-13. 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-14 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 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-14. 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-14 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 businesses 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.

Soil 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 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-14 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 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.

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

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.

Land Use Element

Part 2 – Technical Information



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 additional 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 designation is six dwelling units per acre and the maximum density of nine dwelling units per acre.

D. Mixed Use

Land Use Element

Part 2 – Technical Information



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 a 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 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;

Land Use Element

Part 2 – Technical Information



- 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;
- 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.

Land Use Element

Part 2 – Technical Information



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 proximity of employment, residential and commercial activities, and public uses will provide residents and workers with 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.

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.

Land Use Element

Part 2 – Technical Information



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.

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 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.

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

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 should either be presently available or should be easily provided during the development process. Industrial uses should be grouped into a variety

Land Use Element

Part 2 – Technical Information



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 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.

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

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

Land Use Element

Part 2 – Technical Information



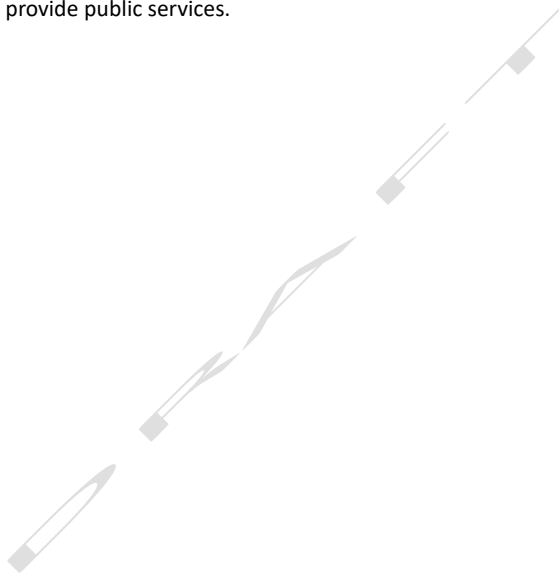
courses, delineated wetland areas and lakes not under shoreline jurisdiction, and watershed areas.

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.



Land Use Element

Part 2 – Technical Information



7. Neighborhoods

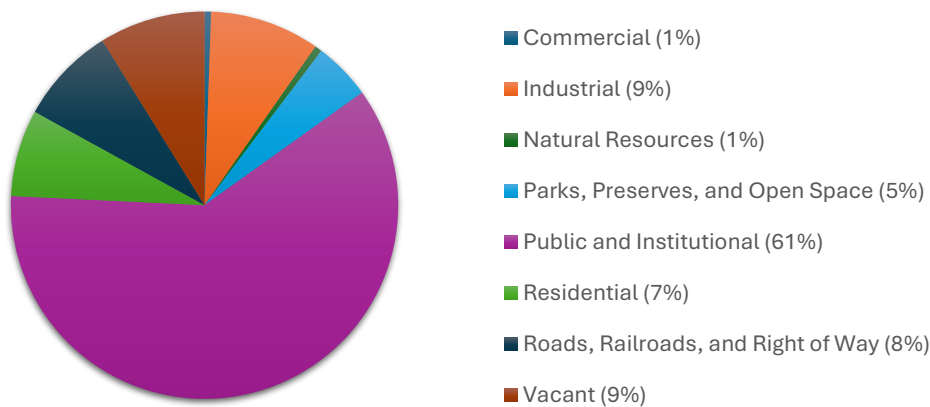
A. Airport

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-8. 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-8 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 forms 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.

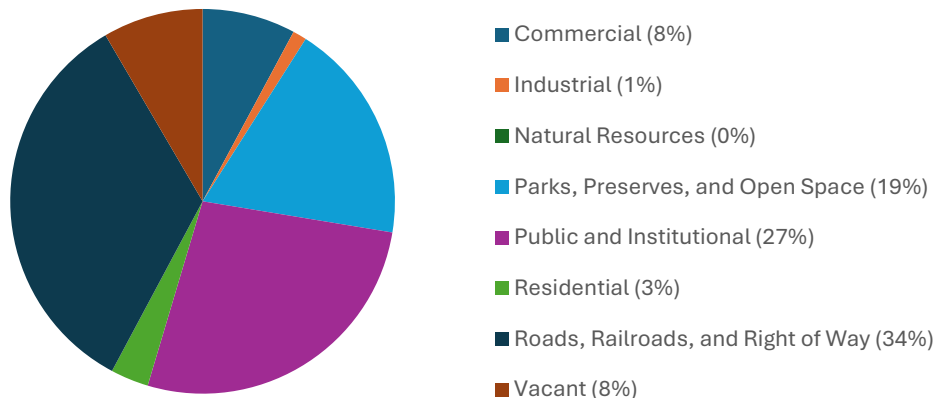
Land Use Element

Part 2 – Technical Information



Figure LU-9 shows the proportion of current land use in the Brewery Neighborhood.

Figure LU-9. 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.
- Impose necessary mitigation to 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-10 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.

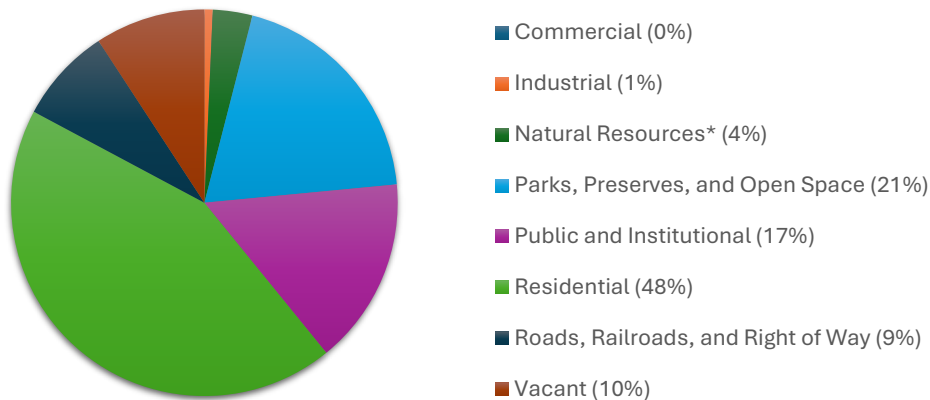
A few parcels in this neighborhood are zoned for manufactured home parks including the Thunderbird Mobile Home Park. This has provided diversity in the housing stock and options for families with different levels of income.

Land Use Element

Part 2 – Technical Information



Figure LU-10. 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.

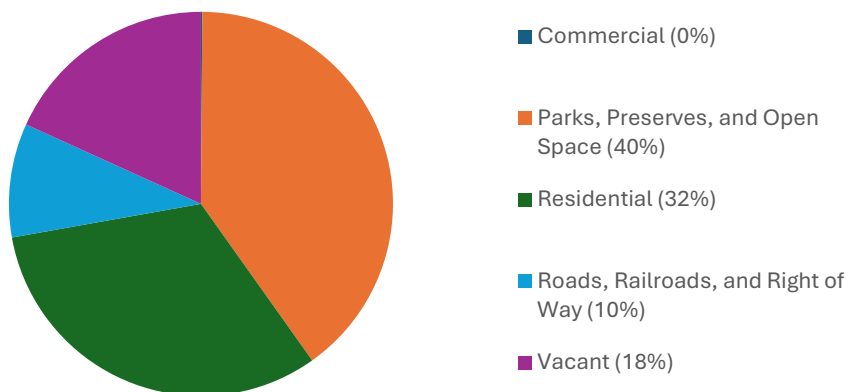
There is an active Union Pacific rail line through this neighborhood traveling north/south from the Burlington Northern Santa Fe Mainline to the Port of Olympia.

Land Use Element

Part 2 – Technical Information



Figure LU-11. 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-11 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 through 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

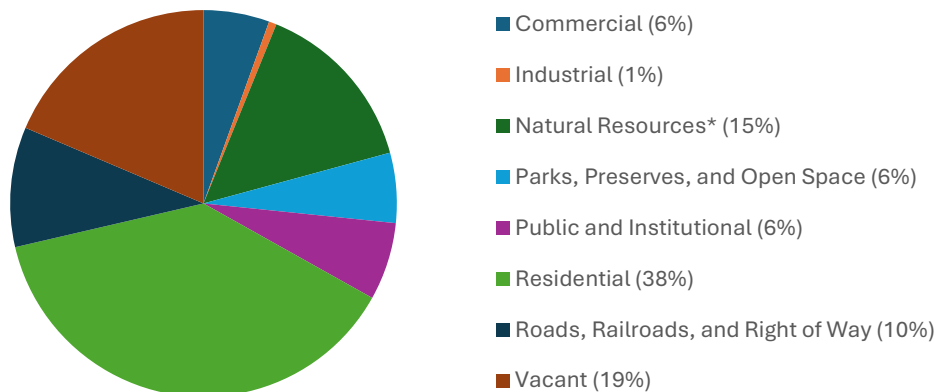
As shown on Map LU-2, the Littlerock Neighborhood is in the Southwest part of Tumwater. Work to create a village atmosphere is well underway and serves many newer developments under construction in the west part of this neighborhood.

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-12. 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-12 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.

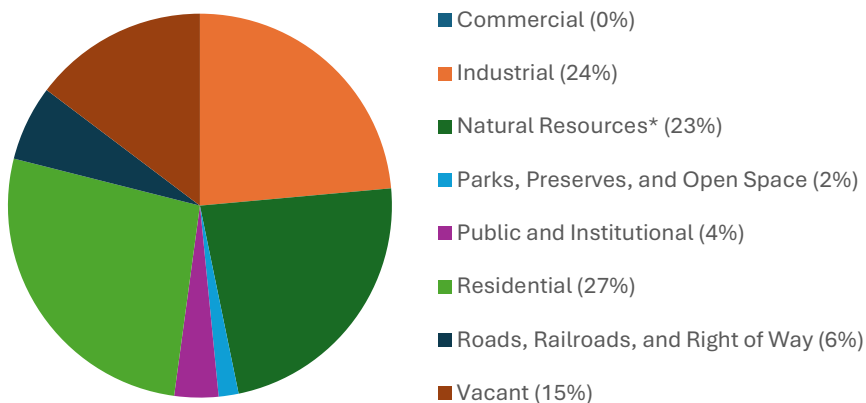
Major roads in this neighborhood include Black Lake/Belmore Road SW, R.W. Johnson Rd SW, and Sapp Road SW. A Burlington Northern Santa Fe line is also a main transportation asset that provides efficient transportation into and out of Tumwater.

Land Use Element

Part 2 – Technical Information



Figure LU-13. 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-13 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 the necessary materials for 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 the use of the former railroad as a recreational asset.

G. New Market

1) Introduction

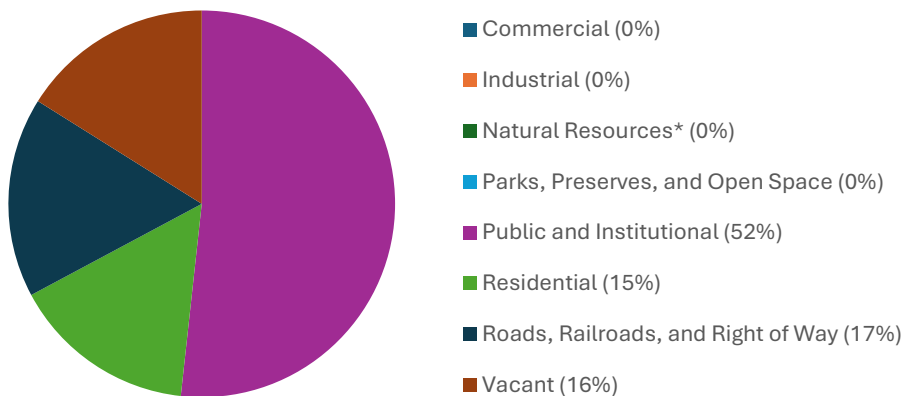
As shown on Map LU-2, the New Market Neighborhood is in the south-central area of Tumwater north of Tumwater Boulevard, south of Dennis Street, west of Bonniewood Drive SE, and east of Interstate 5.

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-14. 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-14 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

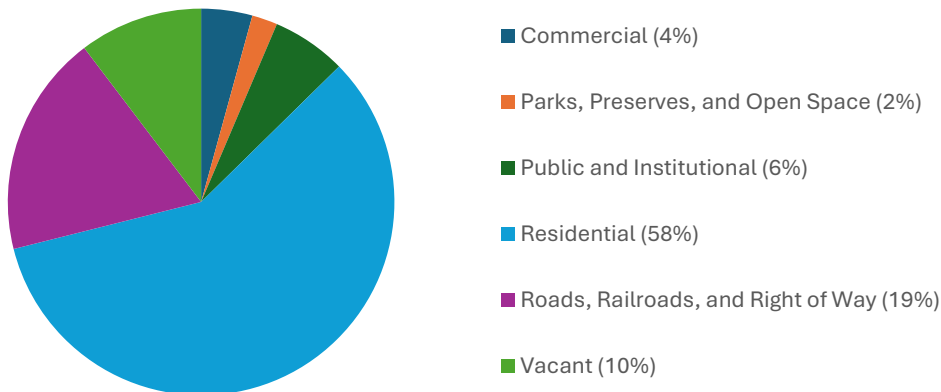
1) Context

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-15. 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-15 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 landscape and existing development challenges occur in this neighborhood. The primary challenges are listed below:

- This neighborhood exists within an airport hazardous zone for the Olympia Regional Airport .
- 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.
- Impacts from the Olympia Regional Airport on neighboring uses include noise and lighting.
- 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 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

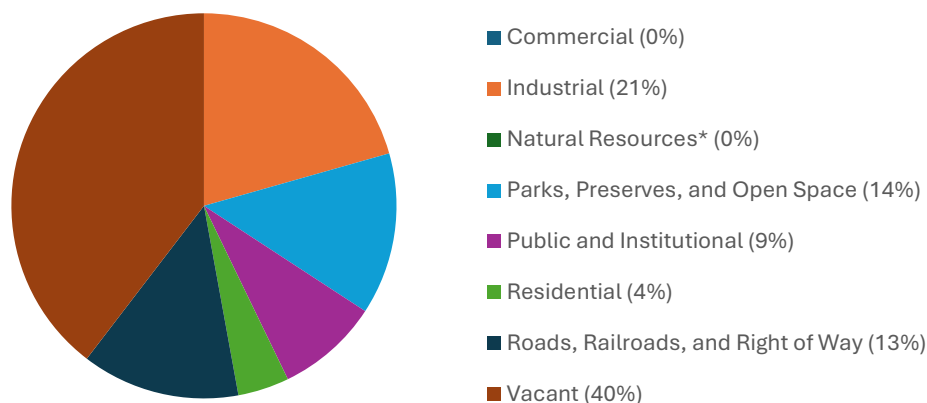
eastern boundary of the area and Blomberg Street SW marks the western boundary. The northern boundary is the Olympia Regional Airport, and the southern boundary is the city limits.

Land Use Element

Part 2 – Technical Information



Figure LU-16. 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-16 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 this 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

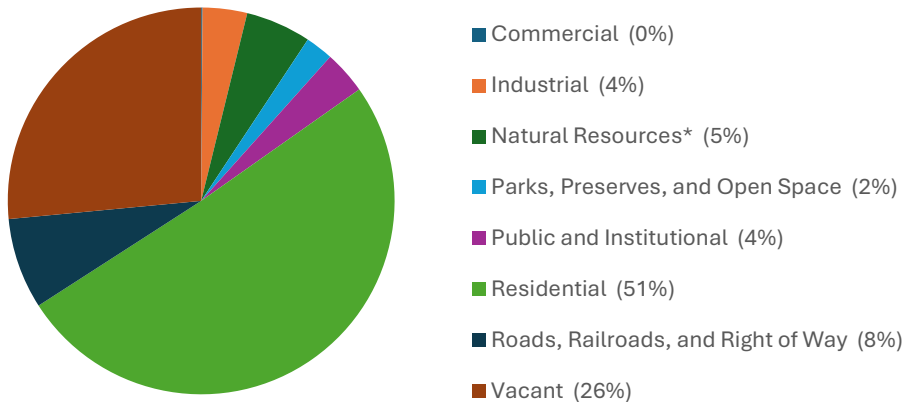
1) Introduction

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-17. 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-17 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 connections 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.

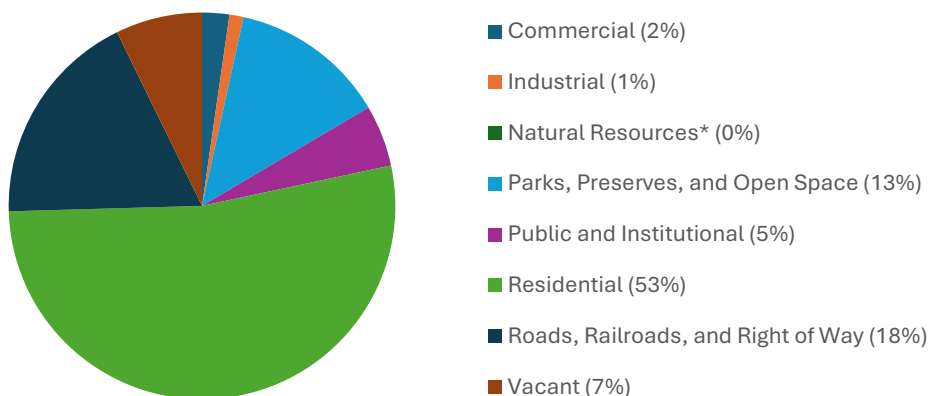
Mottman Road SW, R.W. Johnson Boulevard SW, Sapp Road SW, Linwood Avenue SW, 7th Avenue SW, Barnes Boulevard SW, Crosby Boulevard SW, Ferry Street SW, and Irving Street SW are all major roads that connect the neighborhood.

Land Use Element

Part 2 – Technical Information



Figure LU-18. 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-18 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.

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:

- Check building heights and landscaping to protect the scenic view at the public overlook park.
- Participate in project review for adjacent development in Olympia to ensure that

Land Use Element

Part 2 – Technical Information



Tumwater interests are continually protected.

- Use vegetative buffers to screen adjacent land uses.
- 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.

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 that are walkable and provide a sense of connection.

Land Use Element

Part 2 – Technical Information



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 diverse variety 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, flexible, 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-15 identifies the foundational planning documents that form the basis for the Land Use Element of the Comprehensive Plan.

Table LU-15. Foundational Documents for the Land Use Element.

