

ORDINANCE NO. O2017-024

AN ORDINANCE of the City Council of the City of Tumwater, Washington, related to planning under the Growth Management Act of the State of Washington and City of Tumwater Comprehensive Plan map amendments and corresponding rezones.

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

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

WHEREAS, the Growth Management Act, Chapter 36.70A RCW, and Tumwater Municipal Code 18.60.025(A)(2) require amendments to the City's Comprehensive Plan be considered concurrently and no more than once annually; and

WHEREAS, City Council, Planning Commission, property owners, or City staff may propose amendments to the City's Comprehensive Plan map designations and corresponding zone districts; and

WHEREAS, the deadline for 2017 private applications for proposed Comprehensive Plan map amendments and corresponding rezones was December 5, 2016; and

WHEREAS, Tumwater Municipal Code 18.60.025(A) establishes a process by which the preliminary docket of proposed Comprehensive Plan map amendments and corresponding rezones undergo an initial review by the Planning Commission for recommendation to the City Council; and

WHEREAS, the City Council made a determination on which proposed Comprehensive Plan map amendments and corresponding rezones in the preliminary docket would be included in the final docket on February 21, 2017; and

WHEREAS, the City Council proposed an additional Comprehensive Plan map amendment and corresponding rezone to the final docket that included part of a tract in The Farm homeowner association property to the west and south of the Grange property on Yelm Highway on July 18, 2017; and

WHEREAS, the Growth Management Act, Chapter 36.70A RCW, requires a process of early and continuous public participation for the proposed Comprehensive Plan map amendments and corresponding rezones; and

WHEREAS, the adoption of proposed Comprehensive Plan map amendments and corresponding rezones must be processed in compliance with the requirements of the State Environmental Policy Act; and

WHEREAS, the City Council reviewed all the evidence presented and has made findings of fact and conclusions related to the proposed Comprehensive Plan map amendments and corresponding rezones, which are set forth below.

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

Section 1. Findings. For the purposes of effective land use planning, the Tumwater City Council adopts the following findings of fact:

A. General Findings

1. The proposed Comprehensive Plan map amendments and corresponding rezones meet the intent of and are consistent with the Growth Management Act, Chapter 36.70A RCW, County-Wide Planning Policies, Sustainable Thurston Goals, and internal goals and policies of the City's Comprehensive Plan.
2. The Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property (December 2015) on takings was reviewed and utilized by the City in objectively evaluating the proposed amendments.
3. The proposed Comprehensive Plan map amendments and corresponding rezones have been prepared in conformance with the Public Participation and Intergovernmental Coordination Procedures contained in the City's Comprehensive Plan, which meet the Growth Management Act, Chapter 36.70A RCW, requirements for the same.
4. The City engaged the community through briefings and work sessions with the Planning Commission, General Government Committee, and the City Council.
5. An Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance was issued on November 15, 2017.
6. The ordinance was sent to the Washington State Department of Commerce on October 24, 2017 for the required 60-day review before the proposed amendments were adopted, in accordance with RCW 36.70A.106.

7. The Planning Commission reviewed the preliminary docket, provided comments at their January 24, 2017 meeting, and provided comments on the modified final docket on June 27, 2017.
8. The General Government Committee of the City Council discussed the Planning Commission's recommendation at their February 7, 2017 meeting and recommended that the preliminary docket be placed on the City Council's consent agenda for their February 21, 2017 meeting.
9. The City Council approved the preliminary docket for further review by staff at their February 21, 2017 meeting and modified the final docket on July 18, 2017.
10. City staff completed their review of the proposed amendments.
11. The Planning Commission received a briefing on the final docket of the proposed amendments on September 12, 2017 and discussed the proposed amendments at work sessions on October 10, 2017 and October 24, 2017.
12. A Notice of Public Hearing for the Planning Commission was issued on Monday, October 30, 2017. The Notice was posted on the subject area, mailed to property owners in the amendment areas and within 300 feet of the exterior boundaries of the amendment areas, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.
13. The Planning Commission opened the public hearing the amendments on November 14, 2017; two people spoke in favor of the amendment. Aside from an e-mail from Debbie Sullivan and a phone call from the manager of the Valley Athletic Club, no additional comments were received as of November 15, 2017.
14. Following a public hearing and deliberations on November 14, 2017, the Planning Commission recommended the proposed Comprehensive Plan map amendments and corresponding rezones to the City Council.
15. The City Council's General Government Committee reviewed the proposed Comprehensive Plan map amendments and corresponding rezones in a briefing on November 6, 2017.
16. The City Council discussed the proposed Comprehensive Plan map amendments and corresponding rezones in a work session on November 28, 2017.

17. On January 16, 2018, the City Council considered the proposed Comprehensive Plan map amendments and corresponding rezones.
18. A Notice of Public Hearing for the City Council was issued on Friday, January 5, 2018. The Notice was posted, mailed to property owners in the amendment areas and within 300 feet of the exterior boundaries of the amendment areas, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.
19. The proposed Comprehensive Plan map amendments and corresponding rezones will be submitted to the State Department of Commerce ten days after final adoption, pursuant to RCW 36.70A.106.
20. Any Conclusion herein, which may be deemed a Finding, is hereby adopted as such.

B. Findings

Sullivan Comprehensive Plan Map Amendment and Corresponding Rezone (TUM-16-1325)

1. The applicant filed timely applications for a Comprehensive Plan map amendment and corresponding rezone (TUM-16-1325) on December 2, 2016 for the 18.55-acre subject area encompassing 23 parcels located along Israel Road SW between Littlerock Road SW and Interstate 5.
2. Staff sent out a letter of completeness and a request for additional information for the applications on December 12, 2016. The applicant provided the additional information.
3. Approval of the applicants' proposal would result in a Comprehensive Plan map amendment from the Mixed Use (MU) Comprehensive Plan map designation to the General Commercial (GC) Comprehensive Plan map designation and a corresponding rezone from the Mixed Use (MU) and Mixed Use Overlay (MUO) zone districts to the General Commercial (GC) zone district. See Exhibit "A" for a map of the proposed amendment area and a list of the Thurston County Assessor's Office parcel numbers for the parcels included in the applicant's applications.
4. The Comprehensive Plan map designations and zone districts on the parcels south of the applicant's proposal are Mixed Use (MU) and General Commercial (GC) with a General Commercial Overlay (GCO). The

Comprehensive Plan map designations and zone districts on the parcels north of the applicant's proposal are General Commercial (GC), Mixed Use (MU) with a Mixed Use Overlay (MUO), and Multi-Family Medium Density (MFM). The Comprehensive Plan map designations and zone districts on the parcels west of the applicant's proposal are General Commercial (GC), Neighborhood Commercial (NC), and Multi-Family Medium Density (MFM). The Comprehensive Plan map designation and zone district on the parcels east of the applicant's proposal are General Commercial (GC) and Interstate 5 is on the eastern boundary of the applicant's proposal.

5. The applicant's proposal is in the Littlerock Road Subarea Plan area.
6. Community Attributes Inc. prepared a technical memorandum in September 2017 that was a market assessment of the Mixed Use (MU), Mixed Use Overlay (MUO), and General Commercial (GC) zone districts. The memorandum provided context for evaluating Sullivan Comprehensive Plan map amendment and corresponding rezone applications and summarized forecasted growth, market data, and other feasibility considerations for the subject parcels in the applications. As part of this work, City staff studied four potential scenarios for the Comprehensive Plan map amendment and corresponding rezone.
7. Based on the analysis found in the staff report, the Planning Commission recommendation, and City Council discussion, the City Council supported the expansion of the area proposed by the applicant to be covered by the Comprehensive Plan map amendment and corresponding rezone. The expanded amendment area (30.5 acres), Scenario #4 is shown in Exhibit "B", which includes the northern portion (pipe stem) of Parcel #8270-08-00300 and the two city owned properties south of Tyee Drive SW and north of Israel Road SW. All four scenarios studied included the applicant's proposal and the recommended expansion area.
8. Staff reviewed Table 5: Housing Units Needed for 20-Year Planning Period in the Chapter 8 of the City's Comprehensive Plan Housing Element and the 2014 Buildable Lands Report. According to Tumwater Municipal Code 18.20.060(A)(2)(a), in the Mixed Use (MU) zone district, the minimum average residential density per net acre is 14 dwelling units. Given the size of the applicant's proposal and the recommended expansion (30.5 acres), the potential maximum capacity of multifamily dwellings on the property before any critical areas and associated buffers were accounted for would be approximately 378 multifamily dwelling units (27 acres would become General Commercial (GC) out of the 30.5 total acres). While it is unlikely that all this acreage will be developed as residential, the capacity for 378 multifamily dwelling units were lost, there still is sufficient multifamily

housing capacity in the City to meet the Comprehensive Plan's twenty-year (2016-2036) goals.

9. In addition, if the potential loss of 143 multifamily dwelling units based on the proposal as defined in the City Property between Capitol Boulevard and the Valley Athletic Club Comprehensive Plan map amendment and corresponding rezone is taken into account, there still appears to be sufficient multifamily housing capacity in the City to meet the Comprehensive Plan's twenty-year (2016-2036) goals.
10. Based on the analysis found in the staff report and the applicant's testimony at their work session on October 24, 2017 and at the public hearing on November 14, 2017, the Planning Commission recommended approval of Scenario #2 for the proposed City of Tumwater Comprehensive Plan map amendment and corresponding rezone. Scenario #2 included Parcels #1 - #23 in Exhibit "A", as well as the northern portion (pipe stem) of Parcel #8270-08-00300 and the two city owned properties south of Tyee Drive SW and north of Israel Road SW as shown in Exhibit "B". Scenario #2 would change the Mixed Use (MU) Comprehensive Plan map designation and the Mixed Use (MU) and Mixed Use Overlay (MUO) zone districts of the expanded subject area to the General Commercial (GC) Comprehensive Plan map designation and zone district.
11. Based on the analysis found in the staff report and their discussion of what would best achieve the intent of the Littlerock Subarea Plan, City Council did not support the Planning Commission recommendation of Scenario #2 and instead decided that Scenario #4 more closely supported the vision of the Littlerock Subarea Plan. Scenario #4 would change the zoning of Parcels #1 - #6 from the Mixed Use Overlay (MUO) zone district to the Mixed Use (MU) zone district. It would also change the Comprehensive Plan map designation of Parcels #7 - #23 and the northern portion (pipe stem) of Parcel #8270-08-00300 and the two city owned properties south of Tyee Drive SW and north of Israel Road SW, from Mixed Use (MU) to General Commercial (GC) and the zone district from Mixed Use (MU) and Mixed Use Overlay (MUO) to General Commercial (GC).
12. The proposed Comprehensive Plan map amendment and corresponding rezone defined in Scenario #4 conforms to the requirements of the Growth Management Act, Chapter 36.70A RCW.
13. The proposed Comprehensive Plan map amendment and corresponding rezone for the properties in the area defined in Scenario #4 is in accordance with the City of Tumwater's annual Comprehensive Plan amendment process, as required by RCW 36.70A.

14. The proposed Comprehensive Plan map amendment and corresponding rezone for the properties in the area defined in Scenario #4 meets the fourteen goals of the Washington State Growth Management Act.
15. The proposed Comprehensive Plan map amendment and corresponding rezone for the properties in the area defined in Scenario #4 is internally consistent with the City of Tumwater Comprehensive Plan, including the Land Use, Housing, and Economic Development Elements and the Littlerock Road Subarea Plan. The City of Tumwater Comprehensive Plan is consistent with the Thurston County-wide Planning Policies and the City of Olympia Comprehensive Plan. The lack of mixed-use development in the Mixed Use (MU) and Mixed Use Overlay (MUO) zone districts since the mid-1990s, the forecasted lack of future development in the technical memorandum prepared by Community Attributes Inc. in September 2017, and the testimony from the applicants were considered as well.
16. Conditions in the area defined by Scenario #4 have changed to the degree that it is in the public interest to support the amendment to the Comprehensive Plan map designation and zone district for the area. The approved Comprehensive Plan map amendment and corresponding rezone of the Tumwater Investment Group LLC property by Ordinance No. O2013-002 changed 27-acres north of the Scenario #4 area from Mixed Use (MU) to General Commercial (GC) Comprehensive Plan map designation and zone district in 2013. This was followed by the completion of the extension of Tyee Drive SW to Israel Road SW and development of the Toyota dealership in 2017.

C. Findings

City Property between Capitol Boulevard and the Valley Athletic Club Comprehensive Plan Map Amendment and Corresponding Rezone

1. The City Council proposed a Comprehensive Plan map amendment and corresponding rezone for a portion of a City owned property located between Capitol Boulevard and the Valley Athletic Club. The property is at 300 M Street SE and is a portion of Thurston County Assessor's Office Parcel Number 3387-00-00300.
2. The proposed amendment would change the Comprehensive Plan map designation and zone district from Mixed Use (MU) to the Parks and Open Space (P/OS) Comprehensive Plan map designation and the Open Space (OS) zone district. See Exhibit "C."

3. The Comprehensive Plan map designations and zone districts of the parcels south of the subject property are Capitol Boulevard Community (CBC) and Single Family Low Density (SFL). The Comprehensive Plan map designation and zone district of the parcels north of the subject property are Brewery District (BD). The Comprehensive Plan map designations and zone districts of the parcels east of the subject property are Mixed Use (MU) and General Commercial (GC). The Comprehensive Plan map designation and zone district of the parcels east of the subject property is Mixed Use (MU).
4. City staff reviewed the proposed Comprehensive Plan map amendment and corresponding rezone to consider the Parks and Open Space (P/OS) Comprehensive Plan map designation and the Open Space (OS) zone district.
5. Staff found that given the size of the critical areas on the property, which include wetlands, steep slopes, high liquefaction susceptibility area, floodplain, critical aquifer recharge area, and shorelines of the state, it is unlikely that commercial or residential mixed-use development could occur under the current Mixed Use (MU) Comprehensive Plan map designation and zone district.
6. Staff reviewed Table 5: Housing Units Needed for 20-Year Planning Period in the Chapter 8 of the City's Comprehensive Plan Housing Element and the 2014 Buildable Lands Report. According to Tumwater Municipal Code 18.20.060(A)(2)(a), in the Mixed Use (MU) zone district, the minimum average residential density per net acre is 14 dwelling units. Given the size of the property (10.2 acres), it appears that the potential maximum capacity of multifamily dwellings on the property before any critical areas and associated buffers were accounted for would be approximately 143 multifamily dwelling units. While it is unlikely that all this acreage will be developed as residential, if the capacity for 143 multifamily dwelling units were lost, there still is sufficient housing capacity in the City to meet the Comprehensive Plan's twenty-year (2016-2036) goals.
7. In addition, if the potential loss of 378 multifamily dwelling units based on the proposal as defined in Scenario #4 for the Sullivan Comprehensive Plan map amendment and corresponding rezone is taken into account, there still is sufficient multifamily housing capacity in the City to meet the Comprehensive Plan's twenty-year (2016-2036) goals.
8. Based on the analysis, City staff recommended approval of the proposed Comprehensive Plan map amendment and corresponding rezone from Mixed Use (MU) to the Parks and Open Space (P/OS) Comprehensive Plan map designation and the Open Space (OS) zone district. The amendment will

protect critical areas, provide future stormwater management, and provide recreational area.

9. The proposed Comprehensive Plan map amendment and corresponding rezone for the property conforms to the requirements of the Growth Management Act, Chapter 36.70A RCW.
10. The proposed Comprehensive Plan map amendment and corresponding rezone for the property is in accordance with the City of Tumwater's annual Comprehensive Plan amendment process, as required by RCW 36.70A.
11. The proposed Comprehensive Plan map amendment and corresponding rezone for the property meet the fourteen goals of the Washington State Growth Management Act.
12. Based on City staff review and analysis, the proposed Comprehensive Plan map amendment and corresponding rezone is internally consistent with the Comprehensive Plan, the Thurston County-Wide Planning Policies, and related plans.
13. The conditions in the area for which the proposed Comprehensive Plan map amendment and corresponding rezone covers has changed to the degree that it is in the public interest to support an amendment in the Comprehensive Plan map designation and zone district for the area. Long-term City plans for the site are to construct a regional stormwater facility that will reduce flooding, be more efficient in managing stormwater, and improve the functioning of the existing wetland. This use was not originally contemplated when the site was assigned the Mixed Use (MU) land use designation and corresponding zone district.

D. Findings

Irving Street SW Comprehensive Plan Map Amendment and Corresponding Rezone

1. The City Council proposed a Comprehensive Plan map amendment and corresponding rezone for three parcels of property currently developed with offices located on the northeast corner of Crosby Boulevard SW and Irving Street SW. The amendment area is 4.5-acres in the 1500 Block of Irving Street SW and includes Thurston County Assessor's Office Parcel Numbers 5572-00-00300, 5572-00-00200, and 5572-00-00100.