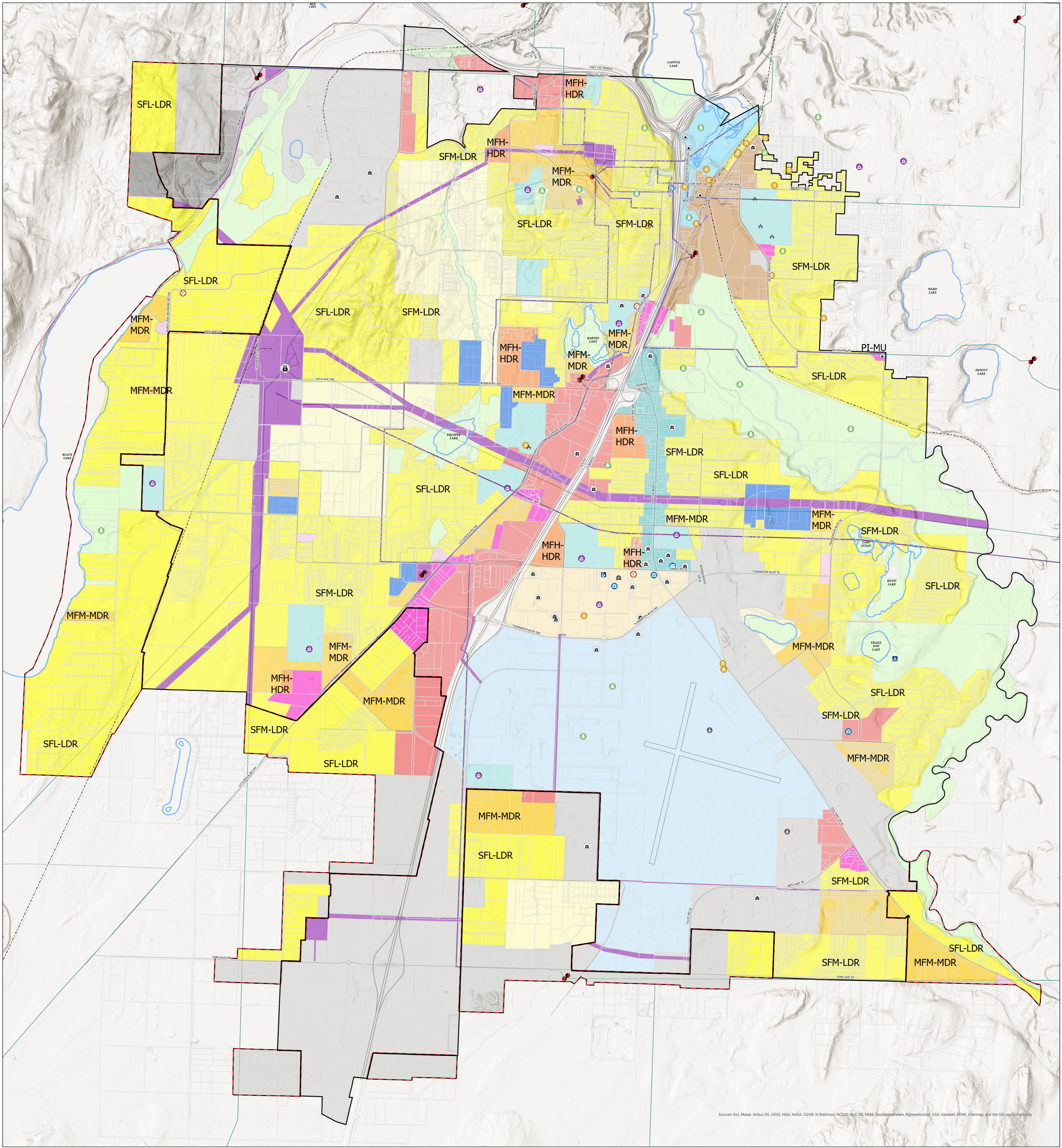
Topic Index	Supporting Plans and Materials
Land Use	<ul style="list-style-type: none">• Brewery Action Plan (2016)• Brewery District Plan (2014)• Capitol Boulevard Corridor Plan (2015)• Capital Facilities Plan (2024-2025)• Citywide Design Guidelines (2016)• County-Wide Planning Policies, Thurston County (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)



Future Land Use Changes - Draft 8/19/2025



Land Use Changes

Identification Code	Previous Designation	New Designation
SFL-LDR	Single Family Low Density	Low Density Residential
SFM-LDR	Single Family Medium Density	Low Density Residential
MFM-MDR	Multi-Family Medium Density	Medium Density Residential
MFH-HDR	Multi-Family High Density	High Density Residential
PI-MU	Public Institutional	Mixed Use

Land Use Designations

Airport Related Industrial	ARI	Parks/Open Space
Brewery District	BD	Public Institutional
Capitol Boulevard Community	CBC	Mixed Use
Manufactured Home Park	MHP	Neighborhood Commercial
New Market Historic District	NMHD	General Commercial
Tumwater Town Center	TTC	Utilities
Residential/Sensitive Resource	RSR	Heavy Industrial
Low Density Residential	LDR	Light Industrial
Medium Density Residential	MDR	UGA
High Density Residential	HDR	City Limits

Transportation

Freeways and Highways	Residential
Arterial and Collector	Railroads
	Airport
	Runway

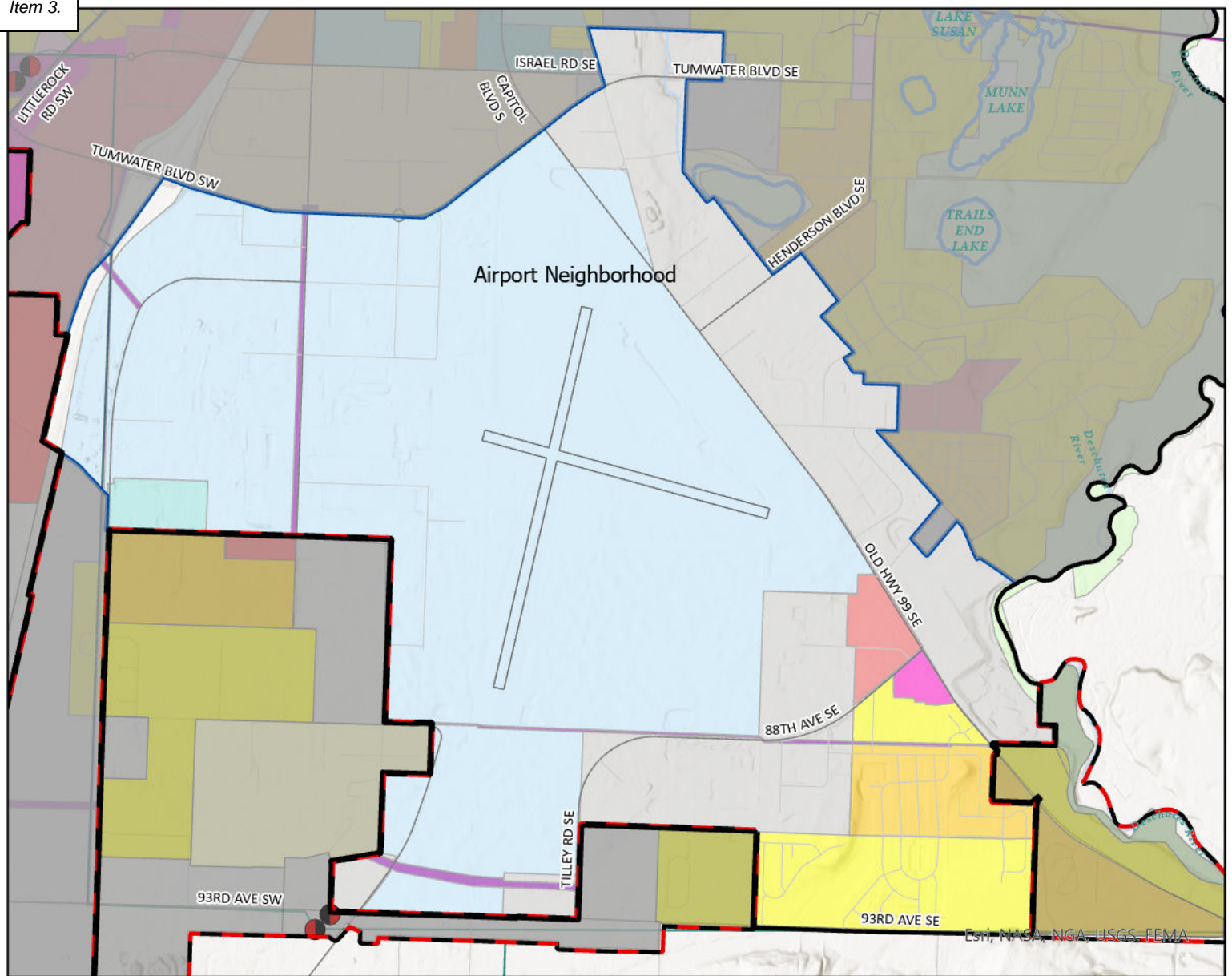
POS
PI
MU
NC
GC
U
HI
LI

Points of Interest

Airport	Parks & Rec
Camp	Post Office
Cemetery	School
City Facility	Water Courses
City Hall	Bodies of Water
Fire Station	PSE D. Substations
Government	PSE T. Substations
Historic Register	BPA Main Substation
Library	Tumwater Parcels
Other Historic	PSE Gas Lines
	PSE Lines

0 0.25 0.5 1 Miles

Map created by the City of Tumwater Community Development Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgments arising from any use of this product and any errors or omissions.



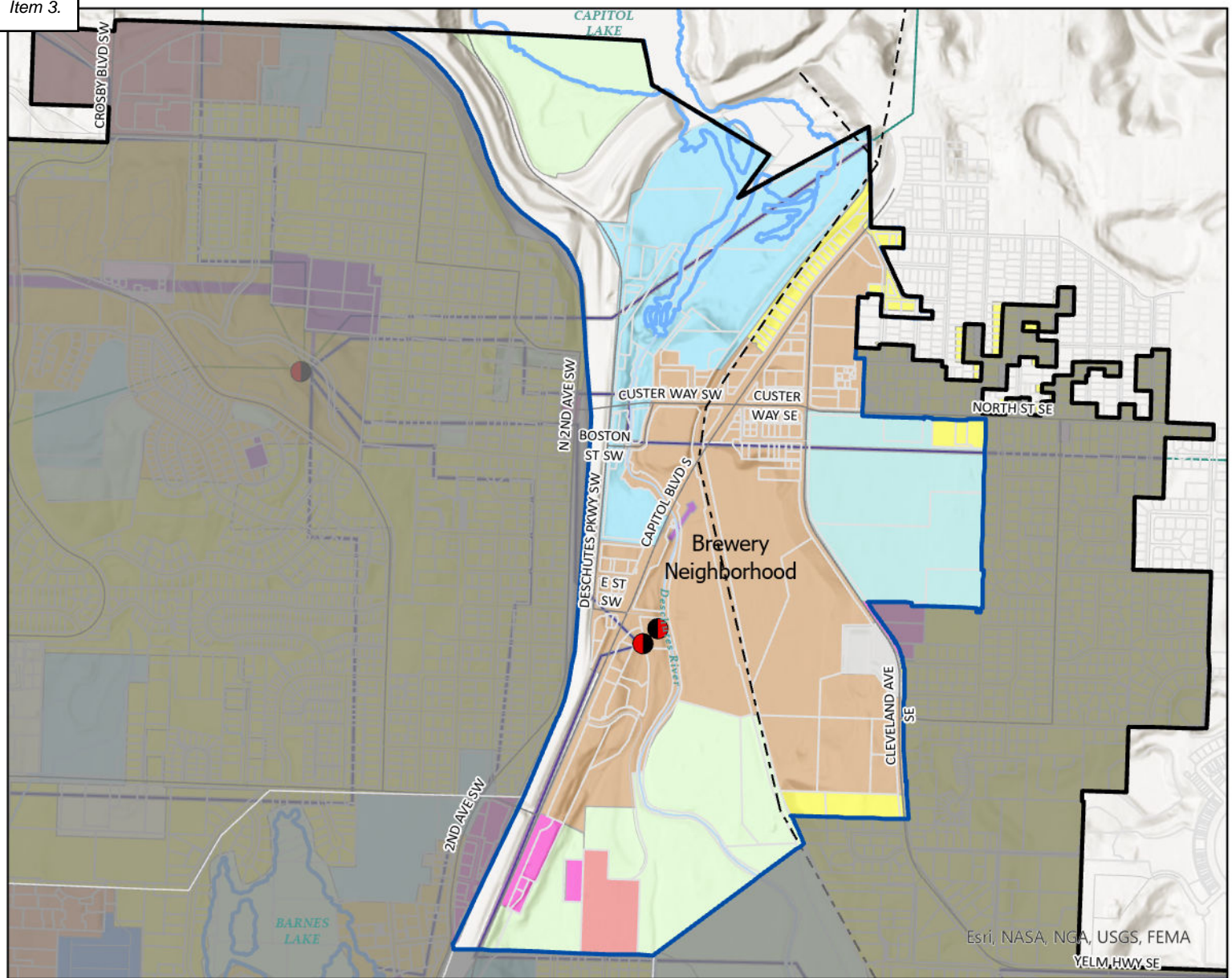
0 0.17 0.35 0.7 Miles

Airport Neighborhood Future Land Use



- | | |
|--------------------------------|-------------------------|
| Airport Related Industrial | Mixed Use |
| Capitol Boulevard Community | Neighborhood Commercial |
| Tumwater Town Center | General Commercial |
| Residential/Sensitive Resource | Utilities |
| Low Density Residential | Light Industrial |
| Medium Density Residential | Tumwater UGA |
| High Density Residential | City Limits |
| Parks/Open Space | |
| Public Institutional | |

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



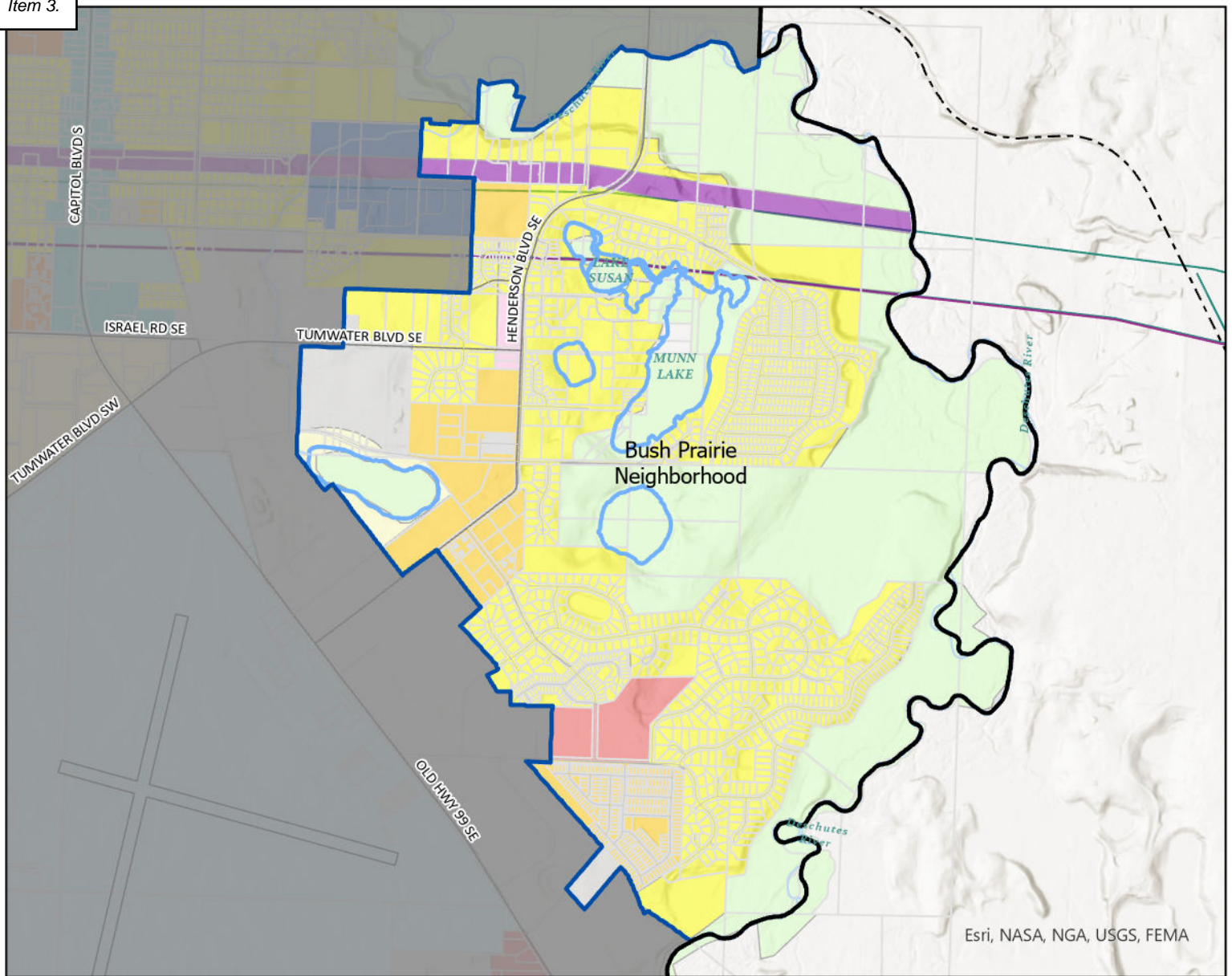
Brewery District Future Land Use



- | | |
|--------------------------------|-------------------------|
| Brewery District | Public Institutional |
| Capitol Boulevard Community | Mixed Use |
| Manufactured Home Park | Neighborhood Commercial |
| New Market Historic District | General Commercial |
| Residential/Sensitive Resource | Utilities |
| Low Density Residential | Light Industrial |
| Medium Density Residential | City Limits |
| High Density Residential | |
| Parks/Open Space | |

0 0.1 0.2 0.4 Miles

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



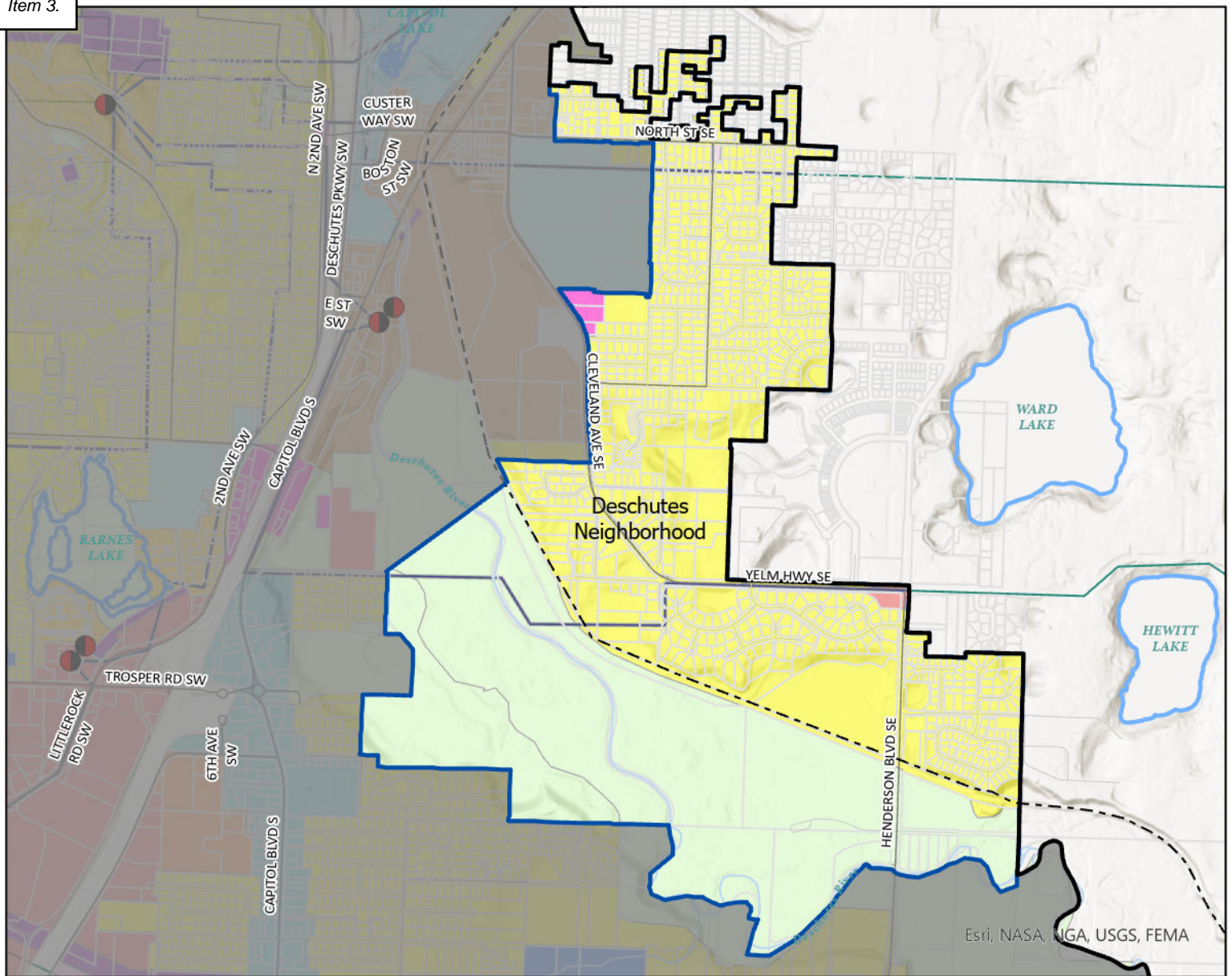
Bush Prairie Future Land Use



- | | |
|--------------------------------|-------------------------|
| Airport Related Industrial | Parks/Open Space |
| Capitol Boulevard Community | Public Institutional |
| Manufactured Home Park | Neighborhood Commercial |
| Tumwater Town Center | General Commercial |
| Residential/Sensitive Resource | Utilities |
| Low Density Residential | Light Industrial |
| Medium Density Residential | City Limits |
| High Density Residential | |