2. The proposed amendment would change the Comprehensive Plan map designation and zone district from Community Service (CS) to General Commercial (GC). See Exhibit "D".
3. The Comprehensive Plan map designation and zone district on the parcels south of the proposed amendment is Multi-Family Medium (MFM). The Comprehensive Plan map designation and zone district on the parcels east of the proposed amendment is Single Family Medium (SFM). The Comprehensive Plan map designation and zone district on the parcels north of the proposed amendment is General Commercial (GC). The City of Olympia Comprehensive Plan map designation on the parcels west of the proposed amendment is Low Density Neighborhoods and the City of Olympia zone district is Single-Family Residential 4-8 (SFR).
4. The proposed Comprehensive Plan map amendment and corresponding rezone for the properties conforms to the requirements of the Growth Management Act, Chapter 36.70A RCW.
5. The proposed Comprehensive Plan map amendment and corresponding rezone for the properties is in accordance with the City of Tumwater's annual Comprehensive Plan amendment process, as required by RCW 36.70A.
6. The proposed Comprehensive Plan map amendment and corresponding rezone for the properties meet the fourteen goals of the Washington State Growth Management Act. The proposal will facilitate economic development by providing for a larger range of potential commercial uses than are currently allowed under the current land use designation and corresponding zone district.
7. Based on City staff review and analysis, the proposed Comprehensive Plan map amendment and corresponding rezone is internally consistent with the Comprehensive Plan, the Thurston County-Wide Planning Policies, and related plans.
8. The conditions in the area for which the proposed Comprehensive Plan map amendment and corresponding rezone covers have changed to the degree that it is in the public interest to support an amendment in the Comprehensive Plan map designation and zone district for the area. The State agency leasing a building on the site has moved away since the Comprehensive Plan was last updated. Although still in a preferred leasing area (PLA) according to the State Department of Enterprise Services, the Comprehensive Plan map amendment and corresponding rezone would not hinder use of the site by other State agencies in the future. The other governmental use of the site,

the Thurston County Juvenile Department and Youth Service Center, has also moved out of a building on the site.

9. The basis for the current land use designation and zone district for the site was the previous use of the site by these governmental agencies. However, conditions have changed and it is in the public interest to change the land use designation and zone district for the area.

E. Findings

Portion of The Farm Homeowner Association Property Tract Comprehensive Plan Map Amendment and Corresponding Rezone

1. The City Council proposed a Comprehensive Plan map amendment from Single Family Low Density (SFL) to Public Institutional (PI) and a concurrent rezone from Single Family Low Density (SFL) to Community Services (CS) for an approximately 22,500 square foot undeveloped property located on Yelm Highway.
2. The property is a 0.5-acre portion of Lot 108 of The Farm Division 2 plat southwest of the intersection of Yelm Highway SE and Henderson Boulevard SE on a portion of Thurston County Assessor's Office Parcel Number 472-500-10700. The property is immediately west and south of the Grange property on the corner of Yelm Highway SE and Henderson Boulevard SE. See Exhibit "E".
3. The proposed Comprehensive Plan map amendment from Single Family Low Density (SFL) to Public Institutional (PI) and the corresponding change in zone district from Single Family Low Density (SFL) to Community Services (CS) would match the approved Comprehensive Plan map amendment and corresponding rezone approved for the former Grange property in December 20, 2016 by Ordinance No. O2016-012.
4. A Developer Agreement (Ordinance No. O2017-025) will accompany the Comprehensive Plan map amendment and corresponding rezone. The Developer Agreement will preserve the Grange for a set amount of time in exchange for the City sponsoring the processing the proposed Comprehensive Plan map amendment and concurrent rezone in 2017. Approval of the Development Agreement (Ordinance No. O2017-025) is a condition for approval of the related Comprehensive Plan map amendment and corresponding rezone. If the Development Agreement (Ordinance No. O2017-025) is not approved; the property reverts to the Single Family Low Density (SFL) land use designation and zone district.

5. During the preliminary docket phase of the 2017 Comprehensive Plan map amendment process, the City Council asked whether the proposed amendment would affect a requirement for The Farm Division 2 to provide a minimum amount of open space as part of its plat approval. Staff reviewed The Farm Division 2 final plat documents from 1988 and the protective covenants applicable to The Farm Division 2 plat that were recorded March 13, 1987, June 13, 1996, and February 9, 2004.

From the documents reviewed, it was not possible to determine the exact minimum open space requirement that was in place in 1988, but based on current City of Tumwater land division requirements in Tumwater Municipal Code 17.12.210 the minimum usable open space/park area for residential subdivisions and binding site plans is ten percent of the total gross site area. The Farm Division 2 plat is approximate 20.6 acres in area and, using the current requirement, it would require 2.06 acres of open space to be set aside to meet the current City of Tumwater land division requirements.

Lots 107 and 108 in The Farm Division 2 plat are designated “community areas” and total 3.49 acres. If the easternmost 0.5 acres of Lot 108 of The Farm Division 2 plat were to be subtracted from the total “community area” of the plat, there would still be more than ten percent of the gross acreage of the plat in “community areas” to meet current City of Tumwater open space requirements.

6. The Comprehensive Plan map designation and zone district of the parcels south and west of the subject parcel is Single Family Low Density (SFL). The Comprehensive Plan map designation on the parcel east of the subject parcel is Public Institutional (PI) and the zone district is Community Services (CS). The City of Olympia Comprehensive Plan map designation and City of Olympia zone district north of the subject parcel is the Briggs Urban Village Planned Development.
7. Based on the analysis, City staff recommended approval of the proposed Comprehensive Plan map amendment from Single Family Low Density (SFL) to Public Institutional (PI) and concurrent rezone from the Single Family Low Density (SFL) zone district to the Community Services (CS) zone district, subject to the approval of the Development Agreement (Ordinance No. O2017-025).
10. The proposed Comprehensive Plan map amendment and corresponding rezone for the property conforms to the requirements of the Growth Management Act, Chapter 36.70A RCW.

11. The proposed Comprehensive Plan map amendment and corresponding rezone for the property is in accordance with the City of Tumwater's annual Comprehensive Plan amendment process, as required by RCW 36.70A.
12. The proposed Comprehensive Plan map amendment and corresponding rezone for the property meet the fourteen goals of the Washington State Growth Management Act. The proposal will facilitate economic development by providing for a larger range of potential commercial uses than are currently allowed under the current land use designation and corresponding zone district. The larger development area will allow for the safer movement of traffic into and out of the site next to the busy Yelm Highway SE and Henderson Boulevard SE intersection.
13. Based on City staff review and analysis, the proposed Comprehensive Plan map amendment and corresponding rezone is internally consistent with the Comprehensive Plan, the Thurston County-Wide Planning Policies, the City of Olympia's Comprehensive Plan, and related plans.
14. The conditions in the area for which the proposed Comprehensive Plan map amendment and corresponding rezone covers have changed to the degree that it is in the public interest to support an amendment in the Comprehensive Plan map designation and zone district. The property was originally designated for single-family residential development when there was much less traffic on Yelm Highway SE and Henderson Boulevard SE.

On the southwest corner of Yelm Highway SE and Henderson Boulevard SE, the Grange property is now zoned for commercial uses. This occurred through the approval of the Comprehensive Plan map amendment and corresponding rezone the Grange property during the 2016 Comprehensive Plan update by Ordinance No. O2016-012 from a land use designation of Single Family Low Density (SFL) to Public Institutional (PI) and a corresponding rezone from Single Family Low Density (SFL) to Community Services (CS).

On the northeast corner of Yelm Highway SE and Henderson Boulevard SE in the City Olympia, multifamily development is under construction. On the southeast corner, there is a proposed Comprehensive Plan amendment being considered by the City of Olympia in 2017 that would change the land use designation from single-family residential to a designation that would allow for multifamily residential development.

15. The Grange property amendment in 2016 supports the proposed amendment. The current proposal would create a slightly larger area for the Grange re-

development that would allow for safer access of the property from both Yelm Highway SE and Henderson Boulevard SE.

Section 2. Conclusions. For the purposes of effective land use planning, the Tumwater City Council makes the following conclusions:

A. General Conclusions

1. Based on its review of the requirements of Chapter 36.70A RCW, the analysis and proposed revisions prepared by City staff, and the public comments received, the City Council finds and declares that the Comprehensive Plan map amendments and corresponding rezones have been prepared in conformance with applicable law. This includes Chapter 36.70A RCW, Chapter 43.21C RCW, and the City of Tumwater Public Participation and Intergovernmental Coordination Procedures.
2. Based on its review of the requirements of Chapter 36.70A RCW, the analysis and proposed revisions prepared by City staff, the proposed revisions forwarded by the Planning Commission, and the public comments received, the City Council accepts the Comprehensive Plan map amendments and corresponding rezones. The City Council hereby finds and declares that the Comprehensive Plan map amendments and corresponding rezones comply with the requirements of Chapter 36.70A RCW.
3. Any Finding herein, which may be deemed a Conclusion, is hereby adopted as such.

B. Conclusions

Sullivan Comprehensive Plan Map Amendment and Corresponding Rezone (TUM-16-1325)

1. Consistent with the aforementioned findings, the zoning of the properties shown in Exhibit "B" as Parcels #1 - #6 is to be changed from the Mixed Use Overlay (MUO) zone district to the Mixed Use (MU) zone district. In addition, Parcels #7 - #23, as well as the northern portion (pipe stem) of Parcel #8270-08-00300 and the two city owned properties south of Tyee Drive SW and north of Israel Road SW, is to be changed from the Mixed Use (MU) Comprehensive Plan map designation and the Mixed Use (MU) and Mixed Use Overlay (MUO) zone districts to the General Commercial (GC) Comprehensive Plan map designation and zone district.

C. Conclusions

City Property between Capitol Boulevard and the Valley Athletic Club Comprehensive Plan Map Amendment and Corresponding Rezone

1. Consistent with the aforementioned findings, the property in Exhibit "C" is to be redesignated and rezoned from Mixed Use (MU) to the Parks and Open Space (P/OS) Comprehensive Plan map designation and the Open Space (OS) zone district.

D. Conclusions

Irving Street SW Comprehensive Plan Map Amendment and Corresponding Rezone

1. Consistent with the aforementioned findings, the three properties in Exhibit "D" are to be redesignated and rezoned from Community Service (CS) to the General Commercial (GC).

E. Conclusions

A Portion of The Farm Homeowner Association Property Tract Comprehensive Plan Map Amendment and Corresponding Rezone

1. Consistent with the aforementioned findings and the Development Agreement (Ordinance No. O2017-025), the property in Exhibit "E" is to be redesignated from Single Family Low Density (SFL) to Public Institutional (PI) and rezoned from Single Family Low Density (SFL) to Community Services (CS), subject to the approval of the Development Agreement (Ordinance No. O2017-025). If the Development Agreement (Ordinance No. O2017-025) is not approved; the property reverts to the Single Family Low Density (SFL) land use designation and zone district.

Section 3. Sullivan Comprehensive Plan Map Amendment and Corresponding Rezone (TUM-16-1325). In accordance with the provisions of this ordinance, the City-Wide Land Use Map in the City of Tumwater Comprehensive Plan, the Littlerock Neighborhood Future Land Use Map, figures 3.1 and 3.2 in the Littlerock Road Subarea Plan, the City of Tumwater Zoning Map, the Comprehensive Plan Land Use and Housing Elements the Littlerock Road Subarea Plan, and Title 18 Tumwater Municipal Code are hereby amended as shown in Exhibit "F" of this ordinance. The area shown in Exhibit "B" as Parcels #1 - #6 is to be changed from the Mixed Use Overlay (MUO) zone district to the Mixed Use (MU) zone district. In addition, Parcels #7 - #23, as well as the northern portion (pipe stem) of Parcel #8270-08-00300 and the two city owned properties

south of Tyee Drive SW and north of Israel Road SW, is to be changed from the Mixed Use (MU) Comprehensive Plan map designation and the Mixed Use (MU) and Mixed Use Overlay (MUO) zone districts to the General Commercial (GC) Comprehensive Plan map designation and zone district.

Section 4. City Property between Capitol Boulevard and the Valley Athletic Club Comprehensive Plan Map Amendment and Corresponding Rezone Amendment. In accordance with the provisions of this ordinance, the City-Wide Land Use Map in the City of Tumwater Comprehensive Plan, the Brewery Neighborhood Future Land Use Map, the City of Tumwater Zoning Map, and the Comprehensive Plan Land Use and Housing Elements are hereby amended as shown in Exhibit “G” of this ordinance. The subject property at 300 M Street SE (Thurston County Assessor’s Office Parcel Number 3387-00-00300) is to be redesignated and rezoned from Mixed Use (MU) to the Parks and Open Space (P/OS) Comprehensive Plan map designation and the Open Space (OS) zone district.

Section 5. Irving Street SW Comprehensive Plan Map Amendment and Corresponding Rezone Amendment. In accordance with the provisions of this ordinance, the City-Wide Land Use Map in the City of Tumwater Comprehensive Plan, the Tumwater Hill Neighborhood Future Land Use Map, the City of Tumwater Zoning Map, and the Comprehensive Plan Land Use Element are hereby amended as shown in Exhibit “H” of this ordinance. The subject properties in Exhibit “D” are to be redesignated and rezoned from Community Service (CS) to the General Commercial (GC) zone district.

Section 6. A Portion of The Farm Homeowner Association Property Tract Comprehensive Plan Map Amendment and Corresponding Rezone Amendment. In accordance with the provisions of this ordinance, the City-Wide Land Use Map in the City of Tumwater Comprehensive Plan, the Deschutes Neighborhood Future Land Use Map, and the City of Tumwater Zoning Map are hereby amended as shown in Exhibit “I” of this ordinance. The subject property in Exhibit “E” are to be redesignated from Single Family Low Density (SFL) to Public Institutional (PI) and rezoned from the Single Family Low Density (SFL) to the Community Services (CS) zone district, subject to the approval of the Development Agreement (Ordinance No. O2017-025). If the Development Agreement (Ordinance No. O2017-025) is not approved; the property reverts to the Single Family Low Density (SFL) land use designation and zone district.

Section 7. Corrections. The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Section 8. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 9. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 10. Effective Date. This ordinance shall become effective thirty (30) days after passage, approval, and publication as provided by law.


ADOPTED this 16th day of January, 2018.

CITY OF TUMWATER



Pete Kmet, Mayor

ATTEST:


Melody Valiant, City Clerk

APPROVED AS TO FORM:


Karen Kirkpatrick, City Attorney

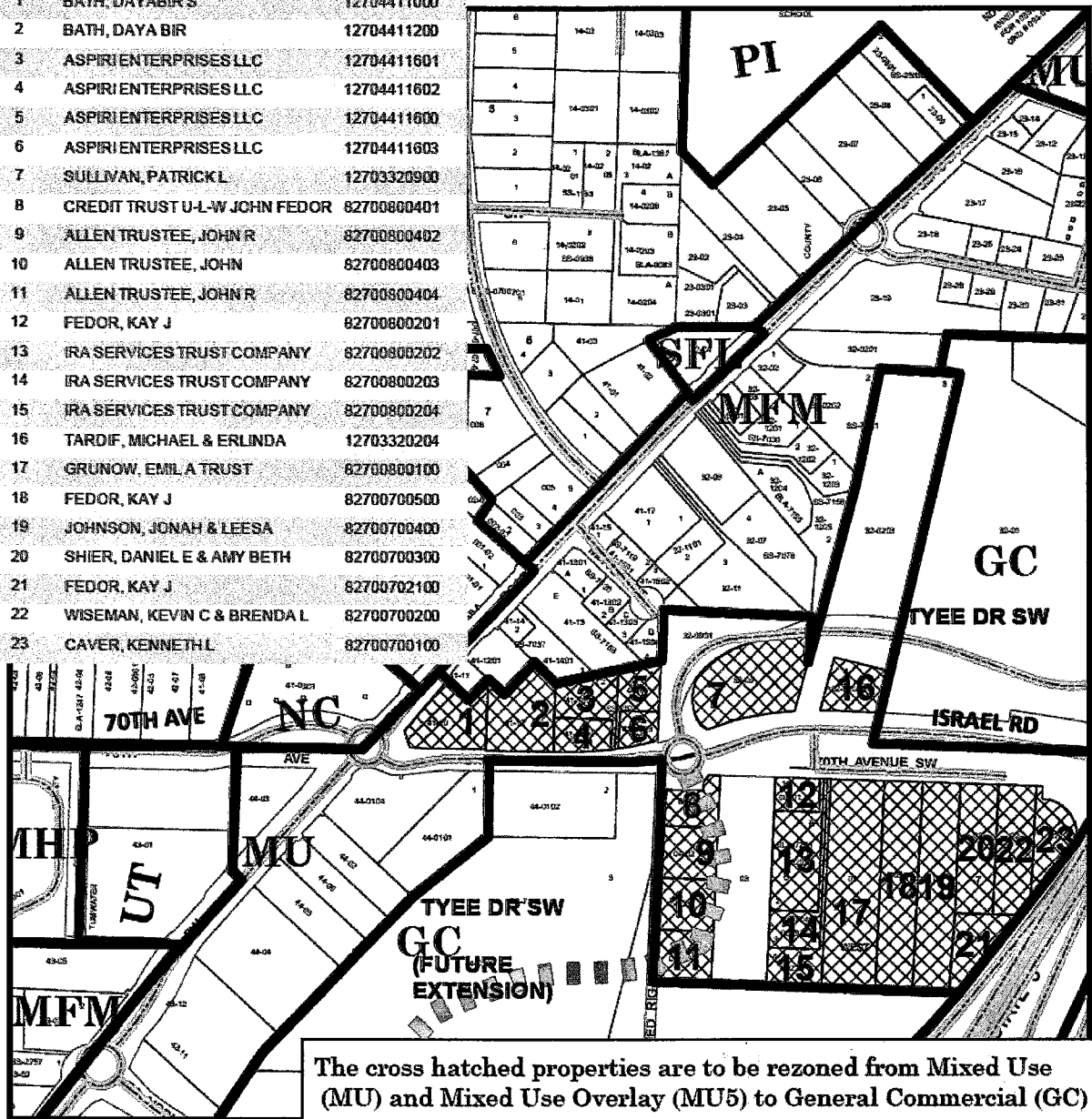
Published: 01-18-2018

Effective Date: 02-17-2018

Exhibit "A"