0 0.13 0.25 0.5 Miles

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



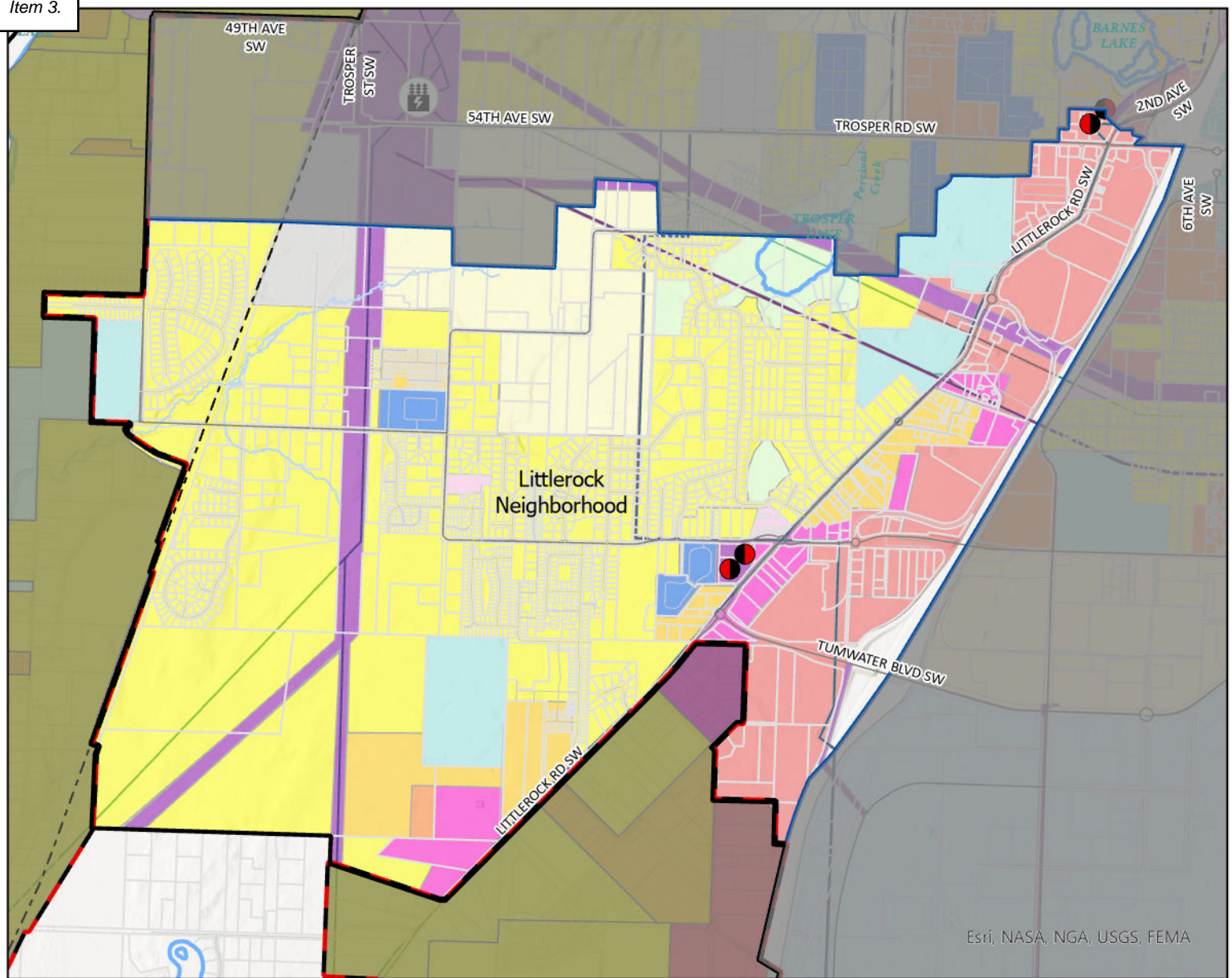
Deschutes Future Land Use



- | | |
|------------------------------|-------------------------|
| Brewery District | Public Institutional |
| Capitol Boulevard Community | Mixed Use |
| Manufactured Home Park | Neighborhood Commercial |
| New Market Historic District | General Commercial |
| Low Density Residential | Utilities |
| Medium Density Residential | Light Industrial |
| High Density Residential | City Limits |
| Parks/Open Space | |

0 0.13 0.25 0.5 Miles

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



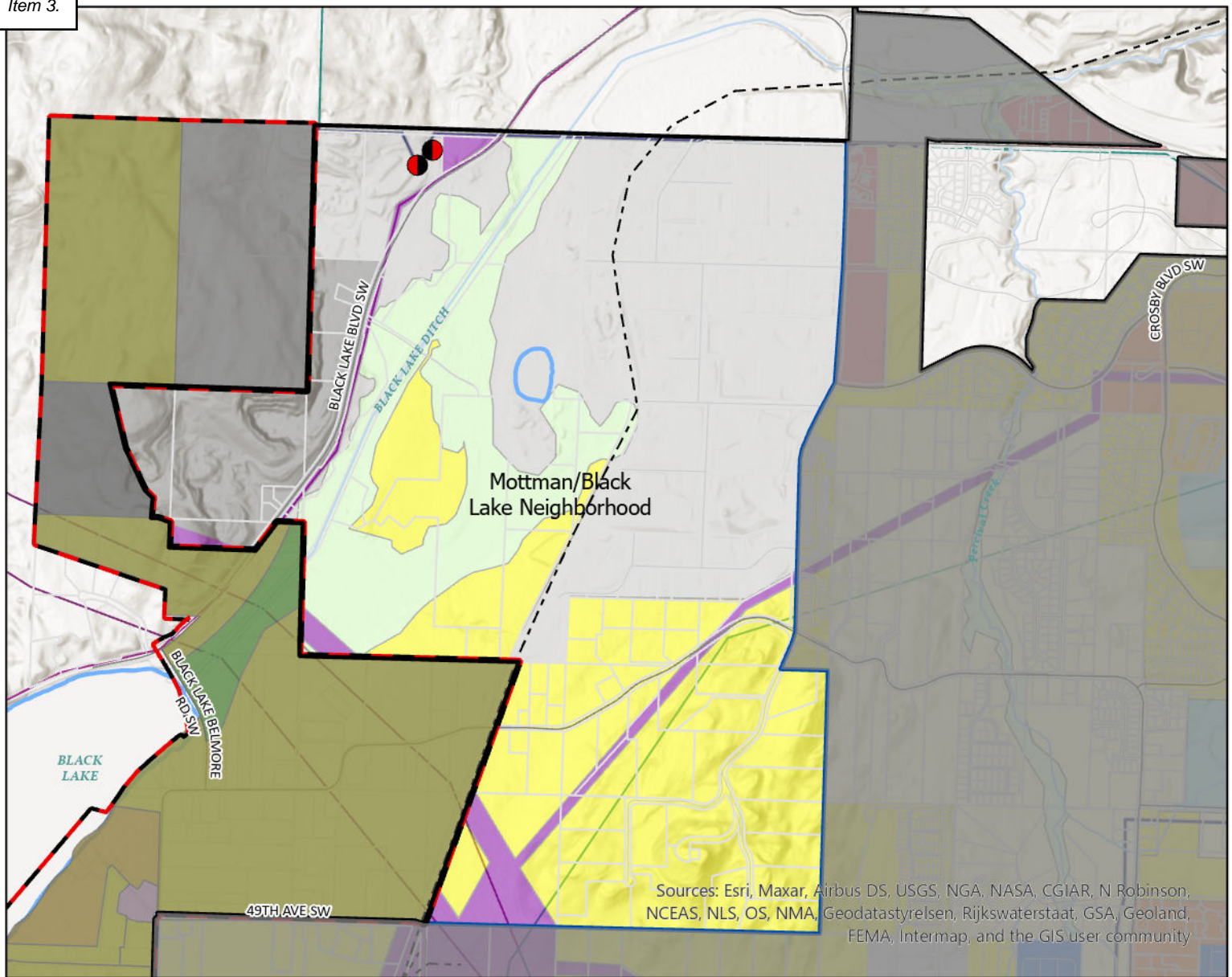
Littlerock Future Land Use



- | | |
|--------------------------------|-------------------------|
| Airport Related Industrial | Public Institutional |
| Capitol Boulevard Community | Mixed Use |
| Manufactured Home Park | Neighborhood Commercial |
| Tumwater Town Center | General Commercial |
| Residential/Sensitive Resource | Utilities |
| Low Density Residential | Light Industrial |
| Medium Density Residential | Tumwater UGA |
| High Density Residential | City Limits |
| Parks/Open Space | |

0 0.15 0.3 0.6 Miles

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



Mottman/Black Lake Future Land Use

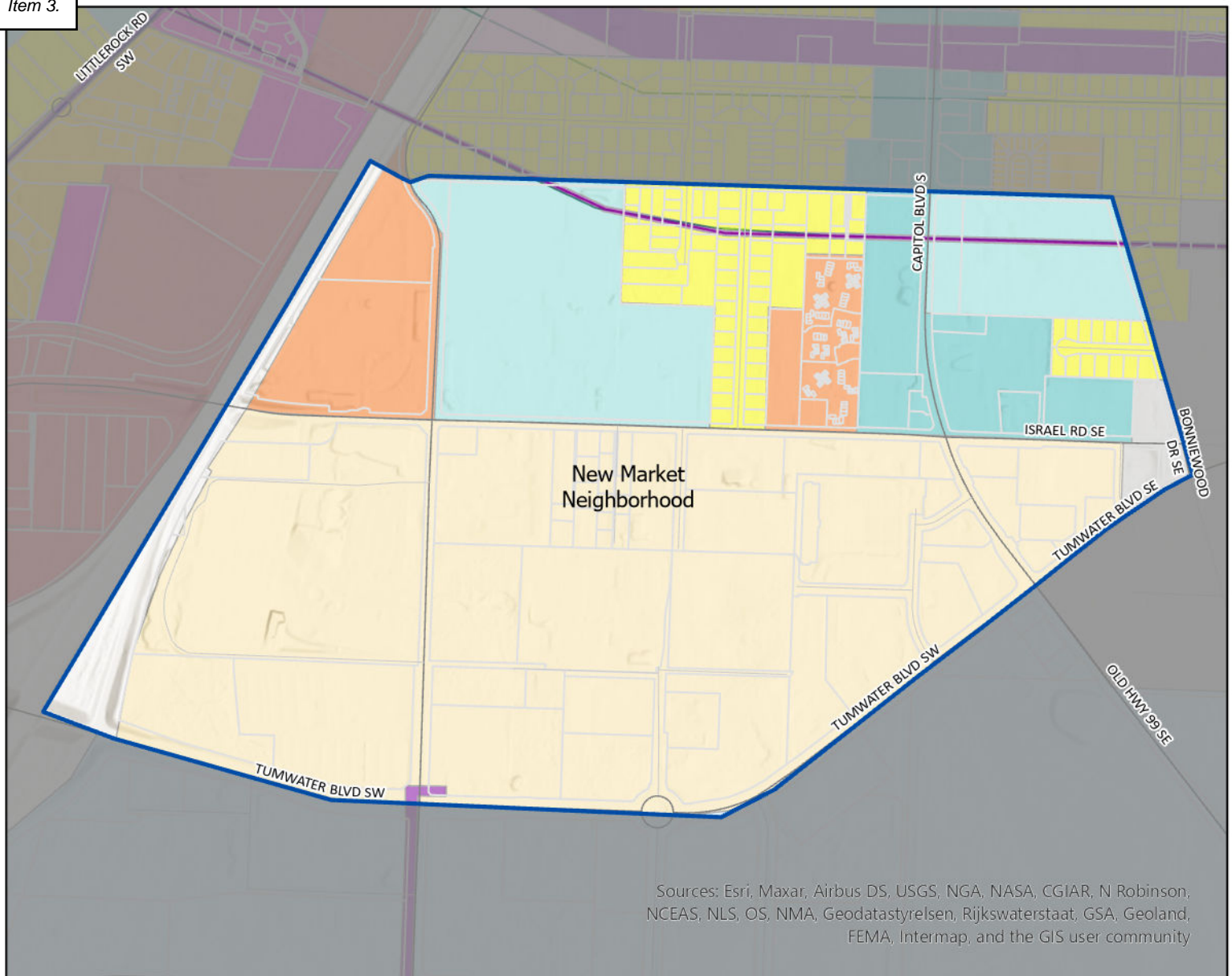
0 0.1 0.2 0.4 Miles



- Manufactured Home Park
- Residential/Sensitive Resource
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parks/Open Space
- Public Institutional
- General Commercial
- Utilities
- Heavy Industrial
- Light Industrial
- Tumwater UGA
- City Limits

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1.

This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



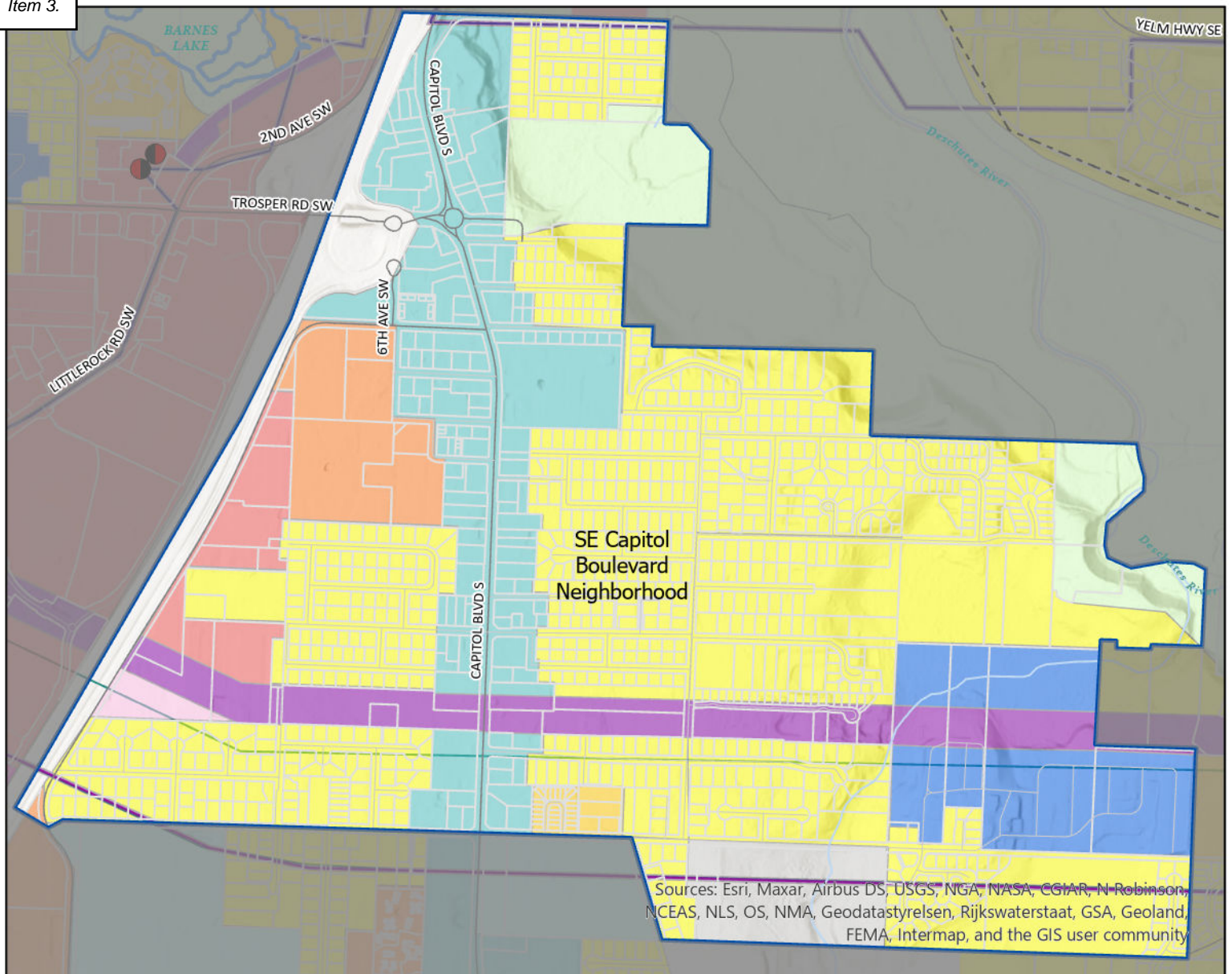
New Market Future Land Use



- Airport Related Industrial
- Capitol Boulevard Community
- Tumwater Town Center
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public Institutional
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Utilities
- Light Industrial
- City Limits

0 0.05 0.1 0.2 Miles

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



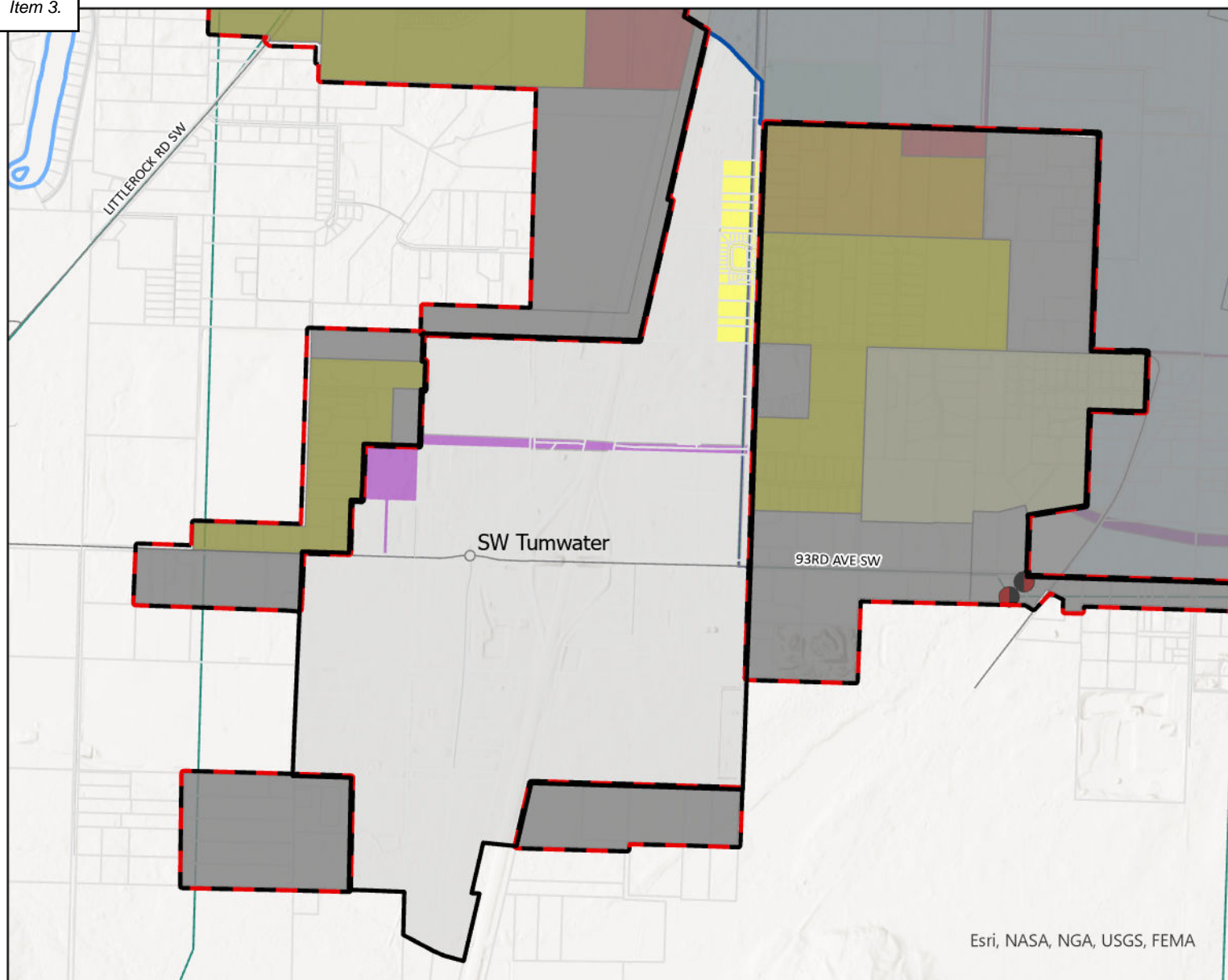
SE Capitol Boulevard Future Land Use

0 0.07 0.15 0.3 Miles



- Capitol Boulevard Community
- Manufactured Home Park
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parks/Open Space
- Public Institutional
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Utilities
- Light Industrial
- City Limits