Map of the proposed Sullivan amendment area and a list of the Thurston County Assessor's Office parcel numbers

Number	Owner(s)	Parcel Number
1	BATH, DAYABIR S	12704411000
2	BATH, DAYA BIR	12704411200
3	ASPIRI ENTERPRISES LLC	12704411601
4	ASPIRI ENTERPRISES LLC	12704411602
5	ASPIRI ENTERPRISES LLC	12704411600
6	ASPIRI ENTERPRISES LLC	12704411603
7	SULLIVAN, PATRICK L	12703320900
8	CREDIT TRUST U-L-W JOHN FEDOR	82700800401
9	ALLEN TRUSTEE, JOHN R	82700800402
10	ALLEN TRUSTEE, JOHN	82700800403
11	ALLEN TRUSTEE, JOHN R	82700800404
12	FEDOR, KAY J	82700800201
13	IRA SERVICES TRUST COMPANY	82700800202
14	IRA SERVICES TRUST COMPANY	82700800203
15	IRA SERVICES TRUST COMPANY	82700800204
16	TARDIF, MICHAEL & ERLINDA	12703320204
17	GRUNOW, EMIL A TRUST	82700800100
18	FEDOR, KAY J	82700700500
19	JOHNSON, JONAH & LEESA	82700700400
20	SHIER, DANIEL E & AMY BETH	82700700300
21	FEDOR, KAY J	82700702100
22	WISEMAN, KEVIN C & BRENDA L	82700700200
23	CAVER, KENNETH L	82700700100



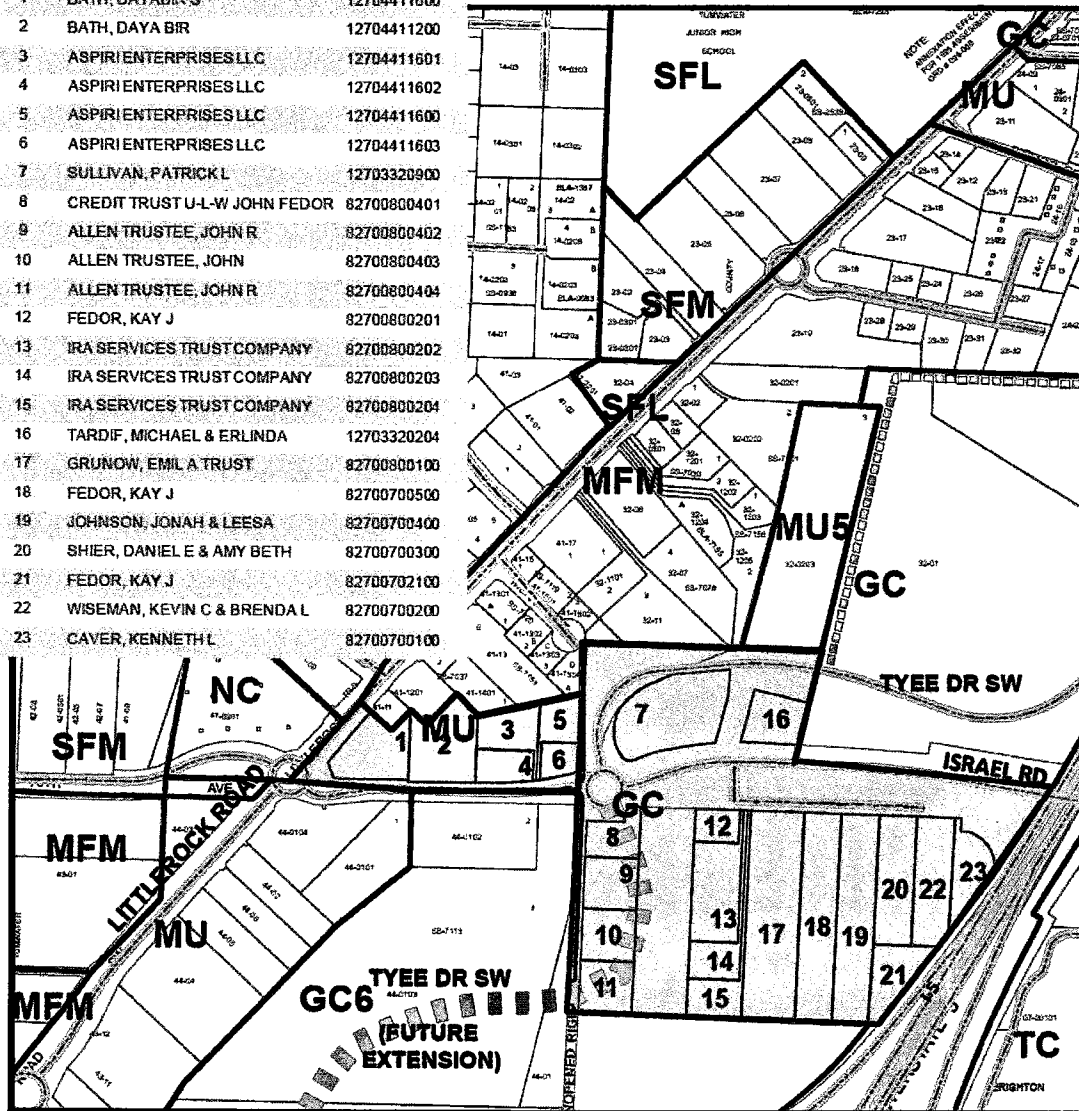
The cross hatched properties are to be rezoned from Mixed Use (MU) and Mixed Use Overlay (MU5) to General Commercial (GC)

Exhibit "B"

Map of the City Council recommended expansion (Scenario #4) of the Sullivan amendment area

SCENARIO 4

Number	Owner(s)	Parcel Number
1	BATH, DAYABIR S	12704411000
2	BATH, DAYA BIR	12704411200
3	ASPIRI ENTERPRISES LLC	12704411601
4	ASPIRI ENTERPRISES LLC	12704411602
5	ASPIRI ENTERPRISES LLC	12704411600
6	ASPIRI ENTERPRISES LLC	12704411603
7	SULLIVAN, PATRICK L	12703320900
8	CREDIT TRUST U-L-W JOHN FEDOR	82700800401
9	ALLEN TRUSTEE, JOHN R	82700800402
10	ALLEN TRUSTEE, JOHN	82700800403
11	ALLEN TRUSTEE, JOHN R	82700800404
12	FEDOR, KAY J	82700800201
13	IRA SERVICES TRUST COMPANY	82700800202
14	IRA SERVICES TRUST COMPANY	82700800203
15	IRA SERVICES TRUST COMPANY	82700800204
16	TARDIF, MICHAEL & ERLINDA	12703320204
17	GRUNOW, EMIL A TRUST	82700800100
18	FEDOR, KAY J	82700700500
19	JOHNSON, JONAH & LEESA	82700700400
20	SHIER, DANIEL E & AMY BETH	82700700300
21	FEDOR, KAY J	82700702100
22	WISEMAN, KEVIN C & BRENDA L	82700700200
23	CAVER, KENNETH L	82700700100



Legend

- Trail
- Zone District Boundaries (Scenario 4)
- Subject Area 1 (26 acres - General Commercial)
- Subject Area 2 (4.5 acres - Mixed Use)

1 inch = 500 feet

0 500 Feet



Map Date: 9-25-2017

MXD: Rezoning & Redesignation MU & MU5 to GC on Israel Rd SW 2017

DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.

NOTE: Map shows general location of Tyee Drive SW Extension.

Exhibit "C"

Map of the proposed City Property between Capitol Boulevard and the Valley Athletic Club amendment area

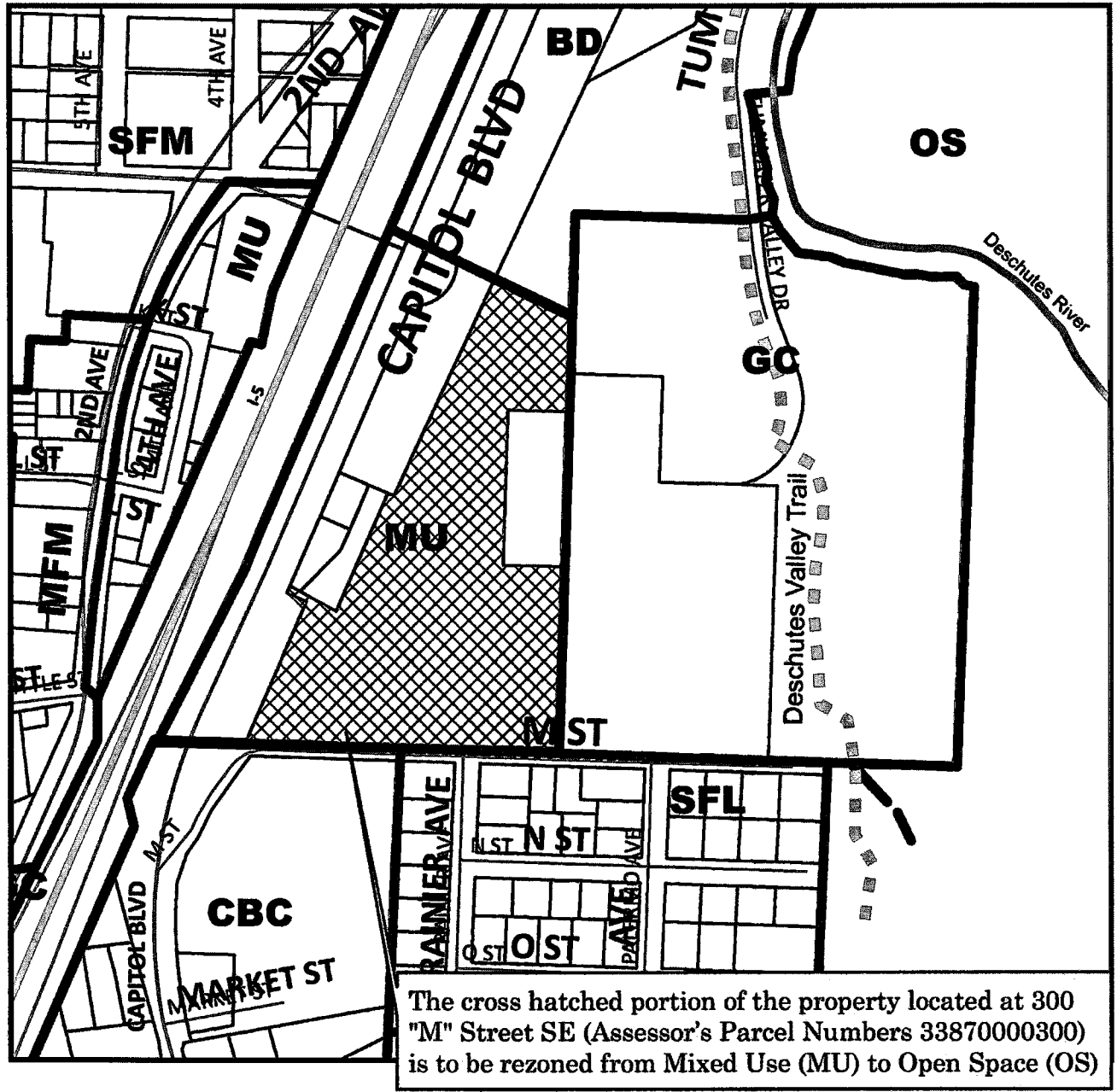


Exhibit "D"

Map of the proposed Irving amendment area

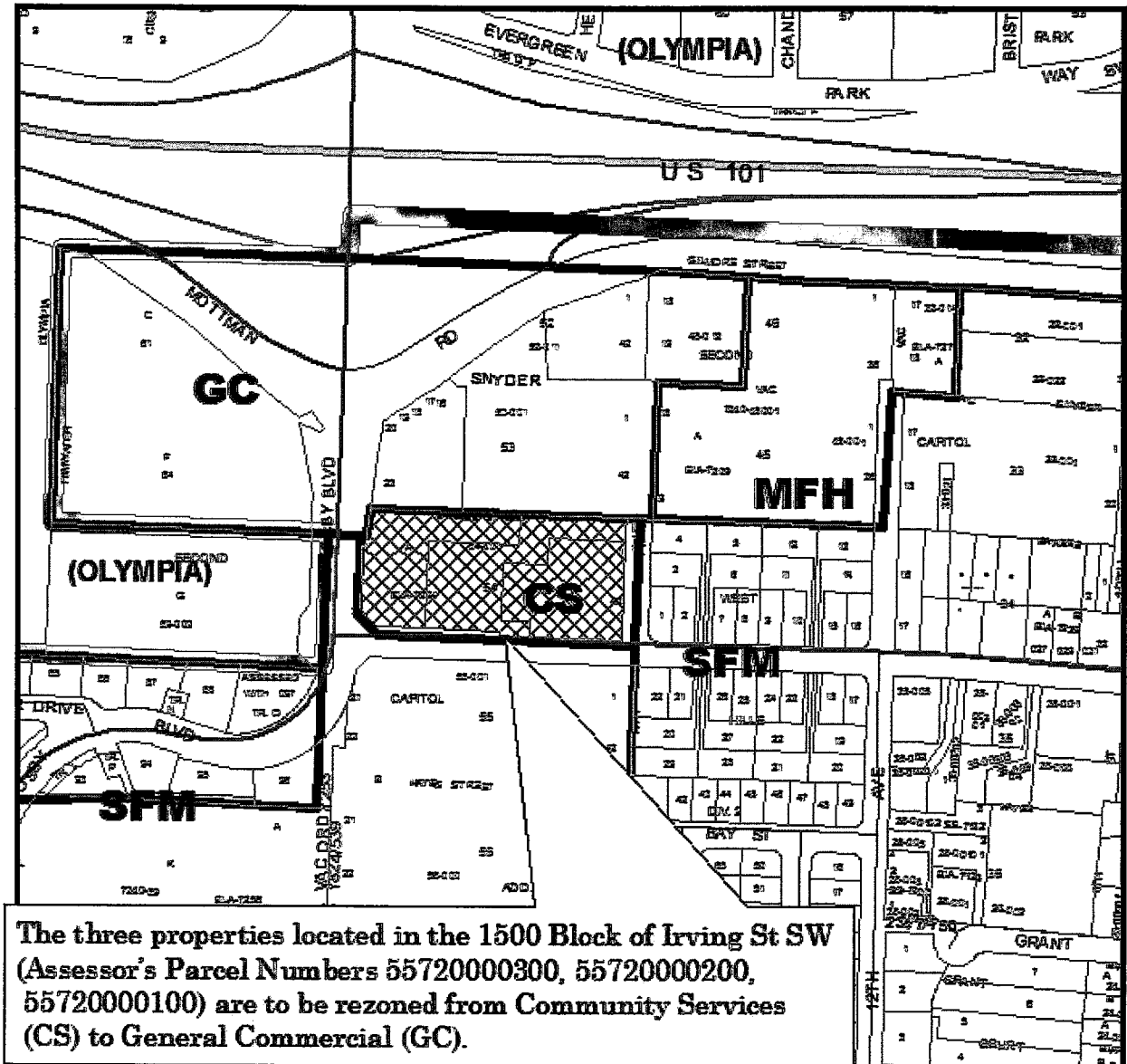


Exhibit "E"

Map of the proposed The Farm – Grange amendment area

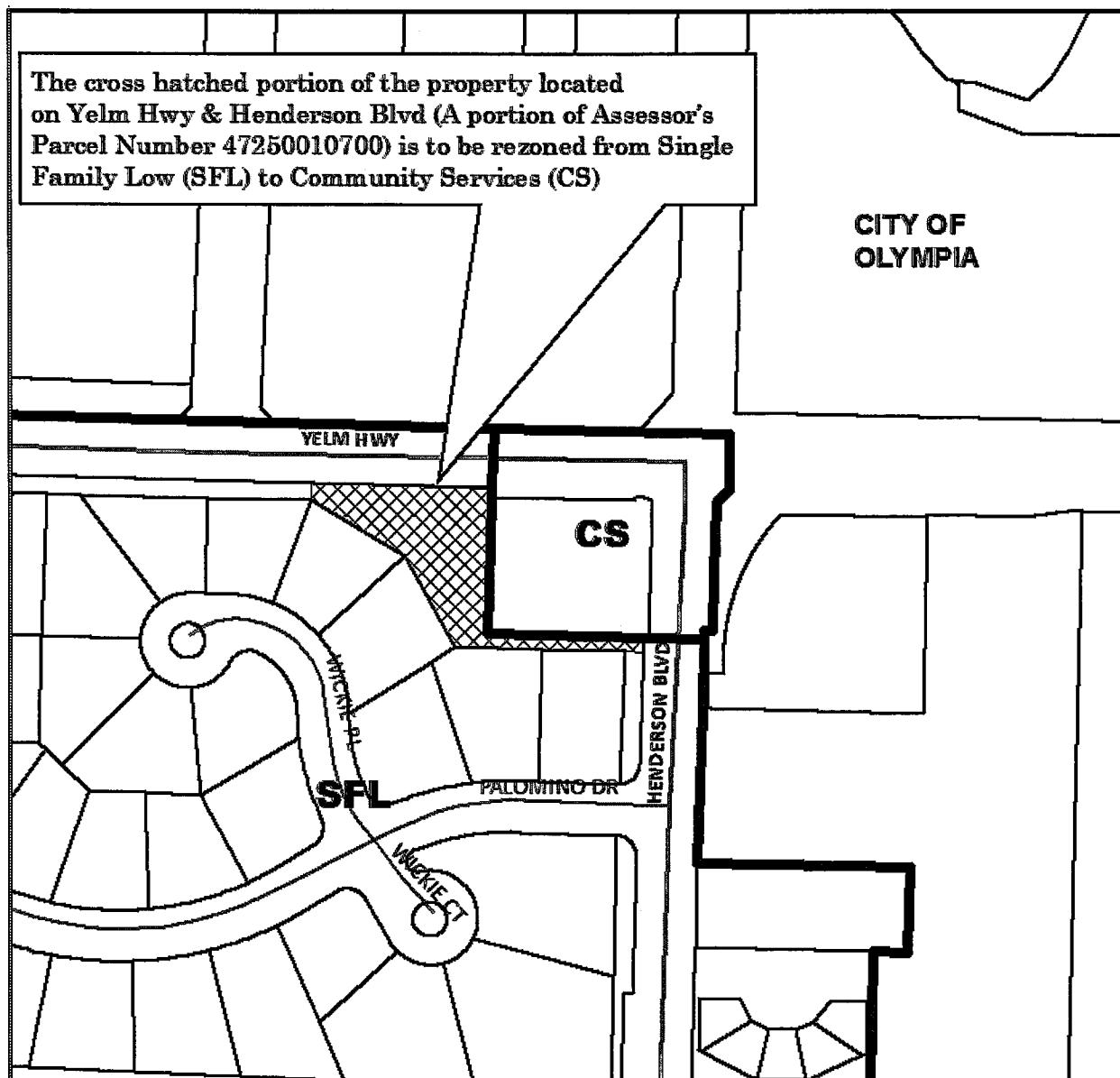
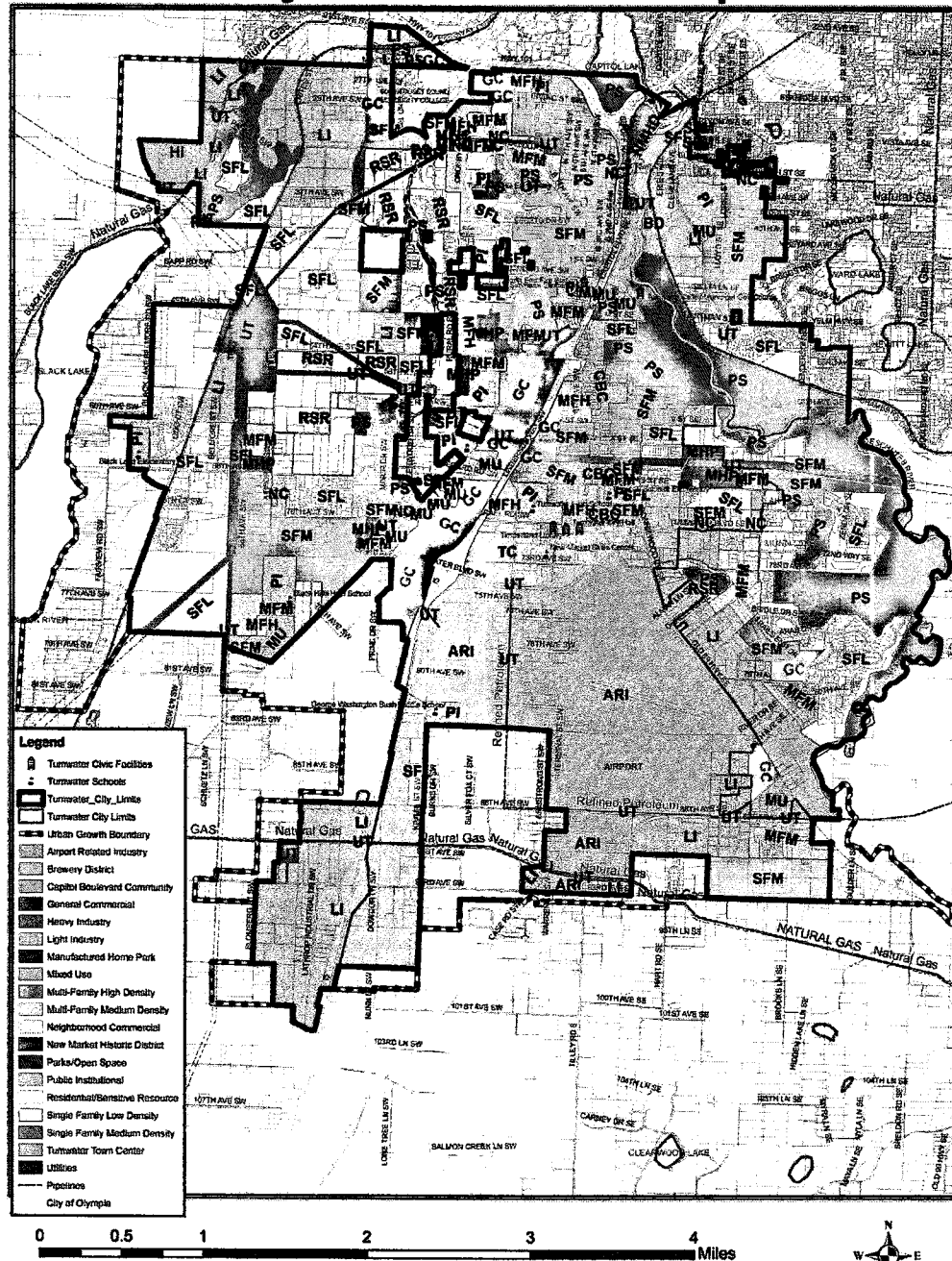


Exhibit "F"

Amendments to the City of Tumwater Comprehensive Plan City-Wide Land Use Map

City of Tumwater City-Wide Land Use Map

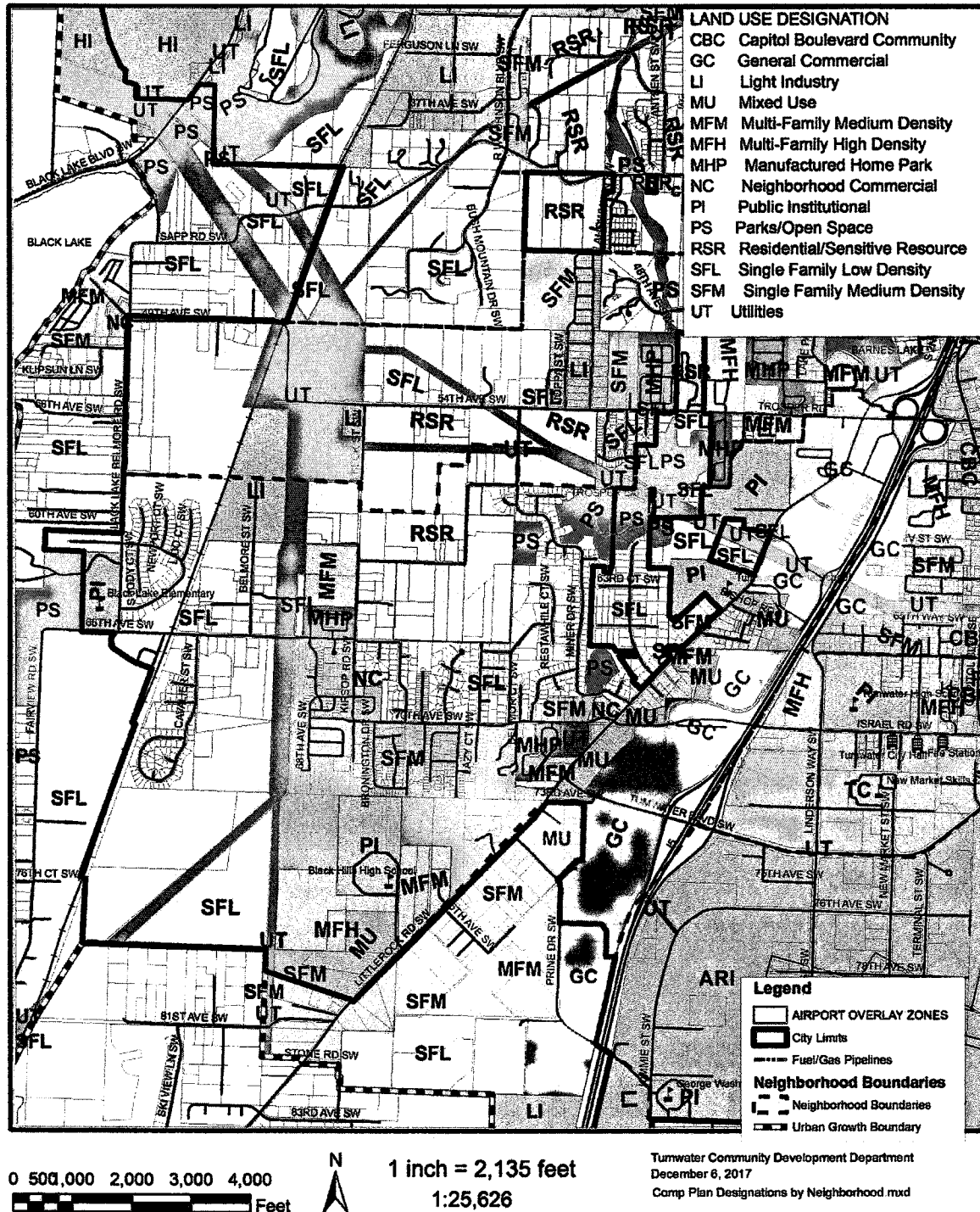


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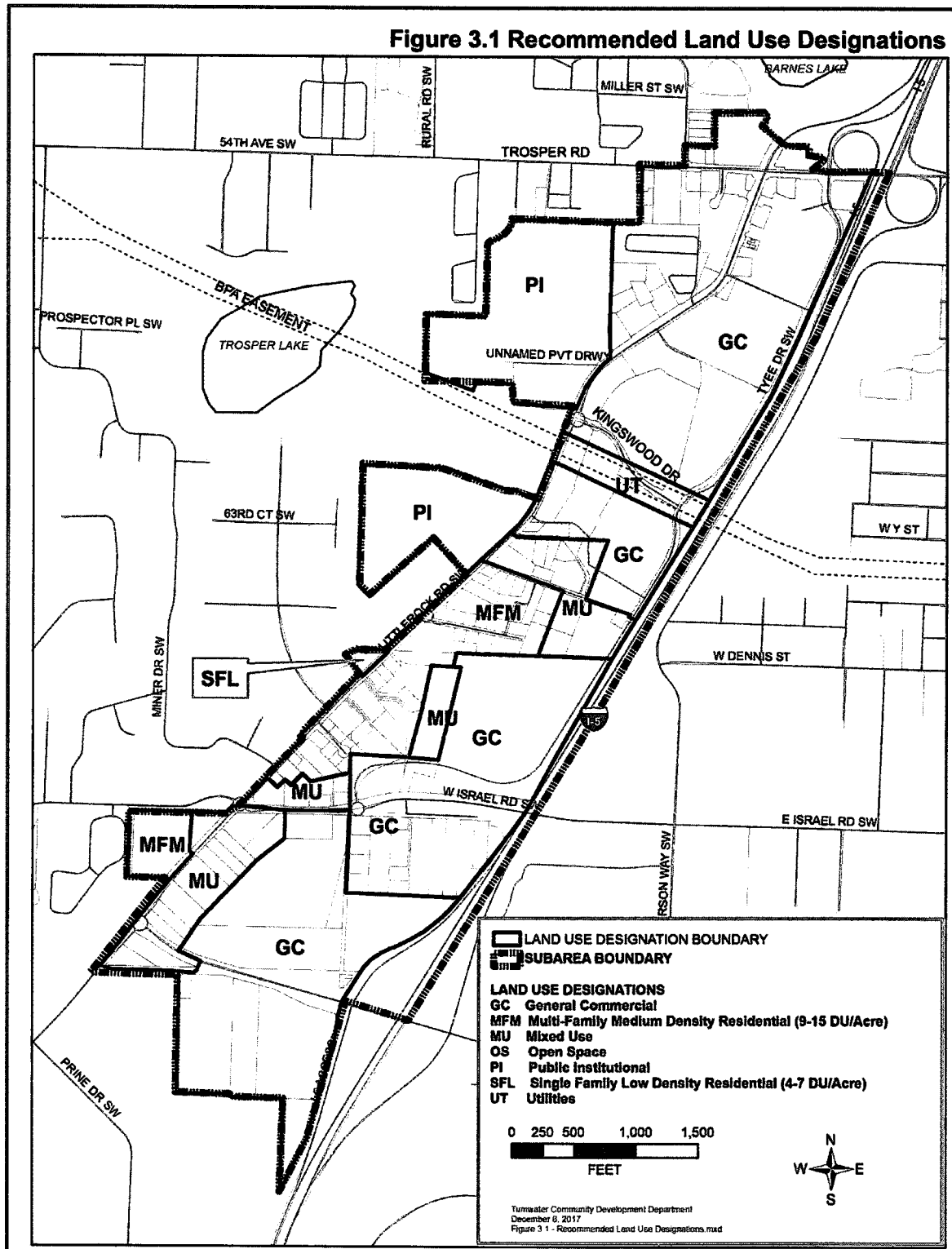
Tumwater Community Development Department
December 6, 2017