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



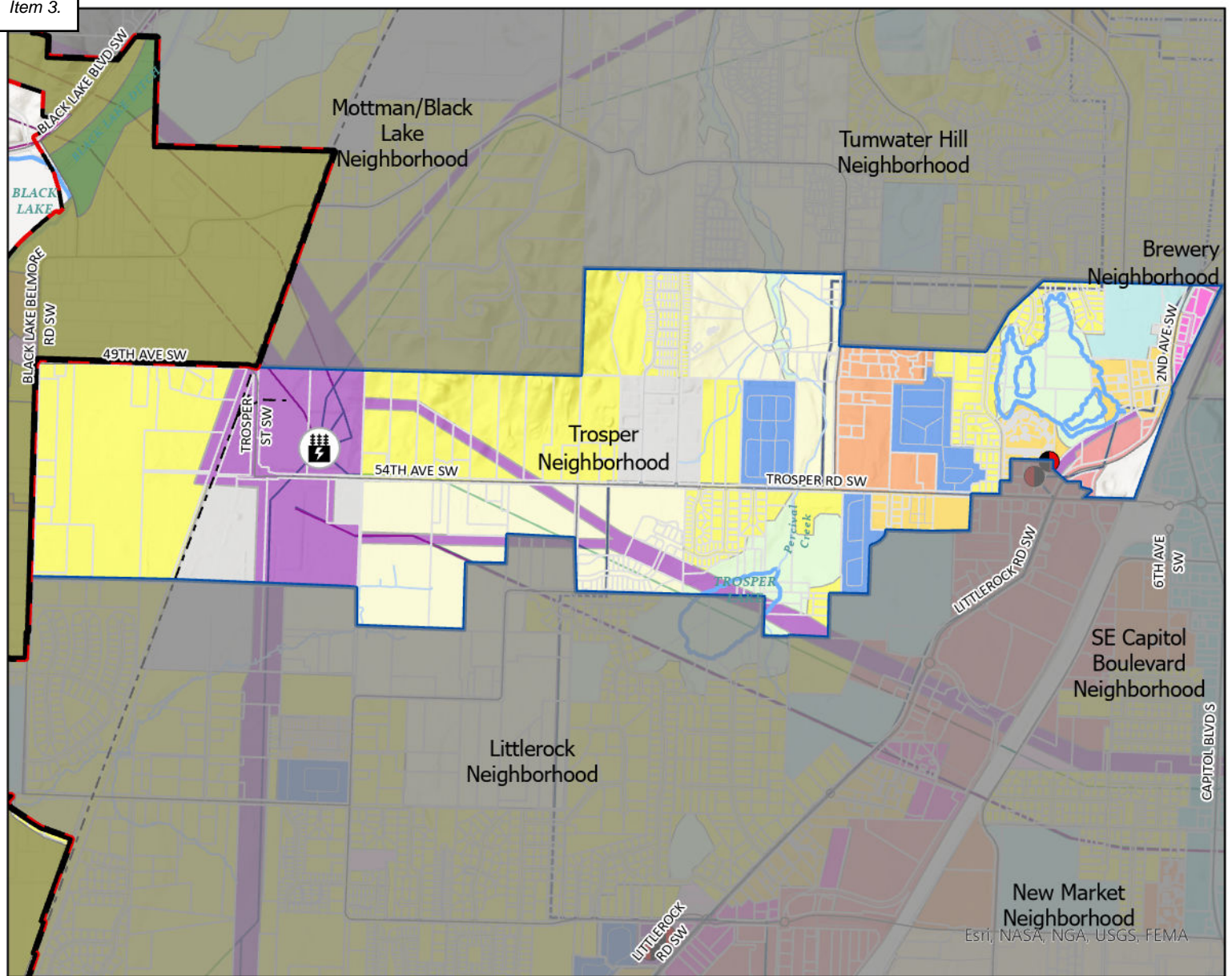
SW Tumwater Future Land Use



- Airport Related Industrial
- Low Density Residential
- Public Institutional
- Utilities
- Light Industrial
- Tumwater UGA
- City Limits

0 0.13 0.25 0.5 Miles

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



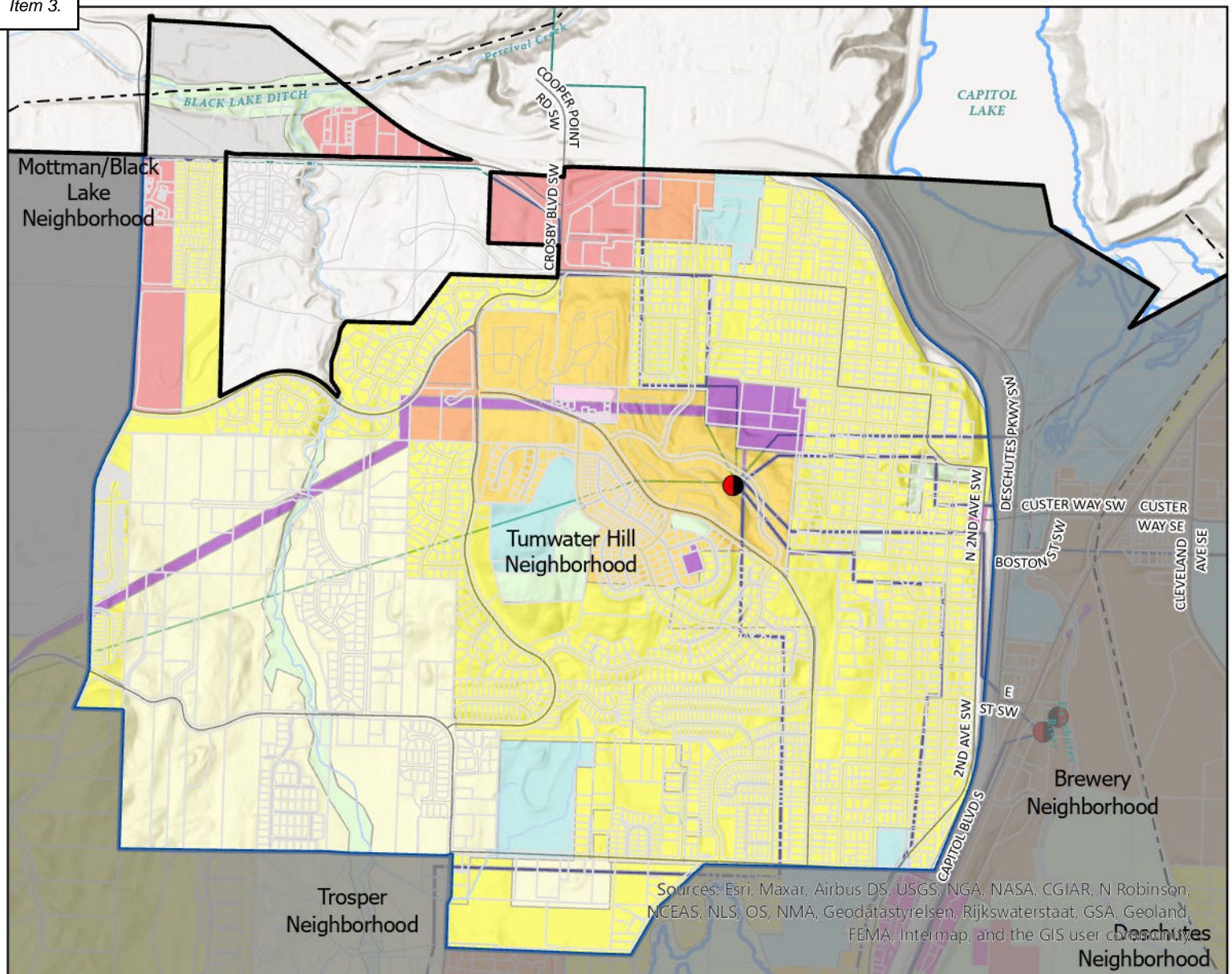
Trosper Future Land Use



- | | | | |
|--|--------------------------------|--|-------------------------|
| | Capitol Boulevard Community | | Mixed Use |
| | Manufactured Home Park | | Neighborhood Commercial |
| | Tumwater Town Center | | General Commercial |
| | Residential/Sensitive Resource | | Utilities |
| | Low Density Residential | | Heavy Industrial |
| | Medium Density Residential | | Light Industrial |
| | High Density Residential | | Tumwater UGA |
| | Parks/Open Space | | City Limits |
| | Public Institutional | | |

0 0.13 0.25 0.5 Miles

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



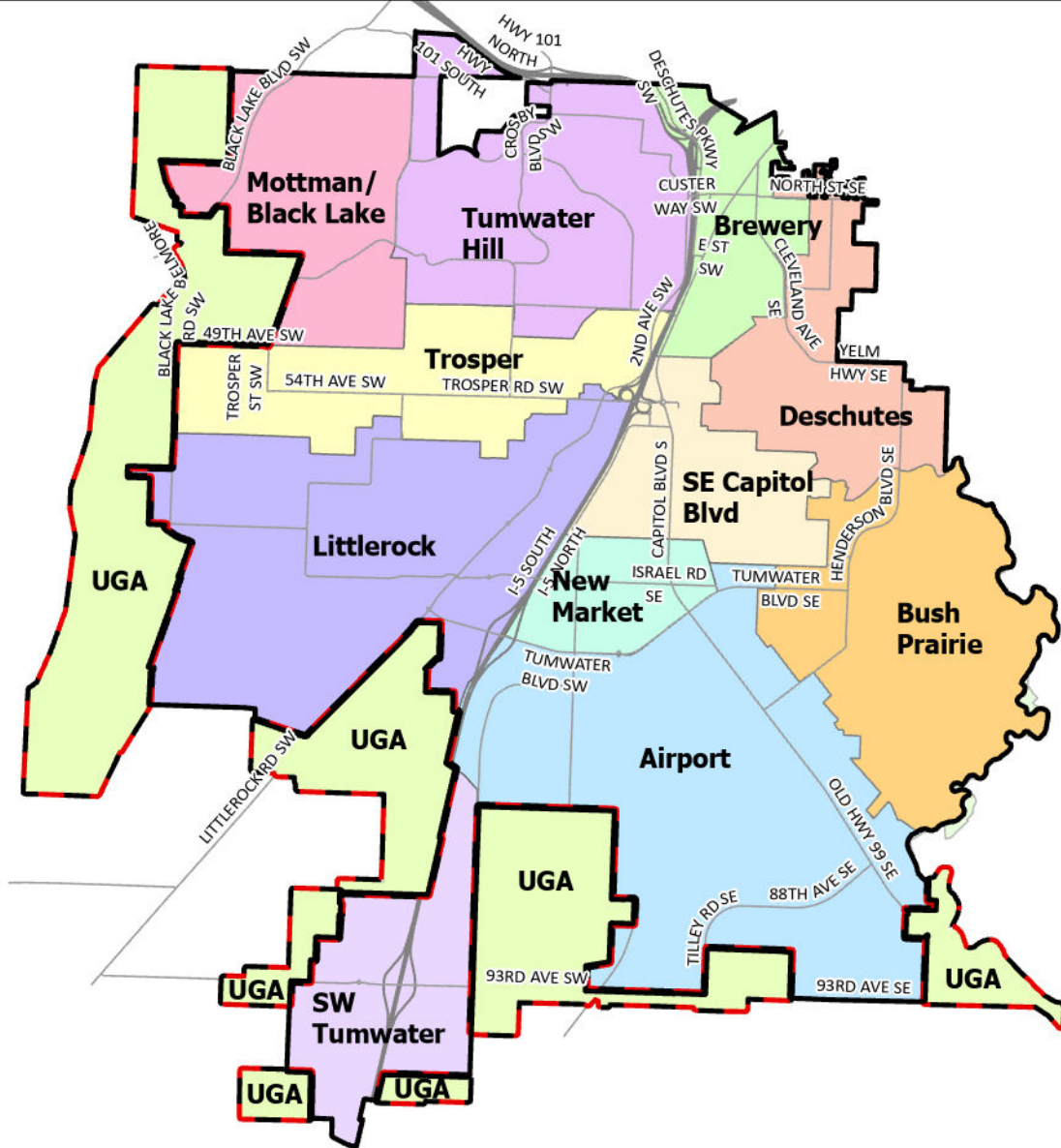
Tumwater Hill Future Land Use



- | | |
|--------------------------------|-------------------------|
| Brewery District | Public Institutional |
| Manufactured Home Park | Mixed Use |
| New Market Historic District | Neighborhood Commercial |
| Residential/Sensitive Resource | General Commercial |
| Low Density Residential | Utilities |
| Medium Density Residential | Light Industrial |
| High Density Residential | City Limits |
| Parks/Open Space | |

0 0.1 0.2 0.4 Miles

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



Neighborhoods of Tumwater

0 0.4 0.8 1.6 Miles



City Limits

UGA

Airport

Brewery

Bush Prairie

Deschutes

Littlerock

Mottman/Black Lake

New Market

SE Capitol Boulevard

SW Tumwater

Trosper

Tumwater Hill

Map created by the City of Tumwater Community Development Department using ArcGIS Pro 3.4.3.

This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgments arising from any use of this product and any errors or omissions.

TO: City Council

FROM: Erika Smith-Erickson, Housing and Land Use Planner and Brad Medrud, Community Development Director

DATE: August 26, 2025

SUBJECT: 2025 Comprehensive Plan Periodic Update – Housing Stakeholder Process

1) Recommended Action:

Discussion item only.

2) Background:

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

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

The purpose of today's item is to discuss results of the public engagement process and the staff's response to comments on the draft Housing Element.

3) Policy Support:

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

4) Alternatives:

☐ None.

5) Fiscal Notes:

None.

6) Attachments:

- A. Staff Report
- B. Presentation
- C. Housing Element, Part 1 – Goals, Policies, and Implementation Actions – Old January 2025 Draft with Response to Stakeholder Comments
- D. Housing Stakeholder Meeting 2 Notes – November 6, 2024

STAFF REPORT

Date: August 26, 2025
From: Erika Smith-Erickson, Housing and Land Use Planner, and Brad Medrud,
Community Development Director



2025 Comprehensive Plan Update – Housing Element

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

For the update, Tumwater combined public engagement efforts for both the Housing Element and middle housing development code updates, as the two updates are interrelated.

The intent of the City Council meeting on Tuesday, August 26, 2025, is to discuss how staff addressed state requirements and incorporated community feedback into the Housing Element’s goals, policies, and draft implementation actions and the middle housing development code updates.

Contents

Contents.....	1
1 – The Need for Housing in Tumwater	1
2 – Middle Housing Development Code Updates.....	7
3 – Overview of the Public Engagement Process	15
4 – Engagement Strategy	16
5 – Public Comment Period	23

1 – The Need for Housing in Tumwater

A. Requirements for the Housing Element Update

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

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

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

How affordable housing is accommodated for all economic classes is specifically set forth in the Housing Element of the Comprehensive Plan. The Housing Element works with the Land Use Element to allocate sufficient land to insure an adequate supply of buildable land for housing serving each economic class. The 2021 Tumwater Housing Action Plan informed the update of the Land Use and Housing Elements. Each residential land use designation, including the Mixed Use designation, will provide a variety of housing types at varying densities.

Each neighborhood subarea identified in the Land Use Element contains sufficient variability in housing types to ensure housing needs can be met for all segments of Tumwater's population for the next 20 years. The goals, policies, and actions of the current Housing Element are found in Appendix B of this staff report.

1) Requirements for Housing Elements

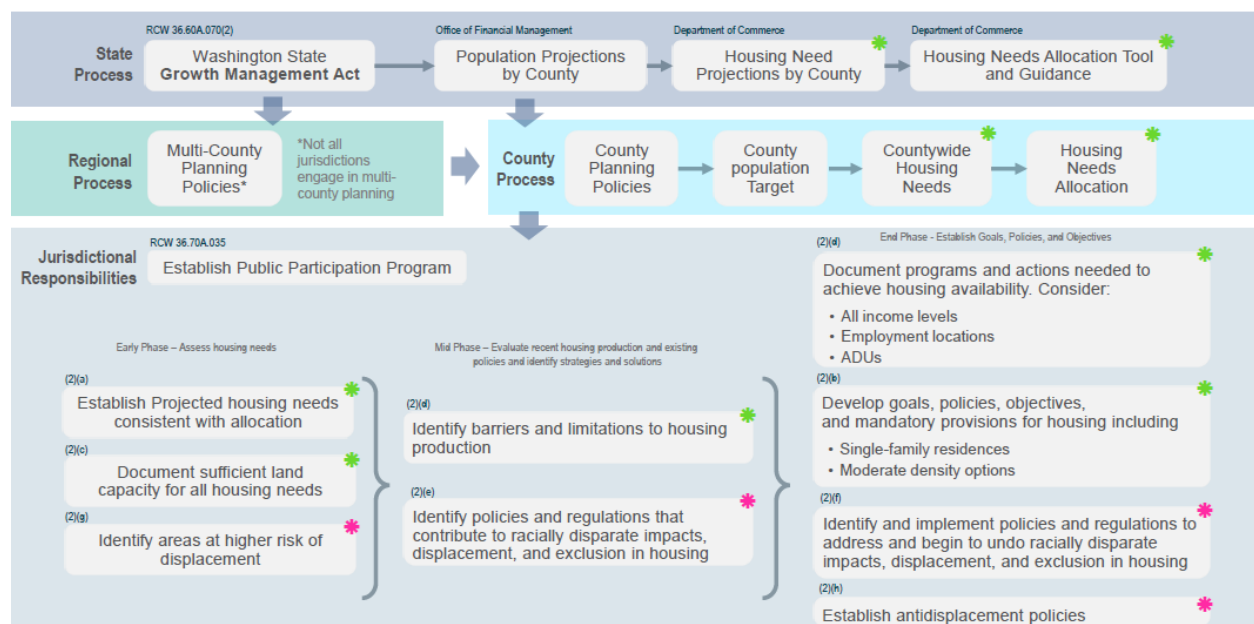
In addition to the Growth Management Act housing goal, Tumwater's Housing Element will address the following state requirements from RCW 36.70A.070, as substantially amended in 2023, to ensure the vitality and character of established residential neighborhoods.

1. Include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the State Department of Commerce, including:
 - a. Units for moderate, low, very low, and extremely low-income households; and
 - b. Emergency housing, emergency shelters, and permanent supportive housing;
2. Include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;
3. Identify sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and consideration of duplexes, triplexes, and townhomes;
4. Make adequate provisions for existing and projected needs of all economic segments of the community, including:
 - a. Incorporating consideration for low, very low, extremely low, and moderate-income households;

- b. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
 - c. Consideration of housing locations in relation to employment location; and
 - d. Consideration of the role of accessory dwelling units in meeting housing needs;
5. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
 - a. Zoning that may have a discriminatory effect;
 - b. Disinvestment; and
 - c. Infrastructure availability;
6. Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
7. Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
8. Establish antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

New GMA Framework for Updating Housing Elements

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



Source: State Department of Commerce.

Several significant housing and land use bills were passed by the Washington State Legislature during the 2023 legislative session and signed into law by Governor Inslee, causing some observers to call 2023 “the Year of Housing” in our state. These bills are intended to expand the state’s housing supply and help address the ongoing affordable housing crisis.

Two of the more significant bills deal with “missing middle” housing (E2SHB 1110) and accessory dwelling units (EHB 1337). These two bills require many local governments to revise their regulations to allow for a greater number and increased types of housing in areas traditionally dedicated to single-family detached housing.

B. Supply and Need

Since 2018, Tumwater has recognized that more needs to be done to increase City’s housing supply, even without the State requirements to do so.

Table 1 shows the 2020 housing supply of Tumwater and its associated urban growth area, and the expected 2020-2045 housing need based on the State’s allocation to the Thurston County and subsequent process through the Thurston Regional Planning Council to allocate housing needs across all the jurisdictions in the County. Table 2 shows the population of Tumwater and its associated urban growth area in 2020 and its forecasted population in 2045.

Table 1. Allocation of Projected Tumwater Housing Needs, 2020-45.

	Housing Units Available in 2020	Projected Housing Units Needed in 2045	2020-45 Projected Housing Need
City	11,064	17,740	6,676
Urban Growth Area	1,210	3,726	2,516
Total	12,274	21,466	9,192

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

Table 2. Tumwater & Its Urban Growth Area Population Forecasts, 2020-45.

	Population
Population (2020)	28,707
Projected Population Increase (2020-2045)	17,363
Projected Population (2045)	46,070

Source: 2020 Population includes the 2020 U.S. Census calibrated numbers both within Tumwater (25,573) and its urban growth area (3,134). Thurston Regional Planning Council, Table 3. Population Estimates and Forecast Thurston County Cities, Urban Growth Areas, and Reservations 2010-2045.

C. Who Are We Planning For?

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

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

According to U.S. Housing and Urban Development, in 2024 a moderate income at 100% of area median income for a Thurston County household of four would be \$116,688. Table 3 shows equivalent household incomes and typical jobs that make up these categories.

Table 3. Household Income Categories Associated with Area Median Income for a Family of Four, Tumwater, 2024.

Household Income Category	Percent of Area Median Income	Equivalent Household Income for a Family of Four	Typical Jobs that May Fall in this Income Category
Extremely Low-Income	0-30% AMI	Less than \$35,000	Farm Workers, Fast Food Workers, Fixed Incomes
Very Low-Income	30-50% AMI	\$35,000 to \$58,350	Childcare, Administrative Assistants, Landscaping
Low-Income	50-80% AMI	\$58,350 to \$93,350	Veterinary Technicians, Construction Workers, Truck Drivers, Social Workers
Moderate-Income	80-100% AMI	\$93,350 to \$116,688	Nurses, Plumbers
Moderate-Income	100-120% AMI	\$116,688 to \$140,025	Analysts, Teachers
Upper Income	>120% AMI	More than \$140,025	Lawyers, Managers

Source: Income Limits, U.S. Department of Housing and Urban Development, 2025.