Amendments to the Littlerock Neighborhood Future Land Use Map

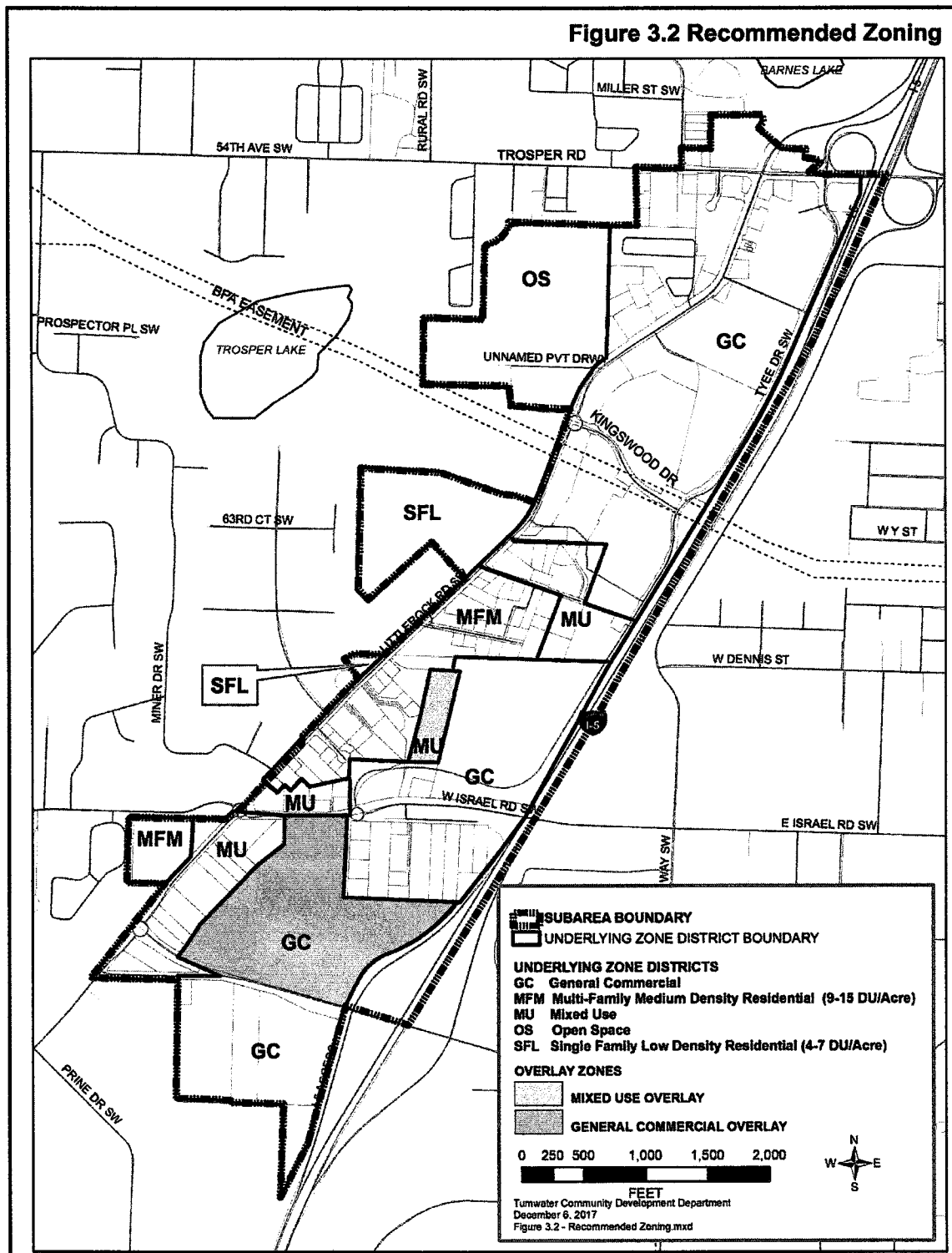
Littlerock Neighborhood Future Land Use



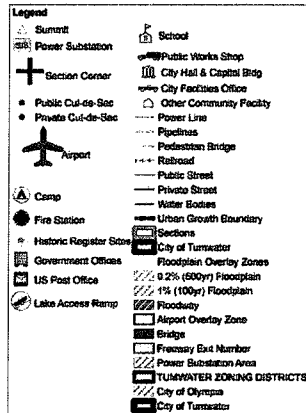
Amendments to the Littlerock Road Subarea Plan – Figure 3.1 Recommended Land Use Designations



Amendments to the Littlerock Road Subarea Plan – Figure 3.2 Recommended Zoning



Amendments to the City of Tumwater Zoning Map



OVERLAY ZONES
 1 Planned Unit Development
 2 Airport Overlay (City-ord outline TUC 18.32)
 3 Airport Hazard Overlay (County TCC 22.32)
 4 Floodplain (see legend—applies only to properties within City Limits)
 5 Aquifer Protection (applied to all properties within City Limits)
 6 Mount View Overlay
 7 General Commercial Overlay

21 State Auditor Office
 22 City of Tumwater - Old Town Center
 23 National Army Science Center
 43 Insurance Commissioner Office
 51 DOT State Materials Laboratory
 61 DOT Olympic Region Headquarters
 71 Dept. of Retirement Systems & Disability Office
 81 Dept. of Financial Institutions
 91 Washington State Library
 101 DHS Office
 111 Dept. of Health Office
 121 Dept. of Health Office
 131 State Attorney General Office
 141 Tumwater Library
 151 State Parks Office
 161 Dept. of Labor & Industries Office
 171 DOT & Dept. of Corrections Office
 181 State Parks Office
 191 State Patrol Office
 201 Correctional Industries Headquarters

**Government
Offices
Index**

1 inch = 442 feet
 0 200 400 800 Feet

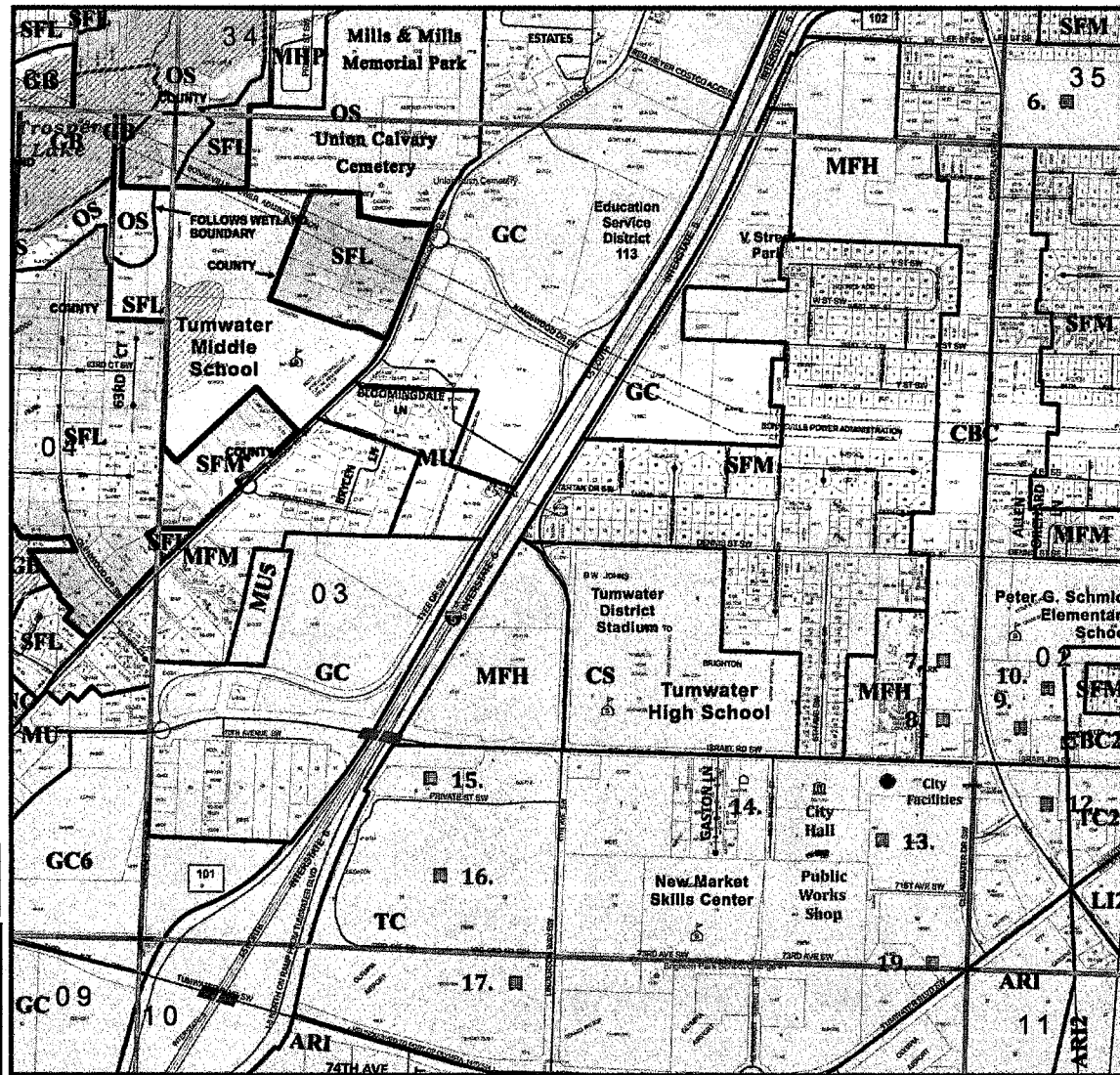


TOPOGRAPHY / HILLSHADE NOTE: The topographic hillshade background is derived from the Thurston County 2013 LIDAR data.
MAP NOTES: This map last updated: 12/8/2017. This map was created by the City of Tumwater Community Development Department using ArcGIS 10.3.1.

CITY OF TUMWATER GIS AND MAPPING DISCLAIMER
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Zoning Map for Tumwater and the Urban Growth Area

T17N R2W SEC.03



Text Amendments for the Comprehensive Plan Land Use Element

*Proposed Text Amendments for Chapter 5 – Littlerock Neighborhood of the
Neighborhood Appendix of the Land Use Element*

Chapter 5 – Littlerock Neighborhood, Page 56

7. Mixed Use

- Area north of Bishop Road, east of Littlerock Road, west of Interstate 5
- Area generally along the east side of Littlerock Road from 73rd Avenue (just south of Tumwater Boulevard) to Israel Road ~~including the area on Israel road east of Littlerock Road~~
- Doelman farm (portion of)

1. General Commercial

- Areas along Littlerock Road and the west side of Interstate 5 from Trosper Road vicinity to south of Tumwater Boulevard

Section 5.1.1 – Economic Development Element, Pages 61 – 62

Both the Economic Development Element and the *Strategic Plan* stress the importance of infrastructure improvements within the Littlerock Road Subarea. Some of these projects are already well underway, such as the Littlerock Road street improvement project. The Tyee Drive extension has been completed from Trosper Road to Israel Road ~~Bishop Road~~. The following is an excerpt from both plans:

1. *Use public investment and development regulations to encourage development of a village-like area in the south/central portion of the Subarea*
 - *Complete the Littlerock Road street improvement project*
 - *Do planning for the Tyee Drive extension*
 - *Revise development regulations to identify gateways and transition areas, including boundaries between zoning districts for the Subarea*

- *Consider an additional review of the Subarea Plan to identify and plan for a unique street plan*
 - *Consider adopting a street plan for the Subarea that includes east-west connector roads between Littlerock Road and Tyee Drive*
 - *Consider adopting more specific building design guidelines for the Littlerock Road Subarea, consistent with possible adoption of a village-like area in the south/central portion of the Subarea*
2. *Seek opportunities to enhance the connection between the Subarea and neighboring areas*

The Economic Development Element should be referenced for further recommendations in this neighborhood.

Section 5.7 – Mixed Use, Page 68

The south/central portion of the subarea near the Israel Road/Littlerock Road intersection and along Littlerock Road south to Tumwater Boulevard is recommended for a Mixed Use designation. This general area provides an excellent opportunity for Tumwater to create a mixed-use urban village. ~~An overlay zone was placed on part of this area in order to require a residential component to be a part of any commercial development. This overlay was applied because of the guidance from the Littlerock Road Subarea Plan. The Littlerock Road Subarea Plan should be referred to for more information on this Mixed Use zone overlay.~~⁷ The Littlerock Road Subarea Plan provides detailed discussion of the potential for this area, and its recommendations for land use designations in this area have been incorporated into this plan to ensure their implementation.

~~⁷See Section 3.3, p.13 of the plan~~

Section 5.8 – General Commercial, Pages 69 – 71

The areas along the west side of I-5 from the vicinity of the Trospen Road/Littlerock Road intersection to south of Tumwater Boulevard are designated General Commercial. These areas are characterized by the exposure to the freeway and the northern portion of this area already has intense commercial development including a Costco, Fred Meyer, Home Depot, Albertsons, Wal-Mart and a number of other smaller businesses.

An overlay zone was placed on some of the General Commercial properties between Israel Road and Tumwater Boulevard area in order to limit the size of commercial

buildings consistent with the *Littlerock Road Subarea Plan*. The *Littlerock Road Subarea Plan* should be referred to for more information on this General Commercial zone overlay.⁸

The Economic Development Element, adopted by the Tumwater City Council in November of 1990, and completely rewritten in 2010, the *Strategic Plan*, and the *Littlerock Road Subarea Plan*, substantially updated in 2006, laid the foundation for development in a majority of the area within the eastern portion of the Littlerock Neighborhood. These plans should be referred to for specific guidance and recommendations for the eastern portion of the Littlerock Neighborhood, particularly those areas located within the Littlerock Road Subarea.

The *Strategic Plan* has specific goals and action strategies for the eastern portion of the Littlerock Neighborhood. The following is an excerpt from the plan:

The vision for this area is to create a mixed use “village” atmosphere that is transit-oriented and pedestrian-friendly in the south/central portion of the subarea in the vicinity of the Israel Road/Littlerock Road intersection and along Littlerock Road south to Tumwater Boulevard, with commercial areas concentrated along I-5 to provide vibrant retail opportunities for Tumwater and surrounding residents.

The *Strategic Plan* should be referred to for additional specific goals for this portion of the Littlerock Neighborhood.⁹

The Economic Development Element provides guidance for the portion of the Neighborhood that is within the Littlerock Road Subarea. The following is an excerpt from the Economic Development Element:

Capitol Boulevard and the Littlerock Road Subarea are important short-term economic development opportunities, as they are changing and hold significant potential for development and redevelopment. Both areas are located near entrances to the city from I-5 and their development will help to define Tumwater’s image in the region. City guidance and support via targeted infrastructure investment are important priorities of this Plan to ensure that these opportunities are fully realized.

The Economic Development Element should be referenced for further recommendations in this neighborhood.

The *Littlerock Road Subarea Plan* stresses the importance of infrastructure improvements within the Littlerock Road Subarea. Some of these projects are already well underway, such as the Littlerock Road street and utility improvement

project. The Tyee Drive extension has been completed from Trosper Road to Israel Road ~~Bishop Road~~.

The *Littlerock Road Subarea Plan* should be referenced for further recommendations regarding future land use, infrastructure improvements, transportation, and implementation strategies in the eastern portion of this neighborhood.

In accordance with the guidance from the aforementioned plans, the properties along the west side of Interstate 5, from the vicinity of the Tumwater Boulevard/Interstate 5 intersection to the area in the vicinity of the Trosper Road/Littlerock Road intersection, have been designated General Commercial.

As commercial uses locate in this neighborhood, they should be designed to create as little impact as possible to residential uses on the west side of Littlerock Road. Please refer to the *Littlerock Road Subarea Plan* for recommendations regarding mitigation of commercial impacts on residential uses.

⁸ See Section 3.3, p.13 of the *Littlerock Road Subarea Plan*

⁹ See Action Strategy D on p.19 of the *Strategic Plan*

Text Amendments for the Comprehensive Plan Housing Element

Chapter 8 – Sufficient Land for Housing, Page 37

Table 5. Housing Units Needed for 20-Year Planning Period

Planning District	2015 Total Dwellings	2015 Single Family Units	2015 Multi-Family Units	2015 Manufactured Units	2035 Total Dwellings	2035 Single Family Units	2035 Multi-Family Units	2035 Manufactured Units	Total Capacity	Total Single Family Capacity	Total Multi-Family Capacity	Total Manufactured Capacity
Airport	244	201	33	10	894	717	168	10	<u>1,075</u> 1,053	827	<u>238</u> 215	10
Brewery	80	48	32	-	217	48	169	-	<u>248</u> 230	58	<u>190</u> 172	-
Deschutes	941	719	218	4	1,055	800	251	4	<u>1,109</u> 1,105	830	<u>275</u> 271	4
Littlerock	1,566	1,112	243	211	3,644	2,587	847	211	<u>3,958</u> 4,327	3,109	<u>638</u> 1,006	211
Mottman-Black Lake	48	44	-	4	180	159	17	4	<u>231</u> 233	203	<u>24</u> 26	4
Southeast Capitol Blvd.	1,599	735	739	125	2,026	985	916	125	<u>2,206</u> 2,095	1,022	<u>1,059</u> 948	125
Trosper	1,087	308	433	345	1,986	942	700	345	<u>2,250</u> 2,226	1,109	<u>796</u> 772	345
Tumwater Hill	3,143	1,752	1,311	80	3,692	2,133	1,479	80	<u>3,845</u> 3,851	2,244	<u>1,521</u> 1,527	80
New Market	406	59	345	2	461	72	387	2	<u>489</u> 485	80	<u>407</u> 402	2
Bush Prairie	1,299	1,045	212	42	1,911	1,554	315	42	<u>2,069</u> 2,074	1,662	<u>365</u> 370	42
Southside UGA	627	284	80	263	1,814	1,207	344	263	<u>2,104</u> 2,101	1,375	<u>466</u> 463	263
Westside UGA	582	338	38	206	1,287	986	95	206	<u>1,533</u> 1,538	1,189	<u>138</u> 144	206
TOTAL	<u>11,622</u>	<u>6,645</u>	<u>3,684</u>	<u>1,292</u>	<u>19,167</u>	<u>12,190</u>	<u>5,688</u>	<u>1,292</u>	<u>21,117</u>	<u>13,708</u>	<u>6,117</u>	<u>1,292</u>

Source: Thurston Regional Planning Council, Profile 2015

Note: The City of Tumwater started the update process in 2015 using data from 2015 and did not receive 2016 data until it was too late to incorporate in the update process.

Proposed Text Amendments for the Littlerock Road Subarea Plan

Back of the Title Page

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David Ginther, Senior Planner

Section 3.1 – Introduction and Purpose, Page 11

[...]

The Littlerock Road Subarea has several distinct advantages for a master planned mixed use village. Most of the area is currently undeveloped, providing a clean slate for planning purposes. Additionally, the subarea's central location within Tumwater's urban growth area, its freeway access, and its relative lack of physical

site constraints ~~and an existing pedestrian bridge over I-5~~ add to the attractiveness of the area for a mixed use village. Directly across I-5 is the Tumwater Town Center, which includes several new office buildings either owned or leased for state office space, Tumwater's City Hall and library, Tumwater High School, and post office. Due to these factors, the Comprehensive Plan emphasizes that future quality development of the Littlerock Road Subarea is critical to the shaping of the community of Tumwater.

[...]

Section 5.1 – Necessary Implementation Actions, Pages 25 – 27

Implementation of the recommended subarea plan for the Littlerock Road neighborhood will require a series of actions by the City of Tumwater and Thurston County to “set the stage” for private investment that will eventually develop the area. These actions are listed below. It is important to note that these actions generally should precede development in the area; therefore, they should be accomplished as quickly as possible.

Implementation Actions

1. Amend Tumwater and Thurston County land use plans and zoning maps as shown in Figure 3.1 and 3.2.
2. Amend the Economic Development element of the Tumwater Comprehensive Plan to be consistent with the Littlerock Road Subarea Plan.
3. Consider amendment to the Parks Plan to show acquisition plans for a pedestrian trail system in the subarea.
4. Consider amendment to the Capital Facilities Plan to provide funding for pedestrian trail system development.
5. Amend the Protection of Trees and Vegetation ordinance to better protect existing trees at the time of development.
6. Amend Title 18, Zoning, to place retail building size limits in the General Commercial zone north of Tumwater Boulevard ~~and south of the Mixed Use zone~~ as an overlay zone.
7. Amend Title 18, Zoning, to place an overlay zone in a portion of the Mixed Use zone adjacent to and near Littlerock Road to require residential uses as part of any commercial development in this area.

8. Review the Tumwater Development Guide regulations relating to pedestrian, bicycle and public transit provisions and make amendments as necessary to ensure consistency with this plan.
9. Review and revise as needed Tumwater development regulations to identify subarea gateways and transition areas, including boundaries between zoning districts for the subarea. Said gateways, transition areas and boundaries may be attractive for certain enhancements such as public art, plazas, enhanced landscaping, entry signs, or other architectural features. Where appropriate, enhanced noise and visual buffering could be required along boundaries of the subarea for extra buffers between commercial and residential neighborhoods. Consider amending TMC Title 18 to require Type 1 landscaping to provide more separation between commercial and non-commercial uses.
10. Consider an additional review of the subarea plan to identify and plan for a unique street plan, in order to incorporate a village-like area in the south/central portion of the subarea. Such a street plan could include identifying unique street tree and right-of-way planning requirements and should identify internal circulation patterns and a “Main” street through discussions with property owners in advance of development. Numerous connections should be provided to allow for a variety of trip possibilities through the subarea. All modes of transportation should be provided for in these discussions.
11. Address the issue of outdoor lighting to determine if regulatory amendments are necessary to minimize the effects of light and glare.
12. Consider identifying specific physical improvements that the City may fund in its capital facilities program to serve as catalysts for private investment, including consideration of such items as: infrastructure improvements such as extension of water and sewer, funding for road improvements, funding for regional stormwater/drainage issues.
13. Continue to work towards construction of Tyee Drive between and roughly parallel to Littlerock Road and Interstate 5. This roadway should encourage vehicular movement into and through the subarea to access its businesses and residences, especially for automobile traffic entering the subarea from Interstate 5 at the Trosper Road and Tumwater Boulevard interchanges. It should be designed to attract that traffic as much as possible away from Littlerock Road. Its design also should provide for safe bicycle and pedestrian travel along the roadway. This roadway should be built by new development as completed segments, if possible, to minimize

impacts on Littlerock Road. If this is not possible, the roadway may be built in segments by new development with the City filling in the remaining segments as funding can be made available. Should the City be unable to fund the necessary road improvements to complete this roadway, any additional development should be required to construct the remaining segments or otherwise adequately mitigate traffic impacts where the additional development would significantly degrade the level of service on Littlerock Road or other roadways and intersections in the vicinity of the Littlerock Road subarea.

14. Evaluate whether development of a pedestrian and bicycle facility is feasible between the Interstate 5 pedestrian overpass and the Tumwater Middle School and City park on the west side of Littlerock Road.
15. Continue working on the extension of Tyee Drive beyond Tumwater Boulevard past Prine Road to intersect Littlerock Road near Black Hills High School as development occurs, consistent with the Black Hills Subarea Plan. Consider classifying Tyee Drive as a minor arterial from its current terminus near Kingswood Drive to Tumwater Boulevard.
16. Continue the extension of Tyee Drive between its existing terminus, near the Interstate-5 Pedestrian Overcrossing and Tumwater Boulevard. The extension would occur as the adjacent properties are developed. The ultimate cross section of the roadway would provide for two lanes in each direction and would transition to single lanes in each direction, south of the pedestrian overcrossing, near the existing terminus. The actual transition area would be determined based on the actual development submittal(s) proposed. Turn lanes would be constructed where deemed necessary to access the adjacent properties and at intersecting streets.
17. Consider adopting a street plan for the subarea that includes east-west connector roads between Littlerock Road and Tyee Drive to allow traffic to access future commercial development and encourage the use of Tyee Drive as an alternative to Littlerock Road.
18. Consider further amendments to TMC Title 18 to adopt more specific building design guidelines for the Littlerock Road Subarea, consistent with a village-like area in the south/central portion of the subarea.

Chapter 18.07

SUMMARY TABLE OF USES

[...]

18.07.020 Commercial zone districts permitted and conditional uses.

If there are any inconsistencies between Table 18.07.020 and the specific requirements in the underlying zoning district, the requirements in the underlying zoning district shall be followed.

TABLE 18.07.020

COMMERCIAL ZONE DISTRICTS PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICTS Note: See Figure 18.23.020 for commercial uses allowed in the TC town center zone district; and Table 18.27.040 for commercial uses allowed in the BD brewery district zone	NC	CS	MU	CBC	GC	HC	TC¹	Applicable Regulations
Adult family homes, residential care facilities	P	P	P	P	P	P	P	18.53
Animal clinics or hospitals	C		C	C	P			18.56
Appliance equipment repair/sales					P			
Attached wireless communication facilities	P	P	P		P		P	11.20; Figure 11.20.030-1
Auto repair facility					P			
Automobile service stations			C ²		P		C	18.56
Breweries, wineries, distilleries				P	P	P	P	
Centers for senior citizens, youth, general community and similar groups	P	P	P	P	P	P	P	
Child day care center	P	P	P	P	P	P	P	18.52
Child mini-day care center	P	P	P	P	P	P	P	18.52

COMMERCIAL DISTRICTS Note: See Figure 18.23.020 for commercial uses allowed in the TC town center zone district; and Table 18.27.040 for commercial uses allowed in the BD brewery district zone	NC	CS	MU	CBC	GC	HC	TC¹	Applicable Regulations
Churches		C	C	P	P		C	18.56
Civic center complex		P	P	P	P		P	
Community center		P					P	
Community gardens	P	P	P	P	P	P	P	
Convalescent centers, rest homes, nursing homes			C	C	C			
Crematories								
Dance clubs				P				18.21.030
Electric vehicle infrastructure	P	P	P	P	P	P	P	
Emergency communication towers or antennas		C	C		C		C	18.56
Entertainment facility		P	P	P	P		P	
Equipment rental and sales facility					P			
Existing uses, legally established prior to adoption	P	P	P			P		
Family child care home	P	P	P	P	P	P	P	18.52
Farmers markets	P	P	P	P	P	P	P	
Fish hatcheries, associated appurtenances, and related interpretive centers						P		
Freestanding wireless communication facilities		C	C		C			11.20; Figure 11.20.030-1; 18.56
Group foster homes	C	P	P	P	P		P	18.56
High-rise residential (five				P	P			18.21

COMMERCIAL DISTRICTS Note: See Figure 18.23.020 for commercial uses allowed in the TC town center zone district; and Table 18.27.040 for commercial uses allowed in the BD brewery district zone	NC	CS	MU	CBC	GC	HC	TC¹	Applicable Regulations
stories or more)								
Inpatient facilities	C		C	C	C			18.56
Kennels					C			18.56
Library, museum, art gallery	P	P	P	P	P	P	P	
Manufacturing, assembly, processing and/or fabrication activities entirely within a building and ancillary to primary office use (less than 25 percent of building)								
Marijuana retailer				P	P			18.42.080
Medical clinics	P		P	P	P		P	
Mental health facilities	C		C	C	C			18.56
Mini-storage					C			18.56
Mixed use structures	P		P	P	P		P	
Motels, hotels			P	P	P	P	P	
Motor vehicle sales facilities					P			18.42.090
Motorsports sales facility					P			18.22.020
Movie theaters, playhouses and similar performance and assembly facilities				P	P		P	
Multifamily dwellings			P			P		
Multifamily dwellings (three or four stories)					P			18.22.020
Nurseries, retail			P	C	P			18.56; 18.21.050
Offices	P	P	P	P	P	P	P	

COMMERCIAL DISTRICTS Note: See Figure 18.23.020 for commercial uses allowed in the TC town center zone district; and Table 18.27.040 for commercial uses allowed in the BD brewery district zone	NC	CS	MU	CBC	GC	HC	TC ¹	Applicable Regulations
Parcel delivery facility		P						
Park and ride lots		P	C	P	P			18.56; 18.21.030(D)
Parking lots, parking structures		P	C	P & C	P	P	P	18.19.020(R); 18.56; 18.21.030; 18.21.050
Parks and open space areas	P	P	P	P	P	P	P	
Personal and professional services		P	P	P	P	P	P	
Personal and professional services or sales (no more than 3,000 square feet)	P						P	
Planned unit developments	P	P	P	P	P		P	18.36
Post office	P	P	P	P	P	P	P	
Prisons, jails and other correctional facilities		C			C			18.56
Private clubs and lodges		C	P	P	P		P & C	18.56
Private post-secondary educational facilities				C	C			
Recreational facilities	P	P	P	P	P	P	P	
Recreational vehicle park					P			
Residential uses			P	P	P	P	P	18.20.030
Restaurants		P	P ³	P	P	P	P	
Restaurants (without drive-through windows)	P		P ⁴				P	

COMMERCIAL DISTRICTS Note: See Figure 18.23.020 for commercial uses allowed in the TC town center zone district; and Table 18.27.040 for commercial uses allowed in the BD brewery district zone	NC	CS	MU	CBC	GC	HC	TC¹	Applicable Regulations
Retail sales			P	P	P	P	P	
Retail sales (no more than 3,000 square feet) (6:00 a.m. – 10:00 p.m.)	P						P	
Retail sales (no more than 3,000 square feet) (10:00 p.m. – 6:00 a.m.)	C						P	18.56
Retail sales (no more than 15,000 square feet)		P					P	
Riding academies					P			
Senior housing facilities			P	P	P		P	
Sewage treatment facilities								18.56
Schools	C	P	C	P	C ⁵	P	P	18.56
State education facilities		C	C	C	C		C	18.56
Support facilities	P	P	P	P	P	P	P	
Taverns, cocktail lounges	C	P	P	P	P	P	P	
Temporary expansions of schools, such as portable classrooms	P	P	P	P	P	P	P	
Transportation facilities, large scale state or regional		C			C			18.56
Transportation terminals					C		C	18.56
Used motor oil recycling collection point	P		P		P			
Wholesale business establishments, including warehousing and storage located entirely within a								

COMMERCIAL DISTRICTS Note: See Figure 18.23.020 for commercial uses allowed in the TC town center zone district; and Table 18.27.040 for commercial uses allowed in the BD brewery district zone	NC	CS	MU	CBC	GC	HC	TC ¹	Applicable Regulations
building but not more than 50 percent of any one building								
Wholesaling, manufacturing, assembling, warehousing, storing, repairing, fabricating, or other handling of products entirely within a building						P		
Wildlife refuges and forest preserves		P				P		

LEGEND

P = Permitted Use

C = Conditional Use

NC = Neighborhood Commercial

CS = Community Services

MU = Mixed Use

CBC = Capitol Boulevard Community

GC = General Commercial

HC = Historic Commercial

TC = Town Center

Table 18.07.020 Footnotes:

(1) See TMC 18.23.020 for specific requirements for uses in the Town Center subdistricts.

(2) Automobile service stations are a conditional use for all parcels in the Mixed Use (MU) zone district in the City, except for those parcels in the Mixed Use (MU)

zone district located on the north side of Israel Road SW between Littlerock Road SW and Tyee Drive SW where the use is prohibited.

(3) Restaurants are a permitted use for all parcels in the Mixed Use (MU) zone district in the City, except for those parcels in the Mixed Use (MU) zone district located on the north side of Israel Road SW between Littlerock Road SW and Tyee Drive SW. In that location, Restaurants without drive-through windows are allowed, but Restaurants with drive-through windows are prohibited.

(4) Restaurants (without drive-through windows) are a permitted use for those parcels in the Mixed Use (MU) zone district located on the north side of Israel Road SW between Littlerock Road SW and Tyee Drive SW.

(5) Except temporary expansions of schools, such as portable classrooms.

Table 18.07.020 Explanatory Notes:

1. If the box is shaded, the use is not allowed in that zone district.

2. Accessory uses are listed in each zoned district chapter.

(Ord. O2017-017, Amended, 09/19/2017; Ord. O2017-006, Added, 07/18/2017)

Chapter 18.20

MU MIXED USE ZONE DISTRICT

[...]

18.20.030 Permitted uses.

Uses permitted in the mixed use district are as follows:

A. Professional services;

B. Retail sales;

C. General offices;

D. Support facilities;

E. Parks, open space areas and recreational facilities;

F. Restaurants;*

G. Restaurants (without drive-through windows)**

GH. Post offices;

HI. Motels, hotels;

IJ. Planned unit development (PUD) (see TMC Chapter 18.36);

JK. Medical clinics;

KL. Child day care center; child mini-day care center;

LM. Adult family homes, residential care facilities;

- ~~MN~~. Group foster homes;
- ~~NO~~. Private clubs and lodges;
- ~~OP~~. Family child care home;
- ~~PQ~~. All residential uses, provided the minimum density standards in TMC 18.20.060 are met;
- ~~QR~~. Personal services;
- ~~RS~~. Used motor oil recycling collection point;
- ~~ST~~. Nurseries, retail;
- ~~TU~~. Museum, library, art gallery;
- ~~UV~~. All uses not permitted which were legally established prior to January 1, 1996, except where there is a cessation of the use for three or more years;
- ~~VW~~. Civic center complex;
- ~~WX~~. Centers for senior citizens, youth, general community and similar groups;
- ~~XY~~. Entertainment facilities;
- ~~YZ~~. Attached wireless communication facilities, except that it is prohibited to attach a nonaccessory wireless communication antenna on a single-family or two-family dwelling;***
- ~~ZAA~~. Senior housing facilities;
- ~~AABB~~. Electric vehicle infrastructure;
- ~~BBCC~~. Community gardens;
- ~~CCDD~~. Farmers markets;
- ~~DDEE~~. Animal clinics or hospitals;
- ~~EEFF~~. Churches;
- ~~FFGG~~. Civic center complex;
- ~~GGHH~~. Convalescent centers, rest homes, nursing homes;
- ~~HHII~~. Taverns, cocktail lounges;
- ~~IJJJ~~. Temporary expansions of schools, such as portable classrooms.

*Restaurants are a permitted use for all parcels in the Mixed Use (MU) zone district in the City, except for those parcels in the Mixed Use (MU) zone district located on the north side of Israel Road SW between Littlerock Road SW and Tyee Drive SW. In that location, Restaurants without drive-through windows are allowed, but Restaurants with drive-through windows are prohibited.

**Restaurants (without drive-through windows) are a permitted use for those parcels in the Mixed Use (MU) zone district located on the north side of Israel Road SW between Littlerock Road SW and Tyee Drive SW.

***Wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval, and furthermore are subject to provisions for wireless communication facilities in TMC Chapter 11.20, Communication Antennas and Towers.

(Ord. O2017-006, Amended, 07/18/2017; Ord. O2010-029, Amended, 06/07/2011; Ord. O2010-015, Amended, 09/07/2010; Ord. O2000-004, Amended, 07/18/2000; Ord. O97-019, Amended, 06/17/1997; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Added, 12/19/1995)

[...]