D. Anticipated Future Housing Need

Figure 4 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.

This information informs the density ranges and types of permitted residential uses in land use designations and zone districts in the Land Use Element and Tumwater’s development regulations.

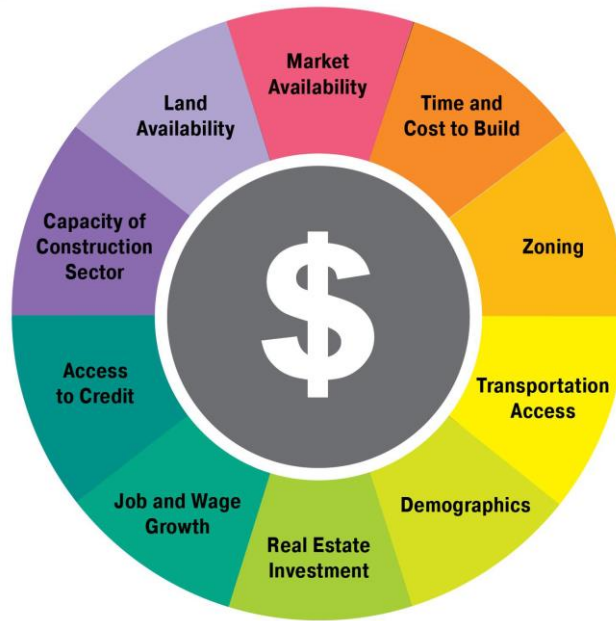
Figure 1. 2045 Tumwater & UGA Housing Need Allocation by Area Median Income, Housing Type, & Tenure.

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

E. City's Role in Development

Tumwater's zoning, regulations, permit procedures, and fees directly influence where and the intensity of what can be built:

- Zoning and regulations under the State Growth Management Act
- Permit procedures.
- Infrastructure that facilitates housing development.



F. Development Code Update Process



Source: Department of Commerce, 2023.

2 – Middle Housing Development Code Updates

A. State Requirements

The 2025 Development Code updates required by the State to address middle housing include:

- Allowing at least two units per lot in residential zone districts and at least four units per lot in residential zone districts if at least one unit is affordable housing. As an alternative, meet density requirements on 75% of City lots that are primarily dedicated to single-family housing. The City will be using the alternative means to meet State requirements.
- Allowing at least six of the nine types of middle housing in residential zone districts.
- Allowing zero lot line short plats.
- Limiting design review for middle housing to standards that apply to single-family houses.

- Limiting parking requirements for middle housing to one parking space on lots less than 6,000 square feet and two spaces on lots greater than 6,000 square feet.
- Requirements apply to zone districts that consist of “all lots zoned predominantly for residential use.”
- Unit density and allowed use standards do not apply to zoning districts “permitting higher densities or intensities.”
- Mixed-use zone districts which permit by-right multifamily and a variety of commercial uses are not included within the definition of “all lots zoned predominantly for residential use.”
- Manufactured home park zone districts are excluded from these requirements.

Other considerations:

- There is a possibility for Commerce approval of ‘substantially similar’ plans and regulations to those required by state requirements.
- There is a possibility for Commerce to give a timeline extension if it will result in displacement or overburdened infrastructure. The Capital Facilities Plan update can also be delayed by Tumwater if an extension is granted.
- Common Interest Communities (e.g., condominium or homeowners’ associations) cannot prohibit the implementation of the State requirements.
- Note that the other state requirements for accessory dwelling units, parking, and transit availability are broader than these State requirements.
- Meeting the two accessory dwelling units per lot requirements may address some of these requirements.

B. Proposed Middle Housing Development Code Amendments

As part of the Comprehensive Plan update and the Middle Housing development code amendments, there will be changes to Tumwater’s residential land use designations, and zone districts:

- Low Density Residential (LDR) is a new proposed zone district that will combine and replace the Single Family Low Density Residential (SFL) and Single Family Middle Density Residential (SFM) zone districts.
- Medium Density Residential (MDR) is a new proposed zone district that will replace the Multifamily Medium Density Residential (MFM) zone district.
- High Density Residential (HDR) is a new proposed zone district that will replace the Multifamily High Density Residential (MFH) zone district.

1) Low Density Residential Zone District

Remove references to “single-family” from the titles of the current Single-Family Low Density Residential (SFL) and Single-Family Medium Density Residential (SFM) land use designations and zone districts and combine these into one new Low Density Residential (LDR) land use designation and zone district.

References in the zone district intent statements to single-family housing being the primary form of development in those districts will be removed and the land use designation descriptions in the Comprehensive Plan have been updated.

Single-family detached dwellings will continue to be allowed in the new Low Density Residential (LDR) zone district but will no longer be the sole focus of the zone district.

2) Excluded Low Density Zone Districts

The Residential/Sensitive Resource (RSR) and the Manufactured Home Park (MHP) zone districts are proposed to be excluded from middle housing development code updates as allowed under state law.

The intent of the Residential/Sensitive Resource (RSR) zone district is to accommodate and establish low density residential neighborhoods in a manner that is compatible with areas of unique open space character and environmental sensitivity with a minimum density of two dwelling units per acre and maximum density of four dwelling units per acre. The Residential/Sensitive Resource (RSR) zone district is found primarily on the west side of Tumwater in areas with large wetlands and Percival Creek or in the south side where there are high groundwater flooding concerns. The Residential/Sensitive Resource (RSR) zone district will continue to allow for duplexes and cottage housing.

The Manufactured Home Park (MHP) zone district is intended to provide sufficient land for primarily manufactured homes in manufactured home parks, so number of other uses allowed is limited.

3) Definitions

The following definitions will be added or modified in TMC Chapter 18.04:

“Administrative design review” means a land use permit review process whereby a design review application is reviewed, approved, or denied by the director of community development or their designee based solely on objective design standards found in the citywide design guidelines without an open recording hearing, unless such review is part of a consolidated review and decision process pursuant to TMC Title 14 Development Code Administration, otherwise required by state or federal law, or the structure is a designated landmark or historic district established under the city’s preservation ordinance. A city will utilize the process found in the citywide design guidelines to consider, recommend, or approve requests for deviations.

“Affordable housing” means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty

percent of the monthly income of a household whose income is: (A) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or (B) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Cottage housing” means residential units on a lot with a common open space that either: (A) Is owned in common; or (B) has units owned as condominium units with property owned in common and a minimum of twenty percent of the property as open space.

“Dwelling unit density” means the number of dwelling units, including accessory dwelling units, allowed on a lot, regardless of lot size.

“Major transit stop” means (A) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW; (B), commuter rail stops; (C) stops on rail or fixed guideway systems; or (D) stops on bus rapid transit routes, including those stops that are under construction.

“Middle housing” means buildings that are compatible in scale, form, and character with single-family dwellings and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, quadplexes, townhouses, stacked flats, and cottage housing.

“Multifamily Dwelling” means a building designed and used for occupancy by five or more families all living independent of each other and where all dwelling units are located on the same lot.

“Quadplex” means a building designed for and used exclusively for occupancy by four families independent of each other where all four dwelling units are located on the same lot and are completely separated from each other, except for common stairwells or garages.

“Single-family detached dwelling” means a building that is not attached in any way to another dwelling unit or structure providing complete, independent living facilities for a family.

“Stacked flat” means dwelling units in a residential building of no more than three stories in which each floor may be separately rented or owned as one dwelling unit.

“Townhouse” or “rowhouse” means one of a line or row of three or more dwelling units attached one to the other, having common walls between individual units, generally two stories in height (and sometimes three). Each unit occupies the space between common walls from the lowest level to the roof, where common walls are the property lines between units and that have a yard or public or private street, alleys, pathways, or similar feature which the public has a right of use on not less than two sides.

4) Middle Housing Building Types

Tumwater will be adding the following six of nine middle housing building types in its three primary residential zone districts:

Duplexes



Triplexes



Quadplexes



Townhouses



Stacked flats



Cottage housing



Tumwater will not be adding the following three of nine middle housing building types in its Low Density Residential (LDR) and Medium Density Residential (MDR) zone districts, which will continue to fall under Tumwater’s definition of multifamily dwelling. These uses will continue to be allowed in the High Density Residential (HDR) zone district.

Fiveplexes



Sixplexes



Courtyard apartments



Table 4. Residential Uses by Residential District.

RESIDENTIAL DISTRICTS	<u>LDR</u>	<u>MDR</u>	<u>HDR</u>
Cottage housing	P	P	
Designated manufactured home parks		P	
Designated manufactured homes	P	P	

RESIDENTIAL DISTRICTS	<u>LDR</u>	<u>MDR</u>	<u>HDR</u>
Duplexes	<u>P¹</u>	<u>P¹</u>	
Multifamily dwellings		P	P
Manufactured home parks			
Permanent supportive housing	P	P	P
Planned unit developments	P	P	P
Quadplexes	<u>P</u>	<u>P</u>	P
Senior housing facilities, assisted		C	C
Senior housing facilities, independent		P	P
Single-family detached dwellings	P		
Single-family detached dwellings existing prior to April 15, 2021		P ²	
Stacked flats	<u>P</u>	<u>P</u>	<u>P</u>
Townhouses and rowhouses	P	P	P
Transitional housing	P	P	P
Triplexes	<u>P</u>	P	P

Notes:

- Proposed amendments shown in red.
- Restrictions on the percentage of lots allowing duplexes in new subdivisions have been removed.

5) Dwelling Unit Density

The permitted dwelling unit density on all lots in the new Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR) land use designations and zone districts will be two dwelling units per lot with four dwelling units allowed per lot if at least one dwelling unit on the lot is affordable housing that meets the requirements of TMC 18.42.160.

The dwelling unit density requirements would not apply to lots less than 1,000 square feet.

Because detached single-family residences are not a type of middle housing, Tumwater does not have to allow multiple detached single-family homes per lot.

6) Bulk and Dimensional Regulations

Rear yard setbacks would be reduced in the new Low Density Residential (LDR) zone district from twenty feet to five feet for middle housing dwellings, as is currently allowed for accessory dwelling units.

7) Citywide Design Review

The Citywide Design Guidelines will be updated to ensure that the requirements for middle housing dwellings are the same as single-family dwellings.

8) Accessory Dwelling Units

Two accessory dwelling units will be allowed per residential lot, and the maximum area of an accessory dwelling unit will be increased from 800 to 1,000 square feet.

9) Affordable Housing Requirements

To qualify for up to the four additional units under the middle housing development code updates affordable housing provisions, the required number of affordable housing dwelling units will be required to meet the following standards:

1. *Such dwelling units shall meet the definition affordable housing in TMC 18.04.010;*
2. *Such dwelling units shall be maintained as affordable housing in perpetuity;*
3. *A covenant or deed restriction shall be approved by the city and recorded by the property owner that ensures the rental or ownership of units subject to these affordability requirements will remain consistent with the conditions in chapter 84.14 RCW in perpetuity; and*
4. *Dwelling units dedicated as affordable housing shall:*
 - a. *Be provided in a range of sizes comparable to other units in the project;*
 - b. *Contain the same proportion of the number of bedrooms in affordable units as the other dwelling units within the project; and*
 - c. *Be distributed throughout the project.*

10) Off-Street Parking Requirements

As required under state law, the off-street parking requirements for middle housing development codes will become:

1.0 space per dwelling unit for lots no greater than 6,000 square feet and 2.0 spaces per dwelling unit for lots greater than 6,000 square feet (before any zero lot line subdivisions or lot splits).

11) Cottage Housing Open Space

As required under state law, the open space required for cottage housing will be:

- K. *Open space.*
 1. *Open space shall be provided equal to a minimum 20 percent of the lot size.*
 2. *Required open space may include common open space, private open space, setbacks, critical areas, and other open space.*
 3. *At least one outdoor common open space shall be provided.*

3 – Overview of the Public Engagement Process

This **Public Engagement Results Report** summarizes engagement activities related to the development of Tumwater's Housing Element.

Public outreach and engagement were critical components of the Housing Element planning process. Tumwater presented its [Final Community Engagement Plan](#) for the [Tumwater 2025 Comprehensive Plan Periodic Update](#) in July 2023.

B. Community Engagement Plan

The Housing Element followed the Community Engagement Plan for the 2025 Comprehensive Plan Update, approved by the City Council on July 12, 2023, which outlined the process for community members to be involved in guiding policy decisions that will shape the future of Tumwater's housing.

The objective of the community engagement process established how Tumwater engaged with the community and stakeholders throughout the Comprehensive Plan periodic update. Staff utilized the IAP2 process to identify target audiences and stakeholders.

The community engagement process was flexible and changed to take advantage of events and opportunities that arose. The Community Engagement Plan utilizes identified tactics, strategies, and platforms to inform and consult the community and stakeholders in the periodic update. Staff worked with Tumwater's Communications Team on the final Plan that guided this process.

Middle housing is a major component of the Housing Element. Staff used the Community Engagement Plan to help guide discussions and plan development with the community regarding middle housing, affordable housing, and accessory dwelling units throughout the Comprehensive Plan update process.

C. Goals for Housing Element & Middle Housing Engagement

The Engagement Strategy is intended to provide as much opportunity to the Tumwater community to engage in the development of Housing goals and policies and middle housing development regulations as possible, while at the same time offering flexibility to Tumwater residents to provide input into other aspects of the Comprehensive Plan and Development Code Update as events and opportunities arise. Laid out here are vision and goals that are both specific to the housing element update process, as well as complementary to Tumwater's existing Community Engagement Plan.

The key goals of the Final Community Engagement Plan for the 2025 Comprehensive Plan Periodic Update extend to this Climate Element Engagement Strategy, which are to:

1. Provide information to enhance community understanding of issues.
2. Seek early and continuous involvement from people who care about the Comprehensive Plan and the community.

3. Offer opportunities for the community to provide feedback to staff and appointed and elected officials.
4. Develop an accessible, equitable, and engaging Plan.
5. Make community-driven planning the priority for the Plan.
6. Highlight projects implemented since the last Comprehensive Plan periodic update.
7. Use a flexible, phased approach.
8. Integrate and consolidate goals from all Elements of this Plan.
9. Develop a Plan that is in an easy to read and understandable format.
10. Rely on multiple communications strategies, tactics, and platforms to share information.

4 – Engagement Strategy

A. Housing Stakeholders

City of Tumwater issued invitations to stakeholders within and outside of Tumwater, aiming to capture a mix of representation from the following groups:

- **Government:** Local, regional, and Tribal.
- **Community** groups and organizations (e.g., local housing developers, real estate agents, Tumwater School Districts, non-profit and community-based organizations, charities, etc.).
- **Subject matter experts** from housing and social service providers, other jurisdictions, and consultants.
- **Affected populations** (e.g., Black and Indigenous communities of color, youth and elderly populations, low-income communities, workers, disabled and/or immunocompromised individuals, etc.).

B. Key Stakeholders and Community Groups

Which communities are most vulnerable and/or at risk of displacement?

- Priority Audiences
 - Seniors
 - Families with Children
 - Individuals with disabilities or on fixed incomes
 - BIPOC
 - Other hard-to-reach populations

The Housing stakeholder workgroup was assembled starting with individual meetings with staff starting in April 2024 with many community members and service providers representing the above groups:

- Washington Homeowner Resource Center
- Olympia Master Builders
- Thurston County Food Bank
- Thurston Chamber of Commerce
- Thurston County Realtors
- Homes First
- Western Plaza
- Tumwater School District and Together!
- Thurston Housing Land Trust
- Individual Community Members
- Landlords
- Tenants
- South Sound Senior Services
- Land Trusts

The stakeholder workgroup was engaged continuously and substantively throughout the Housing Element and middle housing development code update planning process. For a complete list of stakeholders please refer to the Stakeholder Lists Folder. The workgroup provided feedback and advisory support with respect to the following issues and questions:

- **Community Needs:** What are the community's concerns and what are the barriers to accessing housing within the community? What could Tumwater be doing to help? What is the perception of affordable housing within Tumwater?
- **Public Engagement:** With whom and how should Tumwater engage with residents on the issues of housing? Who are the priority groups and individuals to engage? What are the appropriate times and venues for engagement?
- **Development Regulations and Process Obstacles:** Are permitting processing for building clear? What regulatory changes would make housing development more feasible to build?
- **Affordable Housing Funding Gaps:** What kinds of local funding or incentives have you found to be most effective in supporting project feasibility? What are your thoughts on Tumwater's Multifamily Tax Exemption program? Are there other factors that have made affordable projects more challenging from a design and construction perspective?

These following issues and topics are just a summary of questions and discussion items. For the full list of questions and feedback received, please see folders Spring and Fall 2024 Stakeholder Notes.

C. Engagement Materials and Resources

A series of print and digital resources were developed to share with stakeholders, including the following:

- Housing Stakeholder meeting agendas, materials, sign in sheets, and guidance documents.
- Briefings and work sessions for the Tumwater Planning Commission, the General Government Committee, and City Council which included staff reports, PowerPoints, and other documents.
- FAQ sheets, handouts, QR codes, pamphlets created for tabling events.
- Comprehensive Plan Update website with resources, materials, public meetings, and links to virtual open houses.
- Summaries of comments collected and how they were addressed or incorporated into the Housing Element goals, policies, and actions.
- Public Engagement Results Report with data used to help guide future outreach efforts, demographics, and more.
- All materials can be found in the submittal folders associated with the specific events and the Public Engagement Results Folder.

D. Community-wide Engagement for Draft Housing Element

The community-wide engagement process deployed various tools and strategies, including but not limited to:

- **Community-wide surveys** (digital or printed) focused on collecting general feedback on key priorities and interests.
- **Open houses and meetings** (in-person, virtual, and hybrid) designed to bring community members into shared spaces and guide participants through interactive visioning and strategizing processes.
- **Small-group workshops or community** dialogues with trusted community leaders and targeted communities for information sharing and gathering.
- **Pop-up events** that use existing community gatherings as venues for continued engagement on the Housing Element and Comprehensive Plan Update and gathering feedback on middle housing types.

- **Passive engagement**, including informational outreach through social media, mailings, and other media to keep community members updated and engaged throughout the Housing Element planning process.

This multi-faceted approach ensured that the Housing Element is driven as much by the community's priorities and interests as it is by state requirements and regional needs. Tumwater commits to a transparent, detailed, and thoroughly documented engagement process that strengthens community trust, creates shared ownership of the planning process, and establishes partnerships between and among groups that are mutual and lasting.

In addition, the diversity of tools and strategies listed provides multiple, accessible opportunities for stakeholders to engage, allowing stakeholders to be selective but also to have sufficient participation options about when they participate, preventing engagement fatigue and information overload.

All materials, notes, sign in sheets, and summaries of community engagement can be found in the event specific folders or in the "Public Engagement Results."

D. Public Engagement Results Report

The report summarizes the methods and results of Tumwater's efforts to ensure community voices shaped local policies in the Housing Element and the middle housing development code updates. Following the model of other Comprehensive Plan elements, Tumwater collected public input in five primary ways between 2024 and 2025:

1. A **joint City Council and Planning Commission tour** that was open to the public. Members of the community joined the City Council, Planning Commission and staff in April 2024 on a tour around Tumwater and the surrounding areas identifying existing middle housing examples and how middle housing types can be incorporated into established neighborhoods.
2. The **Housing Stakeholder Workgroup** members provided feedback on each draft of the Housing Element and met with City staff to discuss housing issues, middle housing types, constructing accessory dwelling units, community needs, public services, and developing specific policy and implementation actions language, as well as review language recommended by Tumwater. The stakeholder workgroup was a core team of housing specialists such as developers, real estate agents, non-profits, a manufactured home community, the Tumwater School district, and social service providers.
3. An **in-person workshop**, held in November 2024, where stakeholders met in person and broke out into small groups and input was collected on housing goals via notes taken during breakout sessions, sticky notes left on posterboards, and group discussions. At the end of the workshop all groups gathered and discussed the feedback received by staff and collectively reviewed the goals highlighting key takeaways.
4. An **in person and virtual open house**, which featured an in person event and an online Story Map. At the in-person open house there was a table exercise that modelled different types of middle housing using figures on a neighborhood map within Tumwater,

boards explaining middle housing and its importance, and housing through life stages. The boards were incorporated into the online Virtual Open House.