18.20.050 Conditional uses.

Conditional uses in the mixed use district are as follows:

- A. Schools;
- B. The following essential public facilities:
 - 1. Emergency communication towers and antennas,*
 - 2. State education facilities,
 - 3. Mental health facilities (including but not limited to: congregate care facilities; adult residential treatment facilities; evaluation and treatment centers),
 - 4. Inpatient facilities including substance abuse facilities (including but not limited to: intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities);
- C. Parking lots as separate, primary uses, including park and ride lots;
- D. Parking structures;
- E. Automobile service stations;*
- F. Freestanding wireless communication facilities.**

*Automobile service stations are a conditional use for all parcels in the Mixed Use (MU) zone district in the City, except for those parcels in the Mixed Use (MU) zone district located on the north side of Israel Road SW between Littlerock Road SW and Tyee Drive SW where the use is prohibited.

**Emergency communication towers and antennas and wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval if they apply, and furthermore emergency communication towers and antennas and wireless communication facilities are subject to provisions for wireless communication facilities in TMC Chapter 11.20, Communication Antennas and Towers.

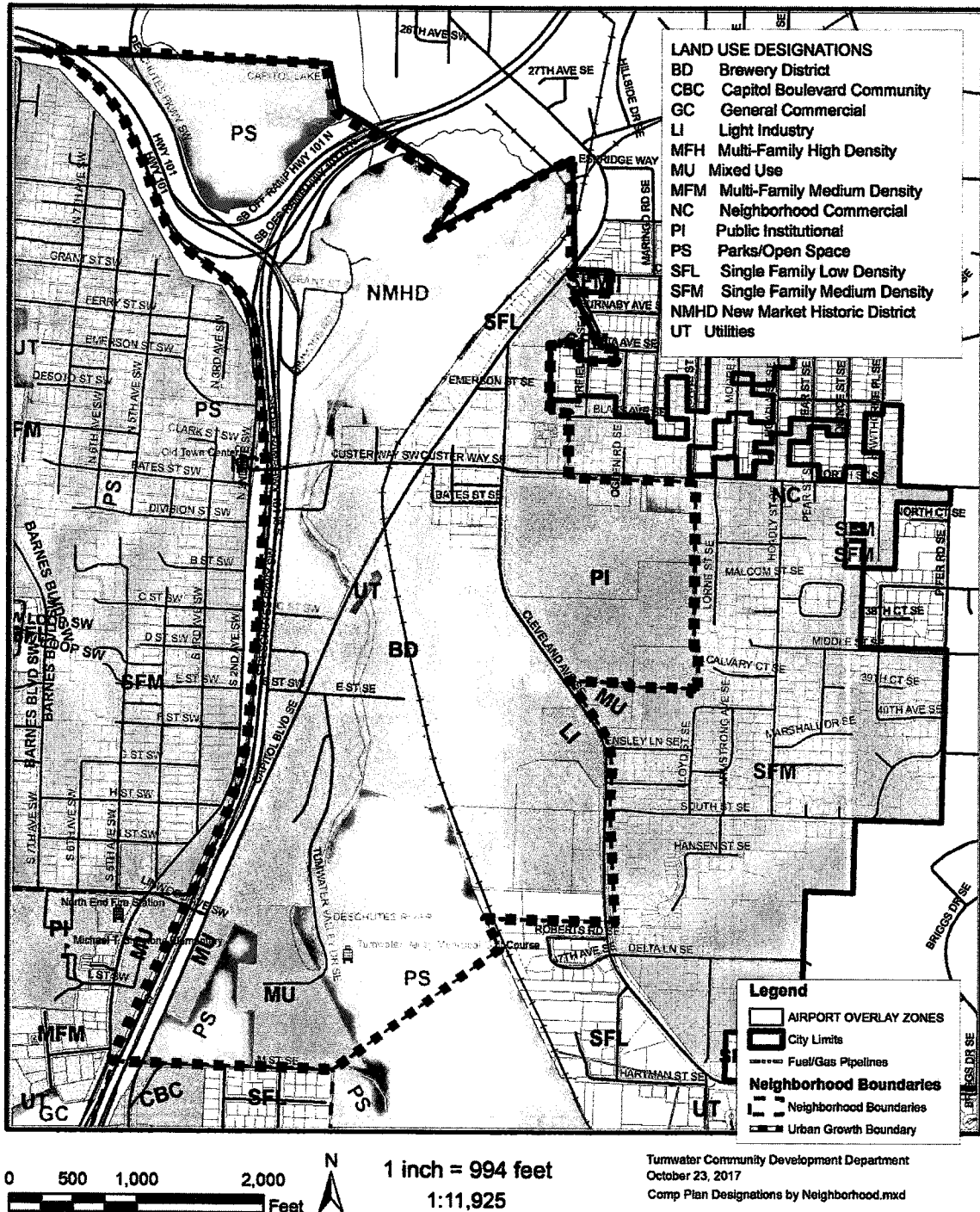
(Ord. O2017-006, Amended, 07/18/2017; Ord. O97-019, Amended, 06/17/1997; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Added, 12/19/1995)

Exhibit “G”

Amendments to the City of Tumwater Comprehensive Plan City-Wide Land Use Map

[See amendments to the *City of Tumwater Comprehensive Plan City-Wide Land Use Map* in Exhibit “F”]

Brewery District Future Land Use



Amendments to the City of Tumwater Zoning Map

Zoning Map for Tumwater and the Urban Growth Area

T18N R2W SEC.35

Legend

Summit	School
Power Substation	Public Works Shop
Section Corner	City Hall & Capitol Bldg
Public Cul-de-Sac	City Facilities Office
Private Cul-de-Sac	Other Community Facility
Airport	Power Line
Camp	Pipelines
Fire Station	Pedestrian Bridge
Historic Register Sites	Railroad
Government Offices	Public Street
US Post Office	Private Street
Lake Access Ramp	Water Bodies
	Urban Growth Boundary
	Sections
	City of Tumwater
	Floodplain Overlay Zones
	0.2% (60yr) Floodplain
	1% (100yr) Floodplain
	Roadway
	Airport Overlay Zone
	Bridge
	Freeway Exit Number
	Power Substation Area
	TUMWATER ZONING DISTRICTS
	City of Olympia
	City of Tumwater

- OVERLAY ZONES**
- 1 Planned Unit Development
 - 2 Airport Overlay (Citywide outline TUG 16.32)
 - 3 Floodplain (see legend - applies only to properties within City Limits)
 - 4 Aquifer Protection (applied to all properties within City Limits)
 - 5 School Use Overlay
 - 6 General Commercial Overlay

- 1) State Auditor Office**
- 21 City of Tumwater - Old Town Center
 - 22 Harbor Army Reserve Center
 - 23 Washington Commissioner's Office
 - 24 DOT State Materials Laboratory
 - 25 DOT Olympic Region Headquarters
 - 26 Dept. of Retirement Services & Social Security
 - 27 Dept. of Financial Institutions
 - 28 Washington State Library
 - 29 DSHS Office
 - 30 Dept. of Health Office
 - 31 Dept. of Health Office
 - 32 State Attorney General's Office
 - 33 Timberland Library
 - 34 State Parks Office
 - 35 Dept. of Labor & Industries Office
 - 36 DOT & Dept. of Corrections Office
 - 37 State Social Services
 - 38 State Police Office
 - 39 Correctional Institutions Headquarters

Government Offices Index

1 inch = 442 feet

0 200 400 800 Feet

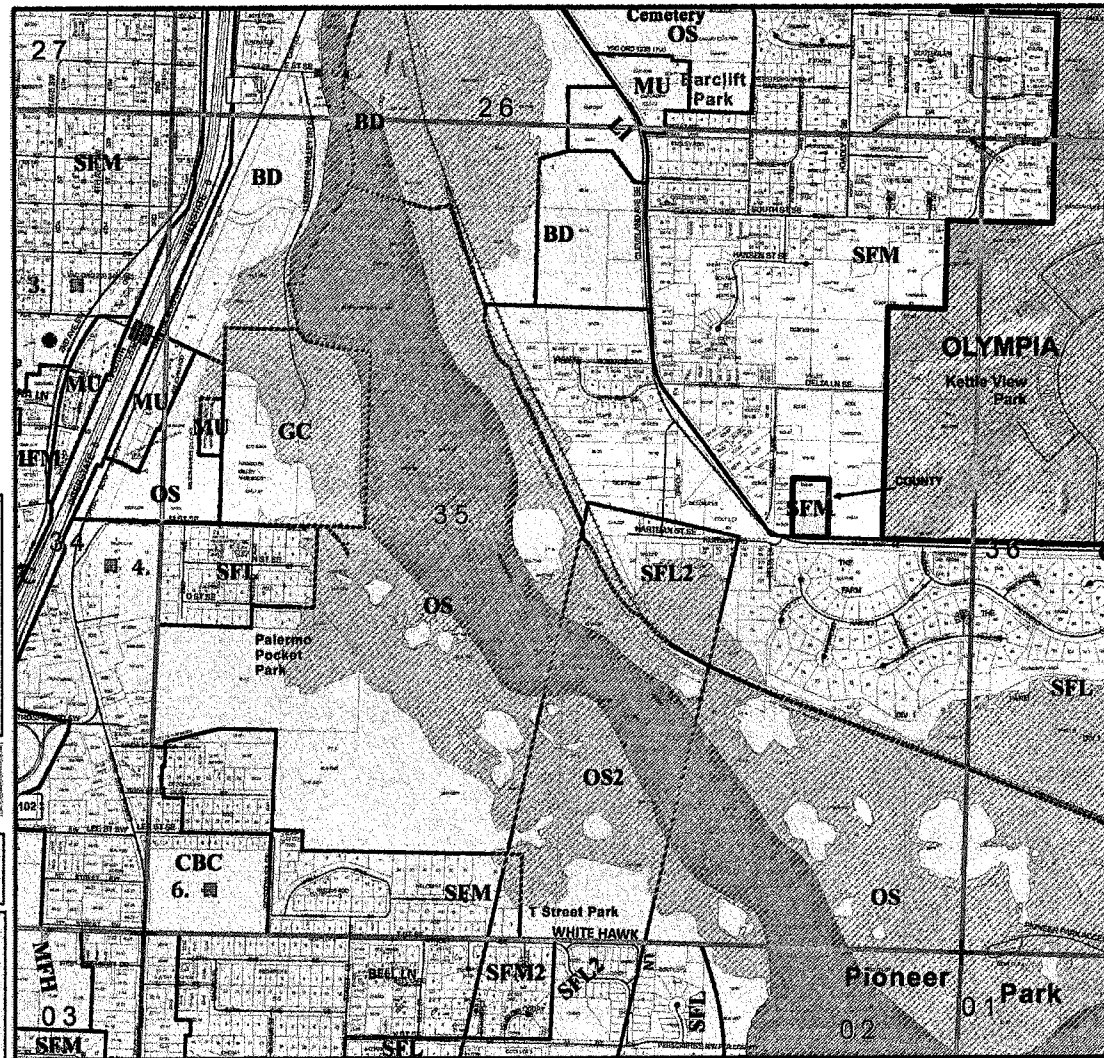


TOPOGRAPHY / HILLSHADE NOTE: The topographic hillshade background is derived from the Tumwater County 2011 USGS data.

MAP ADVICE: This map last updated: 10/27/2017. This map was created by the City of Tumwater Community Development Department using ArcGIS 10.3.1.

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Amendments for the Comprehensive Plan Land Use Element

*Proposed Text Amendments for Chapter 2 – Brewery Neighborhood of the
Neighborhood Appendix of the Land Use Element*

Chapter 2 – Brewery Neighborhood, Pages 9 – 11

1. Introduction
 - Location
 - Existing land use proportions
 - Surrounding land uses
 - Transportation routes
 - Utilities
 - The brewery properties
 - Environmental constraints
 - Supporting plans/documents
2. Single Family Low Density Residential
 - Area west of Capitol Boulevard, north of Custer Way
 - Area west of Cleveland Avenue, north of Roberts Road
3. Single Family Medium Density Residential
 - Two small clusters of properties on southwestern ends of Carlyon Avenue and Vista Street
 - Small area at northeast corner of cemetery
- ~~4. Mixed Use~~
 - ~~➤ Area east of Capitol Boulevard, north of M Street~~
- ~~5.4.~~ Brewery District
 - Former Sunset Life Insurance office east of Capitol Boulevard, west of Sunset Way
 - Tumwater Square area (centered in the Custer/Cleveland/Capitol Boulevard vicinity)
 - Area north of Custer Way between Boston Street and Capitol Boulevard that includes the RST Cellars Building
 - Area south of Custer Way between Capitol Boulevard and Cleveland Avenue
 - Area south of C Street and north of Linwood Avenue between Interstate 5 and Tumwater Valley Drive
 - Properties south of Custer Way referred to as the Knoll, Valley and Bluff in the Community Visioning Project *Final Report for the Former Brewery Properties*
- ~~6.5.~~ New Market Historic District
 - Tumwater Historical Park
 - Tumwater Falls Park
 - Henderson and Crosby Houses
 - The site of the Old Brewhouse on the east side of the Deschutes

- River
- 7.6. Light Industrial
 - Former brewery properties
- 8.7. Public/Institutional
 - Cemetery east of Cleveland Avenue, south of North Street
- 9.8. Utilities
 - Puget Sound Energy Olympia Brewery sub-station east of Capitol Boulevard, next to the Deschutes River, near the former brewery
- 10.9. Shoreline
 - Deschutes River Valley
- 11.10. Parks/Open Space
 - Coralie Carlyon Park
 - Area north of Highway 101
 - Tumwater Historical Park
 - Tumwater Falls Park
 - Area east of Capitol Boulevard, north of M Street

Section 2.4 Mixed Use, Pages 28 – 29

2.4 — Mixed Use

~~The property to the west of the Deschutes River and east of Capitol Boulevard, lying south of extended E Street and north of M Street, is situated on a bluff overlooking the Deschutes River and the former brewery warehouse area. This area would be appropriate for mixed-use development. The mixed-use designation for this area would also help to create a high-density corridor along Capitol Boulevard. Any development within this area should be subject to strict access controls to avoid the adverse impacts that individual driveway accesses would have on Capitol Boulevard. The Shoreline Master Program should be referenced for recommendations and policies for the valley floor in this area.~~

~~Mixed-use areas, when developed with design and development guidelines, should be consistent with the objectives and goals of Section 2.2 of Chapter 2 of the Land Use Element.~~

~~New development in the above mentioned areas should take place with strict land use controls and design standards. Incompatible uses such as industry, warehousing, and distribution, chemical, noise generators, and those uses that are heavily truck-dependent should not be permitted.~~

Section 2.5 Brewery District, Pages 29 – 31

2.54 Brewery District

The Brewery District designation has been applied to the area identified on the Brewery Neighborhood Future Land Use Map and in Figure 3. The designation is

based on the *Brewery District Plan* adopted by the City Council in 2014. A Brewery District Zone will be created that consists of seven subdistricts. Zone district design and development standards will transform the Brewery District over time from a largely 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 goals and objectives of the Brewery District Plan. Additionally, the Brewery District Zone is intended to provide for a mix of uses within the former brewery properties consistent with the Economic Development Element, *Strategic Plan*, and the *Final Report for the Community Visioning Project for the Former Olympia Brewery*.

Knoll. The location overlooking the Deschutes River, with high visibility from the freeway and close proximity to the historic district, makes this a unique economic and community development opportunity. A mixture of uses is desirable to create a vibrant sense of place that appeals to pedestrians and creates a community focal point for Tumwater and the surrounding area. A broad mix of uses should be allowed in this subdistrict, including but not limited to retail, personal and professional services, restaurants, educational, entertainment, lodging, and residential.

Valley. Existing industrial buildings located adjacent to rail access make this area ideal for light industrial uses that do not create compatibility issues with other land uses, and the kinds of commercial uses that are most appropriately located as neighbors of industrial uses.

Bluff. Vacant land overlooking the valley and in close proximity to residential development to the south and east makes multifamily residential a possibility. A minimum net density of ten units per acre should be applied to promote the efficient use of land and to provide a density pattern that will support public transit in the long term.

Triangle. Given its proximity to surrounding residential neighborhoods and the former brewery properties, excellent transit service, and its visibility and access from Interstate 5 and major urban corridors, the Triangle has the potential to transform into a highly pedestrianized neighborhood center with a broad mixture of uses, including medium-density housing, and community-serving commercial uses. New development in the Triangle should be a mixture of uses with buildings up to five stories in height. Active ground floor uses should be encouraged that engage the sidewalk, particularly along Cleveland Avenue “Main Street.”

Deschutes. Referred to as the South Focus Area in the *Brewery District Plan*, this subdistrict benefits from excellent freeway access as well as high volumes of pass-by traffic, which may increase upon completion of the E

Street extension, and consequently, this area may experience increased development pressure in the future. Given its relative isolation from surrounding residential areas and the remainder of the Brewery District, new development in the Deschutes Subdistrict will likely remain dependent upon automobile access for its success. Such new development may include a mixture of office and retail uses, as well as housing, which may be desirable adjacent to the park.

Design and development standards should improve the character of development in this area as well as the appearance of this important gateway into the Brewery District, with a focus on decreasing the visibility of surface parking areas and improving building frontage conditions along key rights-of-way. This subdistrict extends further south than the South Focus Area depicted in the *Brewery District Plan*. The extension of this subdistrict to Linwood Avenue ensures that land on both sides of Capitol Boulevard at this southern gateway into the Brewery District will be developed in accordance with consistent development and design standards.

Bates Neighborhood North. Referred to as the Bates Neighborhood Periphery in the *Brewery District Plan*, development located in this subdistrict should create a transition between the small-scale, residential character of development in the Bates Neighborhood South and the higher-intensity commercial area in the Triangle and along Capitol Boulevard. Buildings may provide commercial-style elements and site development patterns, including large ground-floor windows, articulated architectural bays, and masonry facades, and may reach up to four stories in height.

Bates Neighborhood South. Referred to as the Bates Neighborhood Interior in the *Brewery District Plan*, new development in this subdistrict should reflect and be compatible with the detached, single-family structures currently seen in this area. While uses within these structures may be commercial or residential, buildings in this area should continue to be residential in character, mirroring not only surrounding building heights, but also providing site development and building design elements, including setbacks, landscaping, building materials, and architectural elements, that are consistent with the surrounding residential character. New development should be limited to a maximum height of three stories.

Section 2.6 New Market Historic District, Page 31

2.65 New Market Historic District

The New Market Historic District designation has been applied to the area including the Tumwater Historical Park, the Tumwater Falls Park, and the site of the Old Brewhouse on the east side of the Deschutes River. All development that

occurs in this area should be subject to the standards and recommendations of the *New Market Historic District Master Plan*.

Section 2.7 Light Industrial, Page 31

2.76 Light Industrial

A 4.5-acre parcel on west side of Cleveland Avenue has historically been used for office-related light industrial uses. The Light Industrial designation will allow these uses to continue.

Section 2.8 Public/Institutional, Pages 31 – 32

2.87 Public/Institutional

The area east of Cleveland Avenue and south of North Street is a large cemetery complex. It is well maintained, provides much needed open space, and it is a valuable cultural and historical resource for Tumwater. The designation of Public/Institutional supports the continued use of this area as a cemetery.

There are a few small properties associated with the cemetery located at the northeast corner of the cemetery. These properties do not have the Public/Institutional designation. In the future, a change in land use designation should be considered for these properties to make their current land use consistent with their land use designation.

Section 2.9 Parks/Open Space, Page 32

2.98 Parks/Open Space

Several developed parks and open space areas in the Brewery Neighborhood are within the jurisdiction of the City's Shoreline Master Program. These include:

- Tumwater Historical Park – A 17-acre public park on the western shore of the south basin of Capitol Lake.
- Tumwater Valley Municipal Golf Course – An eighteen hole golf course open to the public, with a driving range, pro-shop, and restaurant. The golf course also doubles as a well field for municipal drinking water wells.

There is a small triangular parcel of land west of Sunset Way and east of Fairfield Road that is owned by the City and provides community open space. This parcel should be preserved as open space in the form of a park. According to Tumwater Ordinance #329 (April 6, 1954), Mr. Fred Carlyon donated this small triangular

parcel of land to Tumwater. The donation and the ordinance both specified that the property be donated to be used as a park. It was also specified that the property would be known and designated as Coralie Carlyon Park. The last requirement was that Tumwater would not erect or authorize the erection of any utility poles on the property.

The area north of Highway 101 and south of Deschutes Parkway consists of heavily wooded steep slopes. Due to its topography and isolation, uses other than open space would not be viable in this area. This area should continue to be preserved and protected as open space. The Parks/Open Space designation best achieves this goal.

The *New Market Historic District Master Plan* and the Parks, Recreation, and Open Space Plan (Element) should be referenced for specific recommendations and policies for parks and open space in areas that are under shoreline jurisdiction.

The property to the west of the Deschutes River and east of Capitol Boulevard, lying south of extended E Street and north of M Street, is situated on a bluff overlooking the Deschutes River and the former brewery warehouse area. This area would be appropriate for parks and open space such as the proposed regional stormwater facility. The parks/open space designation for this area would also help to protect the critical areas that cover the property.

Text Amendments for the Comprehensive Plan Housing Element

Chapter 8 – Sufficient Land for Housing, Page 37

Table 1. Housing Units Needed for 20-Year Planning Period

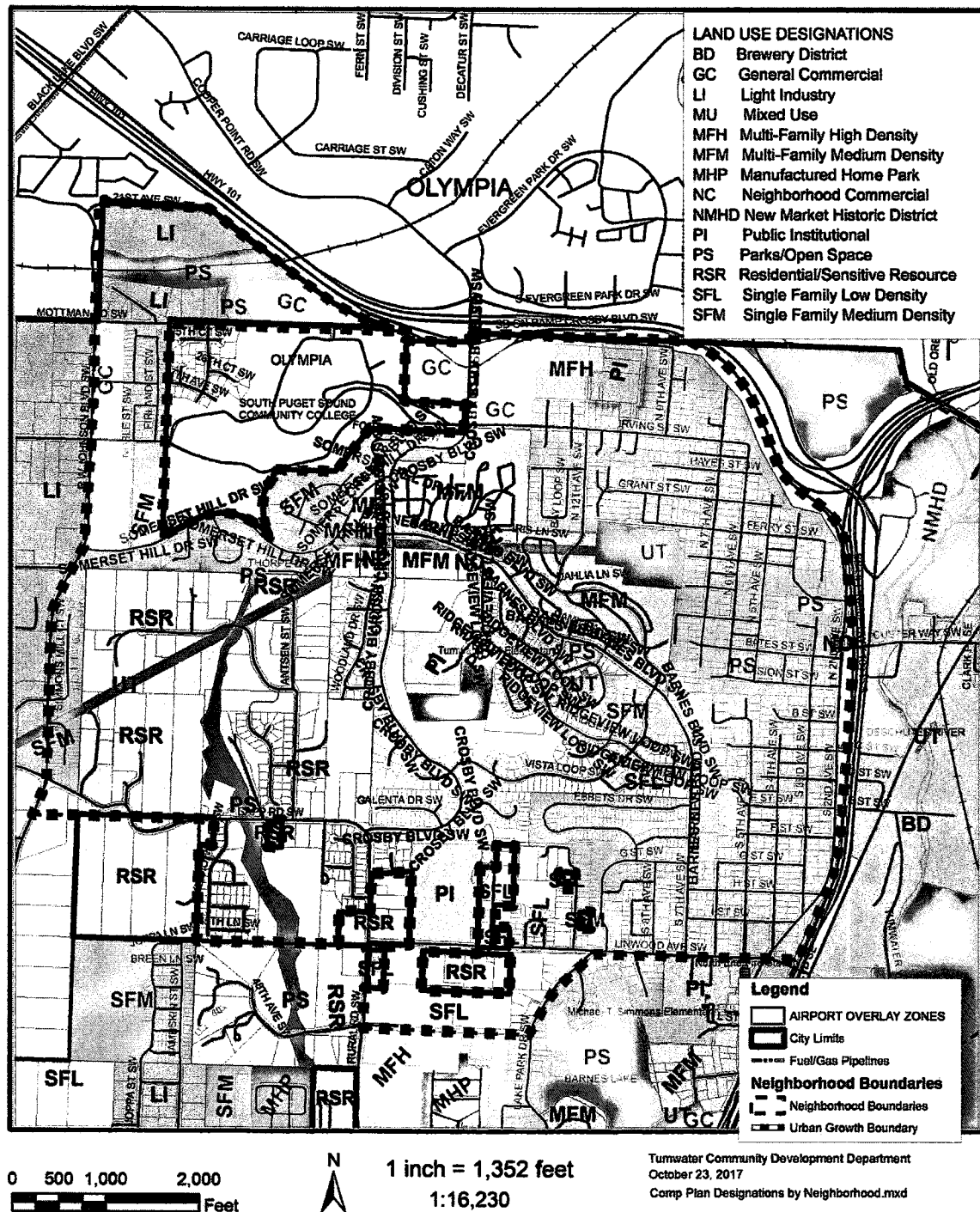
[See amendments to Table 5 in Exhibit “F”]

Exhibit “H”

Amendments to the City of Tumwater Comprehensive Plan City-Wide Land Use Map

[See amendments to the *City of Tumwater Comprehensive Plan City-Wide Land Use Map* in Exhibit “F”]

Tumwater Hill Neighborhood Future Land Use



Amendments to the City of Tumwater Zoning Map

Zoning Map for Tumwater and the Urban Growth Area

T18N R2W SEC.27

Legend

- Summit
- Power Substation
- Section Corner
- Public Cul-de-Sac
- Private Cul-de-Sac
- Airport
- Camp
- Fire Station
- Historic Register Sites
- Government Offices
- US Post Office
- Love Access Ramp
- School
- Public Works Shop
- City Hall & Capitol Bldg
- City Facilities Office
- Other Community Facility
- Power Line
- Pipeline
- Pedestrian Bridge
- Railroad
- Public Street
- Private Street
- Water Street
- Water Station
- Urban Growth Boundary
- Sections
- City of Tumwater
- Floodplain Overlay Zones
- 0.2% (60yr) Floodplain
- 1% (100yr) Floodplain
- Floodway
- Airport Overlay Zone
- Bridge
- Freeway Exit Number
- Power Substation Area
- TUMWATER ZONING DISTRICTS
- City of Olympia
- City of Tumwater

- OVERLAY ZONES**
- 1 Planned Unit Development
 - 2 Airport Overlay (City red outline TMC 18.32)
 - 3 Airport Hazard Overlay (County TCC 22.32)
 - 4 Floodplain (see legend—applies only to properties within City Limits)
 - 5 Aquifer Protection (applies to all properties within City Limits)
 - 6 Mixed Use Overlay
 - 7 General Commercial Overlay

- Government Offices Index**
- 1) State Auditor Office
 - 2) City of Tumwater - Old Town Center
 - 3) Nevada Army Reserve Center
 - 4) Insurance Commissioner Office
 - 5) DOT State Materials Laboratory
 - 6) DOT Olympia Region Headquarters
 - 7) Dept. of Retirement Systems & Data Office
 - 8) Dept. of Financial Institutions
 - 9) Washington State Library
 - 10) State Office
 - 11) Dept. of Health Office
 - 12) Dept. of Health Office
 - 13) State Attorney General Office
 - 14) State Library
 - 15) State House Office
 - 16) Dept. of Labor & Industries Office
 - 17) DOT & Dept. of Corrections Office
 - 18) State Patrol Office
 - 19) State Patrol Office
 - 20) Correctional Institutions Headquarters

1 inch = 440 feet
0 200 400 800 Feet



TOPOGRAPHY / BOUNDARY NOTE: The topographic hillshade background is derived from the Washington County 2011 LIDAR data.
BOUNDARY NOTE: This map was updated 10/11/2017. This map was created by the City of Tumwater Community Development Department using ArcGIS 10.3.1.

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Text Amendments for the Comprehensive Plan Land Use Element

Proposed Text Amendments for Chapter 11 – Tumwater Hill Neighborhood of the Neighborhood Appendix of the Land Use Element

Chapter 11 – Tumwater Hill Neighborhood, Pages 126 – 128

1. Introduction
 - Location
 - Existing proportions of land uses
 - Transportation/circulation
 - Water and sewer availability/environmental constraints
 - Uses adjacent to Tumwater Hill Neighborhood
 - Supporting plans/documents
2. Residential/Sensitive Resource
 - Area north of Sapp Road, east of RW Johnson Boulevard, south of Somerset Hill Drive, west of Crosby Boulevard
3. Single Family Low Density Residential
 - South slope of Tumwater Hill
 - Woodland Drive area
 - Area south of Linwood Avenue
4. Single Family Medium Density Residential
 - Firland development west of RW Johnson Boulevard, south of Mottman Road
 - Area south of Somerset Hill Drive, west of RW Johnson Boulevard
 - Somerset Hill Drive, west of Crosby Boulevard
 - Area west of I-5
 - Simmons Mill development north of Sapp Road along RW Johnson Boulevard
5. Multi-Family Medium Density Residential
 - Breckenridge development
 - Somerset Hill development
6. Multi-Family High Density Residential
 - Area south of Highway 101, east of the Crosby Boulevard interchange
 - Area south of Somerset Hill Drive, west of Crosby Boulevard
7. Neighborhood Commercial
 - Old City Hall area
 - Area at the intersection of Barnes Boulevard and Crosby Boulevard
8. General Commercial
 - Area east of RW Johnson Boulevard
 - Mottman Road interchange

- Area east of Percival Creek, north of Mottman Road
- 9. Light Industrial
 - Area south of 21st Avenue Southwest, north of Percival Creek
 - Area south of Percival Creek, east of RW Johnson Boulevard
- 10. Utilities
 - Puget Sound Energy easement
 - Puget Sound Energy substation west of 7th Street, south of Ferry Street
- 11. Shoreline
 - Percival Creek/Black Lake Drainage Ditch north of Mottman Road, Middle Reach
- 12. Public/Institutional
 - Tumwater Hill Elementary School
 - C Street water tanks
 - Mottman Hill water tank
 - Linwood property
 - Mottman stormwater detention pond
 - ~~Thurston County Juvenile Department and Youth Service Center~~
 - National Guard Armory - Linwood Avenue and 4th Avenue
- 13. Parks/Open Space
 - Tumwater Overlook Point Park
 - Tumwater Hill Park
 - Desoto Canyon
 - 5th and Hayes Street Park
 - Percival Creek north of Mottman Road
 - Percival Creek south of Olympia, north of Sapp Road
 - Jim Brown Park

Section 11.11 Public/Institutional, Page 136

The Tumwater Hill Elementary School is located south of Barnes Boulevard and east of Crosby Boulevard. The site has been designated Public/Institutional to reflect the current and probable future use of the site as a school.

The Public Works Department actively uses the C Street water ~~tanks~~ pumping facilities located at the end of C Street and the Mottman Hill water tank located south of the Tumwater Overlook Point Park for water storage. In light of this, the site has been designated Public/Institutional.

North of Linwood Avenue and east of Sapp Road is an area owned by Tumwater known as the Linwood property. Presently, this 19-acre site has a barn on it. This property is currently used for a regional stormwater pond, walking trails and a community garden being operated as an agricultural teaching facility by the

Tumwater School District and Garden Raised Bounty, in cooperation with the City. Because of existing ownership by the City and these uses, the site has been given the Public/Institutional designation.

The Mottman stormwater detention pond is owned by Tumwater and is actively used for stormwater detention. Therefore, the site has been designated Public/Institutional.

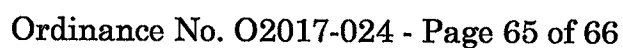
~~The former Thurston County Juvenile Department and Youth Service Center has been designated Public/Institutional to reflect the former use of the site.~~

The National Guard Armory at the corner of 2nd Avenue and Linwood Avenue has been designated Public/Institutional to reflect the current use of the site.

Exhibit “I”

Amendments to the City of Tumwater Comprehensive Plan City-Wide Land Use Map

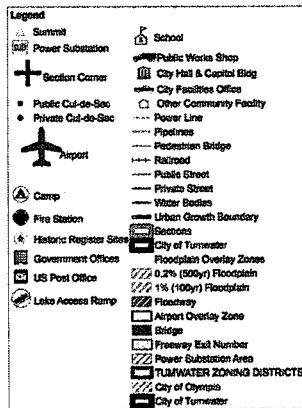
[See amendments to the *City of Tumwater Comprehensive Plan City-Wide Land Use Map* in Exhibit “F”]



Amendments to the City of Tumwater Zoning Map

Zoning Map for Tumwater and the Urban Growth Area

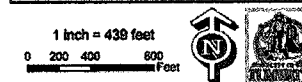
T18N R2W SEC.36



OVERLAY ZONES

- 1 Planned Unit Development
- 2 Airport Overlay (City and outline TWC 18.32)
- 3 Floodplain (City and outline TWC 22.32)
- 4 Aquatic Protection (applied to all properties within City Limits)
- 5 Mixed Use Overlay
- 6 General Commercial Overlay

Government Offices Index
1) State Auditor Office
2) City of Tumwater - Old Town Center
3) Natural Areas Reserve Center
4) Insurance Commissioner Office
5) 900 State Materials Laboratory
6) 2001 City of Tumwater Headquarters
7) Dept. of Retirement Systems & ORS Office
8) Dept. of Firearm Inspections
9) Washington State Library
10) DSHS Office
11) Dept. of Health Office
12) Dept. of Health Office
13) State Attorney General Office
14) Timberland Utility
15) Kona-Sun Office
16) Dept. of Labor & Industries Office
17) DOT & Dept. of Corrections Office
18) State Supreme Court
19) State Police Office
20) Correctional Industries Headquarters



TOPOGRAPHY / MILEAGE NOTE: The topographic background is derived from the Thurston County 2011 LIDAR data. 10/14/2015. This map was updated: 04/2017. This map was created by the City of Tumwater Community Development Department using ArcGIS 10.3.1.

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