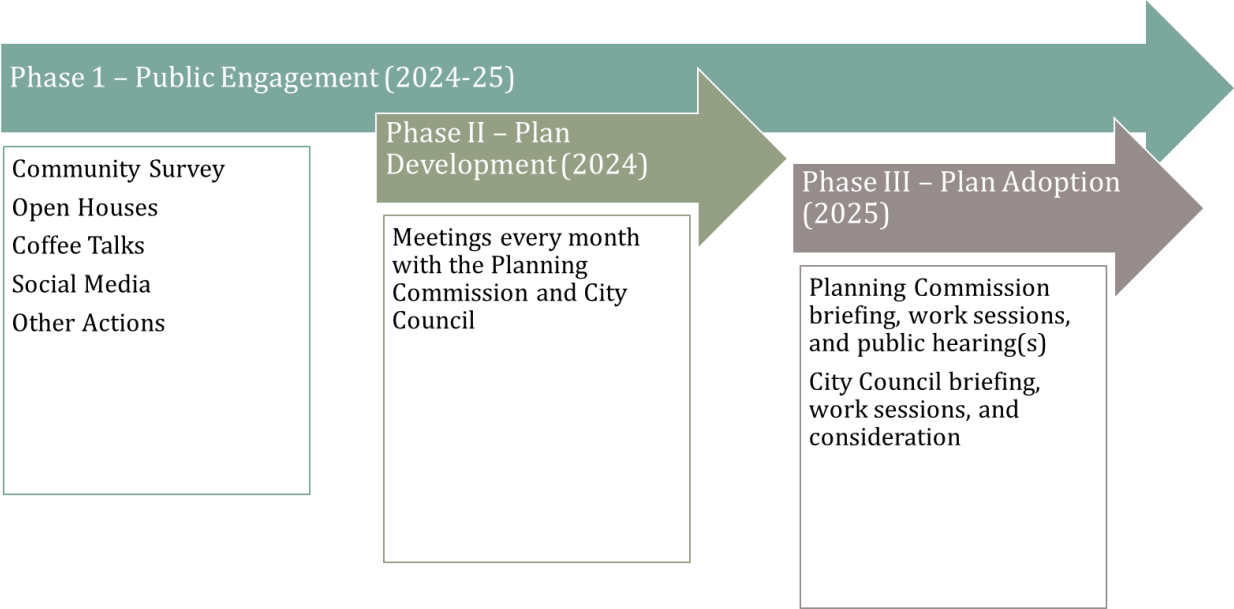
5. A **public comment period**, which occurred June through July 2025, allowed community members to share formal feedback on the draft Housing Element before its final form is included in the 2025 Comprehensive Plan update ordinance.

E. Engagement Themes & Topics

Themes	Topics and Priorities
Introduction/Background	Describe the Comprehensive Plan Update and how the Housing Element was established, the need for affordable housing, what affordable means, the importance of middle housing, and explain requirements of HB 1110 and EHB 1337. Introduce Middle Housing and start identifying established middle housing throughout Tumwater.
Listening/Gather Feedback	Meet with stakeholders, ask questions, and listen to their experiences and needs regarding housing.
Data/Gap Analysis	Utilizing data from Commerce, Thurston Regional Planning Council gather and share data regarding how much housing is needed, at what AMI threshold, and the housing types that would support those income limits. Gather feedback on preferred middle housing types through surveys and in person visual preference boards
Equity and Displacement	Work regionally with a consultant to identify types of displacement and at risk communities, review housing action plans, comprehensive plans, and regulations that might have racially disparate impacts or cause displacement. Post surveys and hold meetings with stakeholder groups regionally to identify actions to address equity, racially disparate impacts, and displacement.
Policies	Share and review draft goals, policies, and implementation actions with stakeholders and community. Ensure feedback from previous engagement was incorporated and talk next steps.
Implementation	Post draft Housing Element for public review and comment, and draft development code and design review updates.

1) Engagement Phases and Schedule

The Engagement Process primarily took place between March 2024 through July 2025. The table below outlines the phases, activities, and schedule by which Tumwater conducted its engagement process for the Housing Element and middle housing development code updates



Events	Date
Community Survey	February 2024
Stakeholder Engagement/Email	April 2024
Stakeholder meetings	April – May 2024
Tabling at the Tumwater Regional Library	May 17, 2024
Housing Open House In-Person and Virtual	May 29, 2024, in person event and virtual open house launch date – Fall of 2024
Tabling Event at the Juneteenth Event, Lacey, WA; Juneteenth is hosted by the Fred U Harris Masonic Lodge in collaboration with the cities of Tumwater and Lacey	June 15, 2024
Stakeholder engagement round 2, in person on draft goals and policies	November 6, 2024: Affordable Housing Conversations
Meeting with Western Plaza for Round 2 of stakeholder engagement	November 1, 2024
Displacement Community Outreach in person meetings	November – December 2024
Video Ask Online Survey for Displacement	December 2024 – January 2025

Events	Date
Public Comment Period on Draft Housing Element Part 1 Goals, Policies, and Actions Items and Part 2- Technical Information	June 4, 2025 – July 11, 2025

2) Engagement Metrics and Evaluation

In February of 2024 City staff posted a survey related to the Comprehensive Plan. The full survey and 975 responses show that many respondents selected “support the development affordable housing” as a strategy that Tumwater should pursue. However, this option was one of 9 choices, and responses were not ranked by priority or importance. In May of 2024 City Staff released a Housing survey specific to housing, affordable housing, and middle housing. The following metrics are being considered as potential measurements to record for the Public Engagement Results Report.

The community and housing survey results can be found in the Comprehensive Plan Update and Housing Surveys folder.

Participation Metrics:

- Feedback on process and Housing Element draft: Number of comments.
- Event Attendance: Number of attendees at meetings, stakeholder workgroups, and various community events.
- Stakeholder Participation: Engagement levels of stakeholders, considering overall contribution, committee involvement, and quality of work.

Engagement Quality Metrics:

- Feedback Quality: Evaluation of feedback from surveys, meetings, and other networks.
- Community Sentiment: Changes in community sentiment measured through surveys, meetings, and social media monitoring.
- Diversity and Inclusion: Representation of different community groups in engagement activities.

Outcome Metrics:

- Implementation of Initiatives: Number of initiatives incorporated into the Element directly from community-based ideas.
- Online Activity: Measuring whether user interest and activity on Tumwater’s website have increased due to heightened engagement from the project.

Although the Public Engagement Results Report will not be able to track long-term success, some indicator of future persistence of engagement include:

- Long-Term Engagement: Continuity and frequency of engagement activities over time.
- Resource Allocation: Effectiveness of resource usage for engagement activities.

- Partnership Strength: Longevity and effectiveness of partnerships formed. The housing stakeholder workgroup asked to have continuous and ongoing meetings after the comprehensive plan to meet and discuss housing related work in Tumwater.

3) City of Tumwater Contact

The periodic update email compplan@ci.tumwater.wa.us was used for project communications. All documents related to the periodic update are located on Tumwater's periodic update webpage: [Comprehensive Plan Updates](#).

5 – Public Comment Period

A. Overview

Tumwater posted drafts of the Housing Elements Goals and Policies and middle housing discussion materials on its website for public comment. Tumwater's online posting provided the opportunity for all community members and those who spend time in Tumwater to review the draft and share formal feedback for Tumwater to further improve the document. Community members shared feedback in person, over the phone, and emailing the Comprehensive Plan team.

B. Summary of Responses

Summaries of public comments can be found in the Public Engagement Results and Materials folder. The comments and feedback received on housing goals and policies for Tumwater were incorporated into the Housing Element Goals, Policies, and Action Items. To see where and how the feedback was incorporated in an early draft version of the goals, policies, and actions labeled "20250129 Housing Element- Part 1 Goals and Policies - Public engagement input" was provided as Attachment C.

2025 Comprehensive Plan Update Housing Element

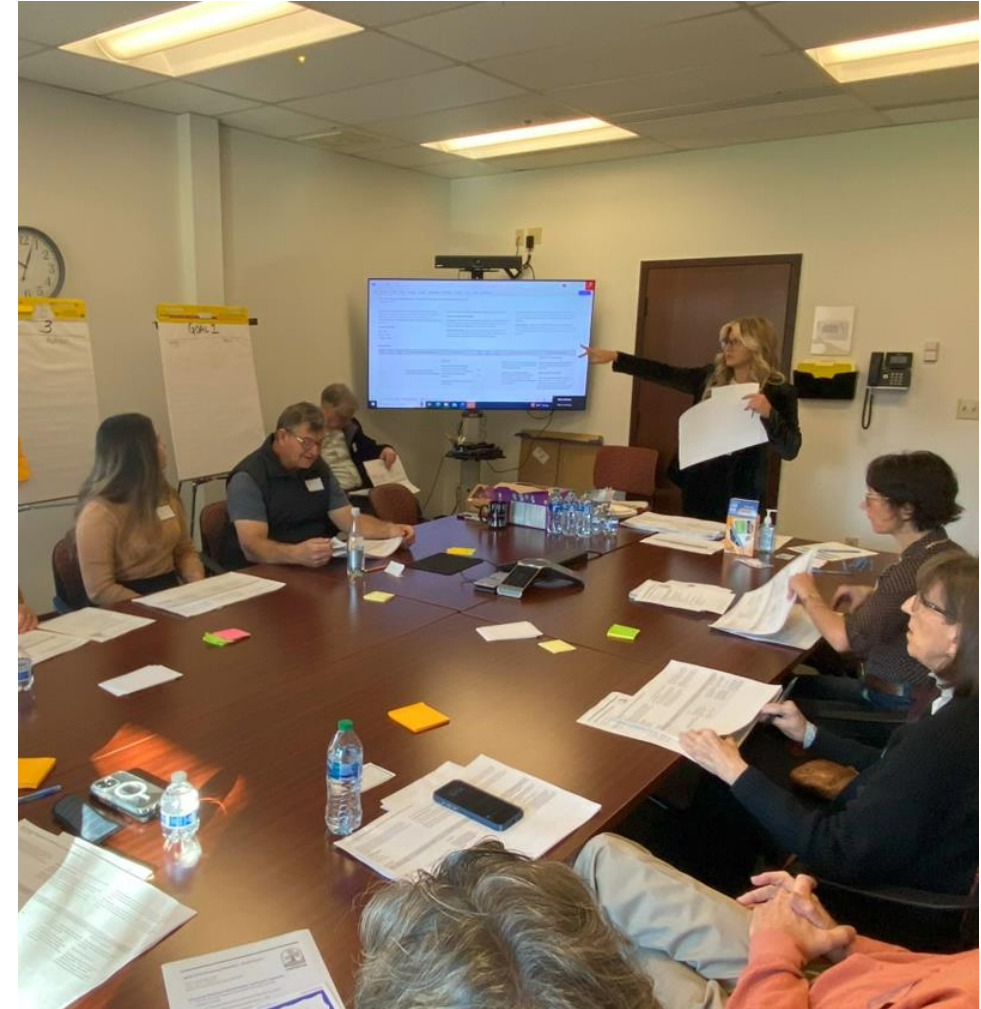
*Balancing Nature and Community:
Tumwater's Path to Sustainable Growth*

Erika Smith-Erickson, Housing and Land Use Planner
City Council August 26, 2025



Overview

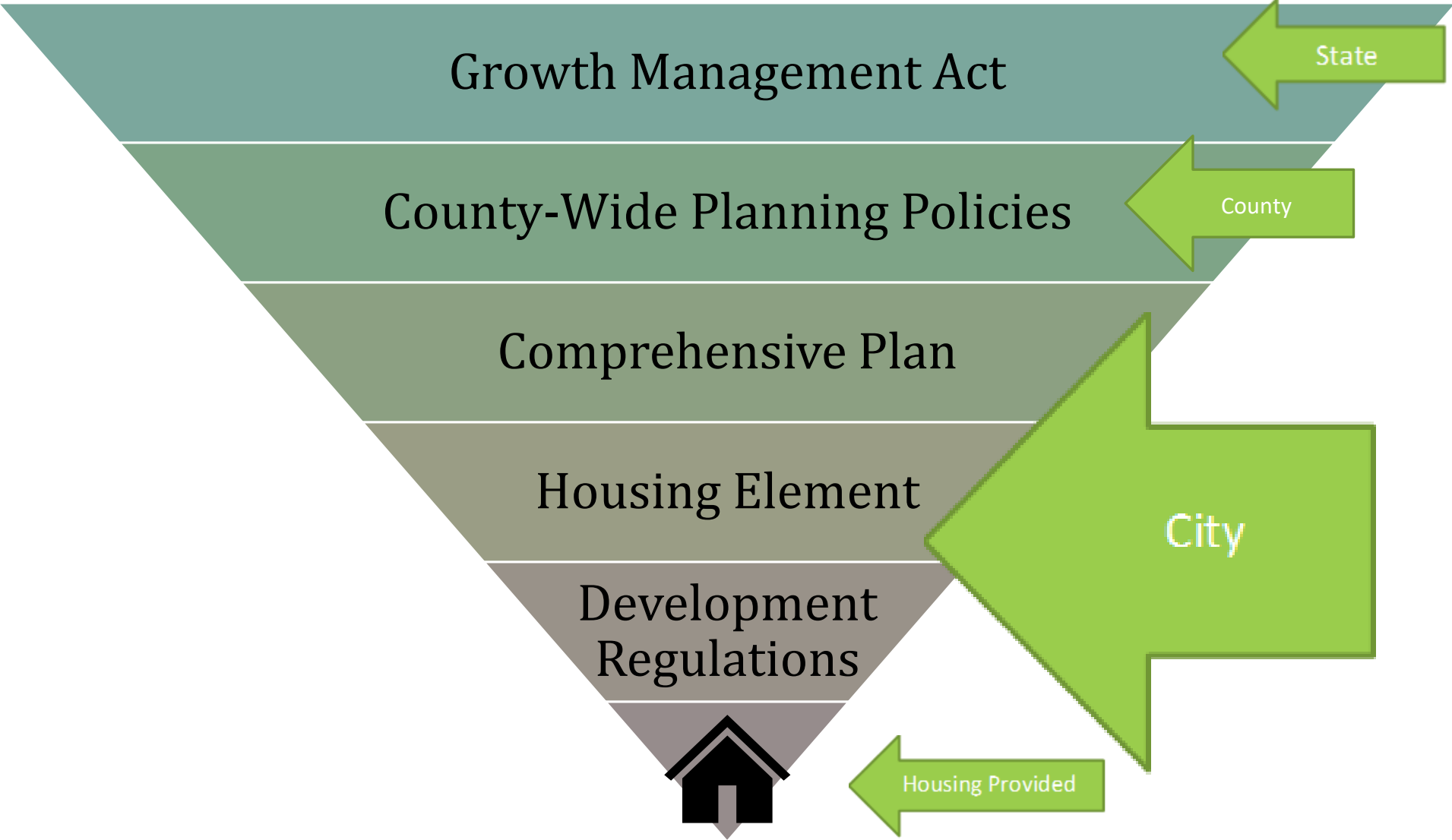
- State Requirements
- What we heard
- How we incorporated feedback
- Prioritization



GMA Housing Goal

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





State Requirements – Specific Topics

- Include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the State Department of Commerce, including:
 - Units for moderate, low, very low, and extremely low-income households; and
 - Emergency housing, emergency shelters, and permanent supportive housing



State Requirements – Specific Topics

- Include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes



State Requirements – Specific Topics

- Identify sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and consideration of duplexes, triplexes, and townhomes

State Requirements – Specific Topics

- Make adequate provisions for existing and projected needs of all economic segments of the community, including:
 - Incorporating consideration for low, very low, extremely low, and moderate-income households;
 - Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
 - Consideration of housing locations in relation to employment location; and
 - Consideration of the role of accessory dwelling units in meeting housing needs



State Requirements – RDI and Displacement

- Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing
- Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities



Community-wide Engagement for Draft Housing Element



Themes	Topics and Priorities
Introduction/Background	Describe the Comprehensive Plan Update and how the Housing Element was established, the need for affordable housing, what affordable means, the importance of middle housing, and explain requirements of HB 1110 and EHB 1337. Introduce Middle Housing and start identifying established middle housing throughout the City.
Listening/Gather Feedback	Meet with stakeholders, ask questions, and listen to their experiences and needs regarding housing.
Data/Gap Analysis	Utilizing data from Commerce, Thurston Regional Planning Council gather and share data regarding how much housing is needed, at what AMI threshold, and the housing types that would support those income limits. Gather feedback on preferred middle housing types through surveys and in person visual preference boards
Equity and Displacement	Work regionally with a consultant to identify types of displacement and at risk communities, review housing action plans, comprehensive plans, and regulations that might have racially disparate impacts or cause displacement. Post surveys and hold meetings with stakeholder groups regionally to identify actions to address equity, racially disparate impacts, and displacement.
Policies	Share and review draft goals, policies, and implementation actions with stakeholders and community. Ensure feedback from previous engagement was incorporated and talk next steps.
Implementation	Post draft Housing Element for public review and comment, and draft development code and design review updates.

Community Engagement Events



Events	Date
Community Survey	February 2024
Stakeholder Engagement/Email	April 2024
Stakeholder meetings	April – May 2024
Tabling at the Tumwater Regional Library	May 17, 2024
Housing Open House In-Person and Virtual	May 29, 2024, in person event and virtual open house launch date – Fall of 2024
Tabling Event at the Juneteenth Event, Lacey, WA; Juneteenth is hosted by the Fred U Harris Masonic Lodge in collaboration with the cities of Tumwater and Lacey	June 15, 2024
Stakeholder engagement round 2, in person on draft goals and policies	November 6, 2024: Affordable Housing Conversations
Meeting with Western Plaza for Round 2 of stakeholder engagement	November 1, 2024
Displacement Community Outreach in person meetings	November – December 2024
Video Ask Online Survey for Displacement	December 2024 – January 2025
Public Comment Period on Draft Housing Element Part 1 Goals, Policies, and Actions Items and Part 2- Technical Information	June 4, 2025 – July 11, 2025



What We Heard – Stakeholder Workgroup

Plan for and require more density at time of build such as potential accessory dwelling units.

Waive impact fees for certain affordability percentages, such as area median income.

Ensure displacement analysis does not result in unnecessary barriers to housing productions.

Expand the City's multifamily tax exemption program to add options for renewing 12 year exemptions and a new 20 year option.

Increased tenant protections have increased liabilities and maintenance/repairs costs for developers and landlords.

Prioritize septic/well conversions for more housing capacity & density.

Identify the specific unique needs for housing in Tumwater, such as families and seniors.

Identify areas of high priority for affordable housing and have long range planning involved with permitting process. Reduce roadblocks and permit timelines



What We Heard – Stakeholder Workgroup

Identify areas of high priority for affordable housing and have long range planning involved with permitting process. Reduce roadblocks and permit timelines.

Have the City start a local housing stakeholder group or committee that meets at scheduled intervals to continue collaboration. Send emails with updates.

The City should try to waive development regulations for innovative housing projects and demonstration projects.

Tumwater should try to buy land to sell to non-profits and affordable housing developers.

Tumwater should start its own Home Fund.

Tumwater should create revolving funds for downpayments and programs to help risky rentals or renters with high-risk backgrounds.

Have counseling and education for people available before they are displaced



What We Heard – Planning Commission

Who are we planning for?
What are the needs and sizes
of households, and what
size/type of housing is
needed.

The element should tell a
story of the relationship
between jobs, childcare, and
housing affordability.

The element should explain
the housing data and what it
looks like or means for the
community outside of a
table.

Explore upstream causes of
the housing crisis.

Identify and explore the
causes of trends such as:
demographics (why the
population is older?), why
there are more
homeowners?

Update the Economic
Development Plan to help
inform housing
decisions/trends.

Different housing types are
needed for life cycle aging
and elderly care.



What We Heard – City Council

Create generational wealth by providing homeownership opportunities targeted to those with a lower AMI. Most affordable housing is apartments.

Create opportunities to expand the level of homeownership beyond traditional single-family homes.

Broaden housing types within the City- promote cottage housing and demonstration projects.

How do we prevent sprawl into the County for multifamily?

Address infrastructure such as sidewalks, sewer, and transportation and highlight particular areas of concern.

Incentivize and prioritize collaboration with local developers, private sector, non-profits, service/housing providers, and community to address housing.

Schedule an opportunity for Council to discuss perspectives and feedback on the draft housing element.



Comment Tracking

Incorporating
comment and
feedback into the
Goals, Policies, and
Draft Implementation
Actions



Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.1.1 Establish City programs to offset the displacement of community members by new housing development.	2026-28	M	L	
H-1.1.2 Develop programs to address racially disparate impacts and exclusion in housing caused by local policies, plans, and implementation actions.	2026-28	M	L	
H-1.1.3 Evaluate the impact on housing affordability, especially for low-income households, as part of the Comprehensive Plan and development code amendment processes.	Term of the Plan	M	L	
H-1.1.4 Monitor the rental market in Tumwater and implement appropriate tenant protection programs that improve household stability.	Term of the Plan	H	M	
H-1.2 In conjunction with the Land Use Element, provide sufficient land to meet projected future housing needs.	Term of the Plan	M	H	
H-1.2.1 Designate sufficient land for all types of housing to accommodate the future needs of every income group and make the most efficient use of infrastructure and services.	Term of the Plan	M	H	

Commented [ES7]: Stakeholder feedback: Ensure displacement analysis does not result in unnecessary barriers to housing productions.

Commented [BM8]: New implementation action.

Commented [BM9]: New implementation action.

Commented [BM10]: New implementation action based on Tumwater Housing Action Plan – Action 1.e.

It is important to recognize that sometimes impacts are unavoidable when trying to balance multiple priorities, as implementation of the Thurston Climate Mitigation P Building Code updates, and the Housing Action Plan.

Commented [BM11]: New implementation action based on Tumwater Housing Action Plan – Action 2.e.

The City has begun the work necessary to implement this action.

Commented [ES12R11]: Stakeholder feedback: Add disability, developers, managers, and renters.

Commented [ES13]: Stakeholder feedback: Identify areas of high priority for affordable housing and have long range planning involved with permitting process. Reduce roadblocks and permit timelines.

Commented [BM14]: Update of 2016 goals as a policy.

Commented [BM15]: Update of 2016 goals as a policy.



Discussion & Questions

Housing Element

Goals, Policies, and Implementation Actions

City of Tumwater 2025 Comprehensive Plan

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

DRAFT VERSION January 2025

December 2025

Ordinance No. O2025-0XX



Housing Element

Goals, Policies, and Implementation Actions



Table of Contents

1. Introduction	4
A. How to Read this Element.....	4
2. Growth Management Act – Element Goals	5
3. County-Wide Planning Policies	6
4. Summary of Plan Goals	8
5. Plan Goals, Policies, and Implementation Actions.....	9
A. How to Read These Tables	9
1) Housing Needs	9
2) Effort to Achieve.....	9
3) Effect on Housing Supply	9
B. Housing Goals, Policies, and Implementation Actions	10
Goal H-1 Increase the supply and variety of housing for every income and age group.	10
1) Why is this goal important?	10
2) How does the goal reduce housing costs?.....	10
3) How do this goal address equity?	11
Goal H-2 Expand the supply of permanent, income-restricted affordable housing.	19
1) Why is this goal important?	19
2) How does this goal reduce housing costs?	19
3) How does this goal address equity?	19
Goal H-3 Maintain and improve existing housing stock.	22
1) Why is this goal important?	22
2) How does the goal reduce housing costs?.....	22
3) How does this goal address equity?	22
Goal H-4 Make it easier for households to access housing and stay housed.	24
1) Why is this goal important?	24
2) How does this goal reduce housing costs?	24
3) How does this goal address equity?	25
Goal H-5 Continually develop partnerships to improve implementation of housing strategies. 26	
1) Why is this goal important?	26

Housing Element

Goals, Policies, and Implementation Actions



2) How does this goal reduce housing costs? 26

3) How does this goal address equity? 27

Goal H-6 Establish a Permanent Source of Funding for Low-Income Housing..... 30

1) Why is this goal important? 30

2) How does this goal reduce housing costs? 30

3) How does this goal address equity? 31

DRAFT

Housing Element

Goals, Policies, and Implementation Actions



1. Introduction

The Housing Element is part of Tumwater's Comprehensive Plan and was prepared in response to the Growth Management Act (Chapter 36.70A RCW). The Act requires a:

"...housing element recognizing the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs; (b) includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing, including single family residences; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities;

and (d) makes adequate provisions for existing and projected needs of all economic segments of the community."

This section of the Housing Element specifies goals, policies, and implementation actions that set forth a direction to create and maintain housing in Tumwater. These goals, policies, and implementation actions also serve to ensure coordination with separate Comprehensive Plan Elements, regional plans, and County-Wide Planning Policies.

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

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

A. How to Read this Element

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

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

2. Growth Management Act – Element Goals

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

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

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

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

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

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

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

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

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

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

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

Housing Element

Goals, Policies, and Implementation Actions



3. County-Wide Planning Policies

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

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

The Housing Element is Tumwater's principal policy document concerning affordable housing. The Land Use Element works with the Housing Element to provide adequate suitably zoned vacant land to further the policies of the Housing Element. Each residential designation as well as a number of designations that allow for mixed use development in the Land Use Element provide a variety of housing types to 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 designed to ensure the provision of affordable housing.

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

VIII. Affordable Housing

- 8.1 *Increase housing choices to support all ranges of lifestyles, household incomes, abilities, and ages. Encourage a range of housing types*

and costs that are commensurate with the employment base and income levels of jurisdictions' populations, particularly for low, moderate and fixed income families.

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

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

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

- 8.3 *Exploring ways to reduce the costs of housing.*

The Housing Element's purpose is to support ways to reduce the cost of housing.

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

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

Housing Element

Goals, Policies, and Implementation Actions



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

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

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

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

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

The Housing Element has language that urges the City Council to consider funding requests favorably for low income housing providers in Tumwater.

Housing Element

Goals, Policies, and Implementation Actions



4. Summary of Plan Goals

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

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

Housing Element

Goals, Policies, and Implementation Actions



5. Plan Goals, Policies, and Implementation Actions

A. How to Read These Tables

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

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

1) Housing Needs

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



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



Supply. Increase the inventory of housing for all households.



Variety. Increase the variety of housing types.



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



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



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



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

2) Effort to Achieve

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

High

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

Medium

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

Low

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

3) Effect on Housing Supply

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

High

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

Commented [ES2]: If we are incorporating most of the Housing Action Plan, I think it would be worthwhile to note why we incorporated the housing action plan- how it will strengthen the goals and policies or what the relationship is.

Housing Element

Goals, Policies, and Implementation Actions



Medium

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

Low

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

B. Housing Goals, Policies, and Implementation Actions

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

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

1) Why is this goal important?

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

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

2) How does the goal reduce housing costs?

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

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

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

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

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

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

Housing Element

Goals, Policies, and Implementation Actions



3) How do this goal address equity?

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

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

Rising home prices means homeownership, a way for disadvantaged households to build equity, becomes more difficult.

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

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

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

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

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

Commented [E53]: does

Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.1 Ensure 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, or other arbitrary factors.	Term of the Plan	H	H	

Commented [BM5]: New policy.

Commented [E56R5]: Stakeholder feedback: Add disability, protected classes, and veterans to H-1.1

Commented [E54]: Stakeholder feedback: Identify the specific unique needs for housing in Tumwater, such as families and seniors.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.1.1 Establish City programs to offset the displacement of community members by new housing development.	2026-28	M	L	
H-1.1.2 Develop programs to address racially disparate impacts and exclusion in housing caused by local policies, plans, and implementation actions.	2026-28	M	L	
H-1.1.3 Evaluate the impact on housing affordability, especially for low-income households, as part of the Comprehensive Plan and development code amendment processes.	Term of the Plan	M	L	
H-1.1.4 Monitor the rental market in Tumwater and implement appropriate tenant protection programs that improve household stability.	Term of the Plan	H	M	
H-1.2 In conjunction with the Land Use Element, provide sufficient land to meet projected future housing needs.	Term of the Plan	M	H	
H-1.2.1 Designate sufficient land for all types of housing to accommodate the future needs of every income group and make the most efficient use of infrastructure and services.	Term of the Plan	M	H	

Commented [ES7]: Stakeholder feedback: Ensure displacement analysis does not result in unnecessary barriers to housing productions.

Commented [BM8]: New implementation action.

Commented [BM9]: New implementation action.

Commented [BM10]: New implementation action based on Tumwater Housing Action Plan – Action 1.e.

It is important to recognize that sometimes impacts are unavoidable when trying to balance multiple priorities, such as implementation of the Thurston Climate Mitigation Plan, Building Code updates, and the Housing Action Plan.

Commented [BM11]: New implementation action based on Tumwater Housing Action Plan – Action 2.e.

The City has begun the work necessary to implement the action.

Commented [ES12R11]: Stakeholder feedback: Add disability, developers, managers, and renters.

Commented [ES13]: Stakeholder feedback: Identify areas of high priority for affordable housing and have long range planning involved with permitting process. Reduce roadblocks and permit timelines.

Commented [BM14]: Update of 2016 goals as a policy.

Commented [BM15]: Update of 2016 goals as a policy.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.2.2 Determine the capacity of land for publicly assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, middle housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, and permanent supportive housing.	Term of the Plan	M	M	
H-1.3 In conjunction with the Transportation Plan and Lands for Public Purposes Element, ensure that Tumwater's capital facilities planning meets projected future housing needs over the next 20 years.	Term of the Plan	M	H	
H-1.3.1 Review transportation impacts and update the Transportation Plan and the Capital Facilities Plan as needed when making housing decisions affecting the location and density of housing.	Term of the Plan	M	M	
H-1.3.2 Review impacts to public utilities and services and update the Lands for Public Purposes Element and the Capital Facilities Plan when making housing decisions affecting the location and density of housing.	Term of the Plan	M	M	

Commented [ES16]: Based on our numbers from the housing allocation should we try to strengthen or add some policies/actions for emergency housing?

Commented [ES17R16]: Relevant: H-2.2.4

Commented [BM18]: New implementation action.

Commented [BM19]: Updates 2016 policy.

Commented [BM20]: Updated 2016 policy as an implementation action.

Commented [BM21]: Updated 2016 policy as an implementation action.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.3.3 Increase multimodal transportation options to allow for greater variety of housing.	2026-28	M	M	
H-1.4 Support the construction of affordable housing on vacant or unused lots, such as abandoned commercial buildings to minimize urban sprawl and reuse existing infrastructure.	Term of the Plan	L	L	
H-1.4.1 Donate or lease surplus City-owned land to developers that provide permanent supported housing and establish a process for coordinating the acceptance of land donations from others.	Term of the Plan	M	M	
H-1.5 Ensure the Housing Element supports the Economic Development Plan and Climate Element when identifying areas for housing.	Term of the Plan	M	M	
H-1.6 Direct mixed use and high density residential development along transit corridors and into urban centers to support employment and place-making opportunities.	Term of the Plan	L	L	
H-1.6.1 Lower transportation impact fees for multifamily and mixed use developments near frequent transit service routes.	2026-28	H	M	

Commented [BM22]: New implementation action.

Commented [BM23]: Updated 2016 policy.

Commented [ES24]: How much City owned land do we have to lease? Is this a strong goal/policy? Is it feasible?

Commented [BM25]: New implementation action based on Tumwater Housing Action Plan Action 1.a.

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

Commented [BM26]: Update of 2016 policy and implementation action as a new implementation action that addresses state goals, policies, and objectives for consideration of housing locations in relation to employment locations. [RCW 36.70A.070\(2\)\(d\)](#)

Commented [BM27]: Updated policy based on Tumwater Housing Action Plan – Action 3.d: Continue to look for place-making opportunities along urban corridors.

Commented [BM28]: New implementation action based on Tumwater Housing Action Plan – Action 3.a.

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

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.6.2 Review options for deferring impact fee payments for desired housing types.	2026-28	M	L	
H-1.7 Support innovative plans, codes, standards, and procedures to take advantage of the best private and public sector approaches to creating housing.	Term of the Plan	M	M	
H-1.7.1 Update the development code to allow for a range of housing for all income segments and housing types.	Term of the Plan	M	M	
H-1.7.2 Develop incentives for the development of accessory dwelling units within new and existing single-family developments.	2026-28	M	L	
H-1.7.3 Collaborate with the development community to support the construction of life cycle housing, particularly for young adults and seniors.	2026-28	M	L	
H-1.7.4 Continually review permitting requirements and processes to streamline housing development review.	Term of the Plan	M	M	
H-1.7.5 Reduce off street parking requirements in appropriate locations served by other modes of transportation to allow for more housing.	2026-28	M	M	

Commented [ES29]: Housing types or project types?

Commented [ES30R29]: Housing development types?

Commented [BM31]: New implementation action.

Commented [ES32]: Stakeholder feedback: Waive impact fees for certain affordability percentages, such as area median income.

Commented [ES33]: Stakeholder feedback: Create clearer processes for lot splitting and condominium permitting and conversions.

Commented [ES34]: Stakeholder feedback:

Expand the multifamily tax exemption program to all zoning designations that allow multifamily housing.

Shared housing- Olympia Senior center.

Commented [BM35]: Update of policy.

Commented [BM36]: Update of 2016 policy as a new implementation action that addresses state goals, policies, and objectives for:

The preservation, improvement and development of housing, RCW 36.70A.070(2)(b); and

Middle housing, RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a).

Commented [BM37]: Update of 2016 policy as a new implementation action.

Commented [ES38R37]: Stakeholder feedback: Plan for and require more density at time of build such as potential accessory dwelling units.

Commented [BM39]: New implementation action.

Commented [BM40]: New implementation action.

Commented [BM41]: New implementation action.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.7.6 Update permitting processes to support condominium ownership.	2026-28	L	L	
H-1.7.7 Identify where and how to extend public water and sewer to unserved areas to allow infill residential development in underdeveloped areas.	2026-28	H	M	
H-1.7.8 Use SEPA Planned Actions to reduce the need for SEPA reviews for individual residential developments.	2026-28	M	M	
H-1.8 Support manufactured home parks as a source of affordable housing.	Term of the Plan	M	M	
H-1.8.1 Maintain the manufactured home park district land use designation and zone district to prevent conversion of affordable housing to other uses without replacement.	Term of the Plan	M	M	
H-1.8.2 When locating the manufactured home park district land use designation and zone district, consider natural hazard risks, such as flooding and liquefaction, and the impacts of those hazards on the future residents, emergency responders, and the City.	Term of the Plan	M	M	

Commented [BM42]: New implementation action.

Commented [BM43]: New implementation action based on Tumwater Housing Action Plan – Action 1.m.

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

Commented [ES44]: Haven't we done this already? Or is there a chance we adopt state maximum exemptions?

Commented [BM45]: New implementation action based on Tumwater Housing Action Plan – Action 3.c.

Commented [BM46]: Update of 2016 policy.

Commented [ES47]: The areas have been located and established. There are existing critical areas. Is there a way we can change this into a more current action item? What will we do with the consideration?

Commented [ES48R47]: Can we strengthen by saying something along the lines making existing MHP's more resilient to natural hazard risks? And consider potential new areas to be designated for MHP's and whether they are in natural hazard areas? What is the likelihood we will acquire more MHP's?

Commented [BM49]: Update of 2016 policy.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.9 Support housing opportunities for those with special needs, particularly those related to age or disability.	2026-28	M	L	
H-1.9.1 Require housing to meet the needs of those with special housing requirements throughout Tumwater.	2026-28	M	L	
H-1.9.2 Support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in Tumwater.	2026-28	M	L	
H-1.9.3 Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers, and nonprofit organizations.	2026-28	L	L	
H-1.9.4 Work with agencies, private developers, and nonprofit organizations to locate housing to serve Tumwater's special needs populations, particularly those with challenges related to age, health or disability.	2026-28	M	L	

Commented [E550]: Stakeholder feedback: Create programs and support services for mental health, job training, life skills training, and laundry services.

Commented [BM51]: Update of 2016 goal as a policy.

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

Commented [BM53]: Update of 2016 policy as an implementation action.

Commented [BM54]: New implementation action.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.9.5 Strive to increase the range of housing types for seniors affordable at a variety of incomes, including independent various degrees of independent and assisted living and skilled nursing care facilities.	2026-28	M	L	
H-1.10 Ensure housing is compatible in quality and design with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas through use of innovative designs that enhance the appearance and quality of Tumwater's neighborhoods.	Term of the Plan	M	L	
H-1.10.1 Update Citywide Design Guidelines for residential uses on a regular basis.	Term of the Plan	M	L	
H-1.10.2 Adopt a form-based code that would allow more flexibility in incorporating different housing types into development projects and addressing compatibility in neighborhoods.	2029-2030	H	M	
H-1.10.3 Strategically allow live/work units in nonresidential zones.	2026-28	L	L	

Commented [BM55]: Update 2016 goals as a policy.

Commented [BM56]: New implementation action.

Commented [BM57]: Based on Tumwater Housing Action Plan – Action 4.a.

Commented [BM58]: Based on Tumwater Housing Action Plan – Action 4.b.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-1.10.4 Work with the development community to support innovation and variety in housing design and development to build housing with unique individual character.	Term of the Plan	M	L	

Commented [E559]: Stakeholder feedback: Open opportunities to create communities, not just cookie cutter homes.

Commented [BM60]: Update of 2016 policy as an implementation action.

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

Goal H-2 includes implementation actions that increase the supply of housing affordable to low-income households (those making 80 or less percent of the area median family income) and implementation actions that support the providers of low-income housing.

1) Why is this goal important?

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

2) How does this goal reduce housing costs?

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

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

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

3) How does this goal address equity?

People of color disproportionately head the lowest income households in Thurston County. The same is true for people experiencing

Commented [BM61]: New goal, based in part on the Tumwater Housing Action Plan Strategy 1:

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

Housing Element

Goals, Policies, and Implementation Actions



homelessness. Permanent, income restricted housing directly benefits both of these populations by providing affordable, stable housing options.

Housing affordable to households with the lowest incomes can be rental or owner units, both of which help stabilize households.

Programs that expand homeownership opportunities can significantly improve a household's wealth; this is especially important to addressing inequities for households of color stemming from historical policies like redlining and zoning.

Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-2.1 Support permanent, income-restricted affordable housing in variety of locations, types, and designs that is safe, and near jobs and daily activities.	Term of the Plan	H	M	
H-2.1.1 Expand incentives to incorporate permanent, income-restricted affordable housing into residential developments.	2029-30	H	M	
H-2.1.2 Develop regulations that require a portion of a new Planned Unit Development used for residential development be permanent, income-restricted affordable housing units.	2029-30	H	M	
H-2.1.3 Mix market rate and low-income housing to avoid creating areas of concentrated low-income housing.	Term of the Plan	M	L	
H-2.2 Support permanent, income-restricted affordable housing through budgeting and funding decisions.	Term of the Plan	H	M	

Commented [ES62]: Stakeholder feedback:

Obtain land for asset limited homes.

Expand the City's multifamily tax exemption program to add options for renewing 12 year exemptions and a new 20 year option.

Commented [BM63]: Update goal as a policy that addresses state goals, policies, and objectives for consideration of housing locations in relation to employment locations. [RCW 36.70A.070\(2\)\(d\)](#).

Commented [BM64]: New implementation action that addresses Tumwater Housing Action Plan – Action 1.h.

Commented [ES65]: Only PUD?

Commented [ES66]: Is there opportunity to require different housing sizes for different housing life cycle needs?

Commented [BM67]: New implementation action that addresses Tumwater Housing Action Plan – Action 1.b.

Commented [BM68]: New implementation action based on Tumwater Housing Action Plan – Action 3.e.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-2.2.1 Review and update deferral of park and transportation impact fee payments and utility connection charges for permanent, income-restricted affordable housing.	2026-28	M	M	
H-2.2.2 Review and update permit fee waivers for low-income housing developments.	2026-28	M	M	
H-2.2.3 Fund projects by nonprofit developers that increase permanent, income-restricted affordable housing through federal, state, or local grants or loans.	Term of Plan	H	M	
H-2.2.4 Assist social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent supportive housing.	Term of Plan	M	M	
H-2.2.5 Conduct education and outreach around City programs that support affordable housing.		M	M	
H-2.2.6 Provide funding for the Housing Authority of Thurston County and other non-profit organizations to buy income-restricted units proposed to be converted to market rate housing.	Term of Plan	H	M	

Commented [ES62]: Stakeholder feedback:

Obtain land for asset limited homes.

Expand the City's multifamily tax exemption program to add options for renewing 12 year exemptions and a new 20 year option.

Commented [BM69]: New implementation action based on Tumwater Housing Action Plan – Action 1.g.

Commented [BM70]: Update of 2016 policy as an implementation action and new implementation action based on Tumwater Housing Action Plan – Action 1.i.

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

Commented [BM71]: Update of 2016 policy as an implementation action.

Commented [ES72]: How often do we educate and perform outreach? Is this a strong goal? Can we revise to say "meet regularly with housing providers and developers and help inform and educate on programs that support affordable housing."

Commented [ES73R72]: Based on stakeholder feedback.

Commented [BM74]: New policy based on Tumwater Housing Action Plan – Action 5.a.

Need to define clearly the purposes and expected outcomes of such programs by clearly defining the purposes and expected outcomes of programs and use trained volunteers were possible.

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

Housing Element

Goals, Policies, and Implementation Actions



Goal H-3 Maintain and improve existing housing stock.

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

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

1) Why is this goal important?

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

3) How does this goal address equity?

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

2) How does the goal reduce housing costs?

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

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

Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-3.1 Support efforts to maintain existing housing stock as healthy and safe.	Term of the Plan	H	M	
H-3.1.1 Expand Tumwater's code enforcement procedures to create a formal maintenance and rehabilitation program.	2029-30	H	M	

Commented [ES76]: Stakeholder feedback: Connect with and help fund programs that do critical repairs so homeowners can stay in place.

Commented [ES77]: Stakeholder feedback: Create a hub for information, resources, and rebates for energy score.

Commented [BM78]: Update of 2016 implementation action as a policy based on Tumwater Housing Action Plan – Action 1.k.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-3.1.2 Work with nonprofit providers to support services that work with property owners and renters to maintain housing in good condition.	Term of the Plan	M	M	
H-3.2 Pursue Federal, State, and local financing opportunities to maintain the existing housing stock and assist with upgrades and retrofits.	Term of the Plan	M	M	
H-3.2.1 Build and maintain public and private partnerships to assist with renovations of unfit structures for use as permanent, income-restricted affordable housing.	Term of the Plan	M	M	
H-3.2.2 Provide funding for low income and special needs residents to purchase housing through community land trusts.	Term of the Plan	H	L	
H-3.2.3 Fund an energy assistance program for rental housing to assist landlords with making upgrades when the unit is sold.	2029-30	M	L	
H-3.3 Ensure equity and quality of life is achieved by improving community surroundings and infrastructure in residential areas.	Term of the Plan	H	M	

Commented [ES79]: Stakeholder feedback: Prioritize septic/well conversions for more housing capacity & density.

Commented [ES80]: Can we add or revise an action item to include the conversion of rentals into condo's or ownership?

Commented [BM81]: New policy.

Commented [BM82]: Update of 2016 implementation action as a policy.

Commented [BM83]: Based on Tumwater Housing Action Plan – Action 1.f.

This should be explored on a regional level through the Regional Housing Council, nonprofits, and whether the Housing Authority of Thurston County could do this.

Commented [BM84]: New implementation action based on Tumwater Housing Action Plan – Action 2.h.

Commented [ES85R84]: Just rental? What about homeowners?

Stakeholder feedback: Create financial assistance or initiatives as part of the goals and policies for transitioning to electrification.

Commented [BM86]: Updated 2016 policy.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-3.3.1 Focus improvements on green space, transportation, and utilities in areas that are cost burdened and at elevated risk of displacement to ensure equity and health.	Term of the Plan	H	M	
H-3.4 Support manufactured home parks to maintain existing sources of affordable housing.	Term of the Plan	M	M	
H-3.4.1 Establish a program to preserve and maintain healthy and viable manufactured home parks.	2029-30	M	M	
H-3.4.2 Assist non-profits in the process of acquiring mobile home parks to turn them into public trusts so that lot rental fees can be managed.	Term of the Plan	H	M	

Commented [BM87]: New implementation action.

Commented [BM88]: New policy.

Commented [BM89]: Based on Tumwater Housing Action Plan – Action 1.j.

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

Commented [BM90]: Based on Tumwater Housing Action Plan – Action 2.g.

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

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

more likely a household will experience homelessness.

1) Why is this goal important?

Housing stability is an important component of housing affordability. When households face housing insecurity due to income or other issues, there can be a fine line between being housed and being homeless. Evictions and foreclosures are both destabilizing and can lead to long-term poverty. These events also make it

2) How does this goal reduce housing costs?

For Tumwater, preventing homelessness in the first place is more cost-effective than housing someone experiencing homelessness. Households that can avoid evictions and foreclosures also avoid increases in their monthly housing costs, if they are even able to find a new home to live in. For renters, this can

Commented [BM91]: New goal based on Tumwater Housing Action Plan – Strategy 2.

Housing Element

Goals, Policies, and Implementation Actions



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

3) How does this goal address equity?

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

People of color are more likely to rent and more likely to have a lower income than their white, non-Hispanic counterparts. This makes them particularly vulnerable to being evicted when rent increases exceed their ability to pay. This

concern is reflected in the population experiencing homelessness, which are also disproportionately people of color.

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

Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-4.1 Assist and promote social service organizations in their efforts to help prospective homeowners with financial assistance.	Term of the Plan	M	M	
H-4.1.1 Support down payment assistance programs for homeownership and programs that assist people entering the rental market.	2031-32	H	M	
H-4.2 Develop policies that protect vulnerable populations from displacement and inflated housing costs when on fixed incomes.	2026-28	M	M	
H-4.2.1 Work with non-profits and organizations that help those on fixed incomes stay housed	Term of the Plan	M	M	

Commented [ES92]: Stakeholder feedback: Create a GIS/zoning map - housing database showing affordable housing and inventory.

Commented [ES93]: Stakeholder feedback: Have counseling and education for people available before they are displaced.

Commented [BM94]: New policy.

Commented [BM95]: New implementation action based on Tumwater Housing Action Plan – Action 2.d.

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

Commented [ES96]: Stakeholder feedback: Tumwater should create revolving funds for downpayments and programs to help risky rentals or renters with high risk backgrounds.

Commented [ES97]: Stakeholder feedback: Create processes for room rentals that address protection and liability, especially if owner does not occupy.

Commented [BM98]: New policy.

Commented [ES99]: Can we make this more specific to developing policies?

Commented [BM100]: New implementation action.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-4.2.2 Identify areas at risk of displacement and update policies and regulations to address.	2026-28	M	M	
H-4.2.3 If displacement is unavoidable with new development, require developers to provide residents displaced by redevelopment with relocation assistance.	2029-31	H	M	
H-4.2.4 Adopt short-term rental regulations to minimize impacts on long-term housing availability.	2029-31	H	L	

Commented [BM101]: New implementation action.

Commented [BM102]: New implementation action based on Tumwater Housing Action Plan – Action 2.a.

More details would need to be provided for the action. It may be best implemented through funding to nonprofits, CDBG funding, and work through policies from the Regional Housing Council.

Commented [BM103]: New implementation action based on Tumwater Housing Action Plan – Action 2.c.

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

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

1) Why is this goal important?

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

2) How does this goal reduce housing costs?

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

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

Commented [BM104]: New goal based on Tumwater Housing Action Plan – Strategy 5.

Housing Element

Goals, Policies, and Implementation Actions



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

3) How does this goal address equity?

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

The people who typically engage in public review processes, especially land use processes, are often white and have a higher income. Developing relationships with organizations that work with or represent communities of color and disadvantaged groups can help Tumwater better:

- Identify who benefits or is burdened by an action.

- Examine potential unintended consequences of taking an action.
- Mitigate unintended negative consequences of taking an action.
- Build in strategies to advance racial equity.

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

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

Policies and Implementation	Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-5.1	Maintain relationships with for-profit housing developers and services.	Term of the Plan	M	M	
H-5.1.1	Collaborate with the development community on mixed use, infill, and reuse of existing buildings for housing.	Term of the Plan	L	L	
H-5.1.2	Work with builders on construction practices and alternative building designs and methods that exceed the minimum standards.	Term of the Plan	M	L	

Commented [ES105]: Stakeholder feedback: Share property information and permitting history to allow people to use wetland and other reports previously submitted to lower costs for permitting/review, such as Thurston County records. Make earlier submittals public.

Expand the multifamily tax exemption program to all zoning designations that allow multifamily housing.

Tumwater should try to buy land to sell to non-profits and affordable housing developers.

Tumwater should start its own Home Fund.

Commented [ES106]: Stakeholder feedback: Have the City start a local housing stakeholder group or committee that meets at scheduled intervals to continue collaboration. Send emails with updates.

Commented [BM107]: New policy.

Commented [BM108]: Update of 2016 policy as an implementation action.

Commented [BM109]: Update of 2016 policy as an implementation action.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-5.1.3 Partner with a public or private developer to build a townhouse or row house demonstration project.	2029-30	H	L	
H-5.1.4 Work with local landlords to identify incentives to increase the amount of rental housing and units that accept housing vouchers and housing assistance.	2026-28	M	M	
H-5.1.5 Work with developers and home lenders to make middle housing more desirable and financially feasible.	2026-28	M	L	
H-5.1.6 Work with regional partners to develop a technical assistance program for small landlords.	2026-28	M	L	
H-5.2 Maintain relationships with nonprofits housing providers and services.	Term of the Plan	M	M	
H-5.2.1 Partner with low-income housing developers to expand homeownership opportunities.	Term of the Plan	M	M	
H-5.2.2 Work with regional partners on housing strategies for homeless youth, which may include Host Homes.	2026-28	M	L	
H-5.2.3 Collaborate with financial institutions and non-profits to create housing land trusts for manufactured home parks.	2029-30	M	L	

Commented [ES105]: Stakeholder feedback: Share property information and permitting history to allow people to use wetland and other reports previously submitted to lower costs for permitting/review, such as Thurston County records. Make earlier submittals public.

Expand the multifamily tax exemption program to all zoning designations that allow multifamily housing.

Tumwater should try to buy land to sell to non-profits and affordable housing developers.

Tumwater should start its own Home Fund.

Commented [ES110]: Why these specifically? Why not a co-op? Why not dorm housing?

Commented [ES111R110]: Or any demonstration project?

Commented [BM112]: New policy based on Tumwater Housing Action Plan – Action 5.e.

Commented [BM113]: New implementation action.

Commented [BM114]: New implementation action.

Commented [BM115]: New implementation action based on Tumwater Housing Action Plan – Action 2.f.

Commented [BM116]: New policy.

Commented [BM117]: New implementation action based on Tumwater Housing Action Plan Action 1.i.

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

Commented [ES118]: School districts?

Commented [BM119]: Update of 2016 policy as an implementation action.

Commented [BM120]: New implementation action based on Tumwater Housing Action Plan Action 1.f.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-5.2.4 Work with non-profits, financial institutions, and other agencies to increase opportunities for home ownership, especially within BIPOC communities, lower income households, and families with children.	Term of the Plan	M	L	
H-5.2.5 Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs.	2026-28	M	M	
H-5.2.6 Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job training.	2029-30	M	L	
H-5.3 Work with the other jurisdictions as part of the Regional Housing Council to address homelessness and affordable housing in Thurston County.	Term of the Plan	M	M	
H-5.3.1 Coordinate allocation of housing for all income groups in cooperation with other jurisdictions in Thurston County.	Term of the Plan	M	M	
H-5.3.2 Track data on affordable housing at the regional level.	2029-30	M	M	

Commented [ES105]: Stakeholder feedback: Share property information and permitting history to allow people to use wetland and other reports previously submitted to lower costs for permitting/review, such as Thurston County records. Make earlier submittals public.

Expand the multifamily tax exemption program to all zoning designations that allow multifamily housing.

Tumwater should try to buy land to sell to non-profits and affordable housing developers.

Tumwater should start its own Home Fund.

Commented [BM121]: Update of 2016 policies as an implementation action.

Commented [BM122]: New policy based on Tumwater Housing Action Plan – Action 5.c.

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

Commented [ES123]: Are these actions truly going to be pursued by City and staff? Is this common in the area? Are there existing schools that do this?

Commented [BM124]: New implementation action based on Tumwater Housing Action Plan – Action 2.b.

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

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

Commented [BM125]: Update of 2016 policy.

Commented [BM126]: Update of 2016 policy as an implement action.

Commented [BM127]: New implementation action based on Tumwater Housing Action Plan – Action 5.f.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-5.4 Maintain partnerships with agencies that provide or support housing.	Term of the Plan	M	M	
H-5.4.1 Work with local post-secondary schools to develop strategies for developing off campus housing	2026-28	M	L	
H-5.4.2 Work with the Tumwater School District, Thurston County Housing Authority, and other nonprofits to pursue grant funding and implement transitional housing strategies for families with children.	Term of Plan	M	M	
H-5.4.3 Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues.	2029-30	H	M	

Commented [ES105]: Stakeholder feedback: Share property information and permitting history to allow people to use wetland and other reports previously submitted to lower costs for permitting/review, such as Thurston County records. Make earlier submittals public.

Expand the multifamily tax exemption program to all zoning designations that allow multifamily housing.

Tumwater should try to buy land to sell to non-profits and affordable housing developers.

Tumwater should start its own Home Fund.

Commented [BM128]: Updated 2016 implementation action as a new policy.

Commented [BM129]: New implementation action.

Commented [BM130]: Update of 2016 policy as an implementation action.

Commented [BM131]: New policy based on Tumwater Housing Action Plan – Action 5.b.

It would be good to have an ombudsperson resource for renters established through the Regional Housing Authority or another regional organization.

Use trained volunteers were possible.

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

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

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

1) Why is this goal important?

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

2) How does this goal reduce housing costs?

Providing affordable housing for the lowest income households and those experiencing homelessness requires significant public resources; right now, those resources are scarce, leaving many households unable to afford a

Housing Element

Goals, Policies, and Implementation Actions



decent and affordable place to live that does not have unsafe or unhealthy living conditions.

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

While Tumwater has some capacity to increase funding, the City recognizes the need for action

at the state and federal level to increase funding for affordable housing.

3) How does this goal address equity?

People of color are disproportionately low-income, at risk of experiencing homelessness, or homeless. However, many of the implementation actions in this Element to address these issues will be impossible to implement without more funding.

Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-6.1 Work with the state and regional partners to establish permanent sources of funding for the construction and maintenance of low-income housing.	Term of the Plan	H	H	
H-6.1.1 Develop a comprehensive funding strategy for affordable housing that addresses both the sources of funding and how the funds should be spent.	2026-28	H	H	
H-6.1.1 Support legislative action to increase permanent sources of funding for low-income housing.	Term of the Plan	H	H	

Commented [BM132]: New policy.

Commented [BM133]: New implementation action based on Tumwater Housing Action Plan – Action 6.a.

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

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

Commented [BM134]: New implementation action.

Housing Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed
H-6.1.3 Establish an affordable housing property tax levy to finance permanent affordable housing for very low-income households.	2029-30	H	H	
H-6.1.4 Establish an affordable housing sales tax.	2029-30	H	H	
H-6.1.5 Capture the value of City infrastructure investments that increase private investments in neighborhoods, especially in areas with planned or existing transit.	2029-30	H	M	
H-6.1.6 Work with the Housing Authority of Thurston County to take greater advantage of State and Federal housing grants and tax incentives.	Term of the Plan	L	M	

Commented [BM135]: New implementation action based on Tumwater Housing Action Plan – Action 6.b.

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

Commented [BM136]: New implementation action based on Tumwater Housing Action Plan – Action 6.c.

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

Commented [BM137]: New implementation action based on Tumwater Housing Action Plan – Action 6.d.

Staff would need to do more research on what this involved or how to do it other than latecomer agreements

Commented [BM138]: New implementation action based on Tumwater Housing Action Plan – Action 6.e.

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

Housing Stakeholder Meeting 2 Notes – November 6, 2024

Goal 1

Increase the supply and variety of housing for every income and age group.

What we heard:

Housing is a social issue – especially when it comes to maintenance. Add initiatives to support maintenance policies.

Policies that encourage partnerships/education

Add disability, protected classes, and veterans to H-1.1.

Add disability, developers, managers, and renters to H-1.1.2.

Plan for and require more density at time of build such as potential accessory dwelling units.

Waive impact fees for certain affordability percentages, such as area median income.

Ensure displacement analysis does not result in unnecessary barriers to housing productions.

Open opportunities to create communities, not just cookie cutter homes.

Goal 2

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

What we heard:

Obtain land for asset limited homes.

Expand the City's multifamily tax exemption program to add options for renewing 12 year exemptions and a new 20 year option.

Goal 3

Maintain and improve existing housing stock.

What we heard:

Incentivize non owner occupied, owner occupied, and condominiums.

Increased tenant protections have increased liabilities and maintenance/repairs costs for developers and landlords.

Housing Stakeholder Meeting 2 Notes – November 6, 2024

Create financial assistance or initiatives as part of the goals and policies for transitioning to electrification.

Create a hub for information, resources, and rebates for energy score.

Connect with and help fund programs that do critical repairs so homeowners can stay in place.

Prioritize septic/well conversions for more housing capacity & density.

Goal 4

Make it easier for households to access housing and stay housed.

What we heard:

Identify the specific unique needs for housing in Tumwater, such as families and seniors.

Create clearer processes for lot splitting and condominium permitting and conversions.

Identify areas of high priority for affordable housing and have long range planning involved with permitting process. Reduce roadblocks and permit timelines.

Create processes for land trusts and explore manufactured home park resale restrictions.

Tumwater should create revolving funds for downpayments and programs to help risky rentals or renters with high risk backgrounds.

Have counseling and education for people available before they are displaced.

Support and encourage dorm housing or cohousing.

Create processes for room rentals that address protection and liability, especially if owner does not occupy.

Goal 5

Continually build on resources and collaboration to improve implementation of housing strategies.

What we heard:

Have the City start a local housing stakeholder group or committee that meets at scheduled intervals to continue collaboration. Send emails with updates.

Create a GIS/zoning map - housing database showing affordable housing and inventory.

Housing Stakeholder Meeting 2 Notes – November 6, 2024

Share property information and permitting history to allow people to use wetland and other reports previously submitted to lower costs for permitting/review, such as Thurston County records. Make earlier submittals public.

Waive impact fees for certain percentage of affordable housing units in a development.

Expand the multifamily tax exemption program to all zoning designations that allow multifamily housing.

Tumwater should try to buy land to sell to non-profits and affordable housing developers.

The City should try to waive development regulations for innovative housing projects and demonstration projects.

Tumwater should start its own Home Fund.

Create programs and support services for mental health, job training, life skills training, and laundry services.

Shared housing- Olympia Senior center.

TO: City Council
FROM: Jason Wettstein, Communications Manager
DATE: August 26, 2025
SUBJECT: Resolution No. R2025-012, Purple Heart City Designation

1) Recommended Action:

Recognizing the City Council's preference to not take action at a Council Work Session, staff would welcome concurrence at tonight's meeting to place Resolution No. R2025-012, Purple Heart City Designation on the September 2, 2025, City Council consideration calendar.

2) Background:

Staff, the Mayor, and Councilmembers have supported adoption of a 2025 resolution designating Tumwater as a Purple Heart City. As City Council heard on July 15, the national and regional Order of the Purple Heart and local constituents welcome this designation, and we have met recommended steps, including a Mayor's proclamation and inviting the public to express their perspectives on this designation.

Thurston County has a vibrant and growing veteran and military community. This designation is a step in support of the City's efforts to encourage community belonging.

3) Policy Support:

This action supports the strategic priority of building a community recognized for quality, compassion, and humanity

4) Alternatives:

- ☐ Suggest changes to the resolution draft presented
 - ☐ Reject the resolution draft
 - ☐ Accept the resolution and bring it to Council considerations on September 2
-

5) Fiscal Notes:

There will be small investments in time and resources to create and purchase signage.

6) Attachments:

A. R2025-012 Purple Heart City Designation

RESOLUTION NO. R2025-012

A RESOLUTION of the City Council of the City of Tumwater, Washington, designating Tumwater as a Purple Heart City.

WHEREAS, the City of Tumwater is deeply supportive of its military veteran population; and

WHEREAS, the Purple Heart is the oldest military decoration in present use and was initially created as the Badge of Military Merit by General George Washington in 1782; and

WHEREAS, the mission of the Military Order of the Purple Heart is to foster an environment of goodwill among combat-wounded veterans and their families, to promote patriotism, support better governance on behalf of veterans and their families, and most important, make sure we never forget; and

WHEREAS, the City wishes to honor the bravery and sacrifice of military personnel who have been wounded or killed in action; and

WHEREAS, the City aims to raise awareness of the heroism of our service members and their families; and support the growing population of veterans in our community, including those who served with honor and made sacrifices beyond what most people will ever understand; and

WHEREAS, Tumwater recognizes these sacrifices made in support of our freedoms by recipients of the Purple Heart on the local, state, and national level, and wishes to solemnly acknowledge veterans for their courage and show them the honor and support they have earned;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUMWATER AS FOLLOWS:

Section 1. Designation. The City Council of the City of Tumwater hereby designates the City of Tumwater as a Purple Heart City.

Section 2. Implementation. With the support of, and in cooperation with, representatives of the national and regional Purple Heart chapters, the City of Tumwater will work proactively to show appreciation for the sacrifices Purple Heart recipients have made in defending our freedoms, to acknowledge their courage, and to show them the respect they have earned.

Tumwater will demonstrate this commitment by an annual recognition of National Purple Heart Day on each August 7th, and establishing signage in the city to indicate the pride Tumwater takes in acknowledging heroes who have earned the Purple Heart, as well as the growing population of veterans in the community.

The City of Tumwater will review and, where necessary, revise its policies, procedures, and practices in accordance with the intention of welcoming and acknowledging the service of veterans,

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

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

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

RESOLVED this ____ day of _____, 2025.

CITY OF TUMWATER

Debbie Sullivan, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney