

Lands for Public Purpose Element

Part 1 – Goals, Policies, and Implementation Actions

City of Tumwater 2025 Comprehensive Plan

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

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Lands for Public Purposes Element

Part 1 – Goals, Policies, and Implementation Actions



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Abbreviations Used in Document

CDD – Community Development Department

PRD – Parks, Recreation, and Facilities Department

RCW – Revised Code of Washington

TED – Transportation & Engineering Department

TFD – Tumwater Fire Department

TPD – Tumwater Police Department

WRS – Water Resources & Sustainability Department

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1. Introduction

A. Background

The Lands for Public Purposes Element is part of Tumwater's Comprehensive Plan and was prepared in response to the state Growth Management Act (Chapter 36.70A RCW) requirements to identify lands and services necessary to support future development.

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

The Lands for Public Purposes Element aligns and is consistent with the other elements of the Comprehensive Plan.

Part 1 – Goals Policies, and Implementation Actions establishes Tumwater's goals and policies to set forth a direction to support the provision of public services for development in Tumwater.

The goals and policies of the Lands for Public Purposes Element are guided by the state Growth Management Act and the Thurston County-Wide

Planning Policies and the vision of a Tumwater. The Element's goals and policies are coordinated with the other Elements and regional plans.

The Lands for Public Purposes Element's goals and policies are the policy basis for the draft implementation actions in the Element and those future actions that will be developed over the next 20 years which will be the foundation for Tumwater's annual work programs to address public services and facilities for development.

Part 2 – Technical Information provides the technical analysis of the lands public purposes and capital facilities in the Tumwater and provides the basis for the goals, policies, and draft implementation actions in Part 1. Part 2 reviews the funding structure for capital facilities and discusses the status and level of service needs for both Tumwater and other public agencies which provide capital facilities and services to support the 20-year growth projections for Tumwater.

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

B. How to Read this Part of the Element

In Part 1, Chapters 2 and 3 discuss the Lands for Public Purposes Element's connection to the capital facilities goals of the state Growth Management Act and the Thurston County-Wide Planning Policies.

Chapter 4 presents each goal with introductory text, and an explanation of the lead and timeline for each policy.

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

implement the goals and policies of the Lands for Public Purposes Element.

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

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2. Growth Management Act – Element Goals

Chapter 36.70A RCW requires that Tumwater demonstrate that each Element in the Comprehensive Plan meets the relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of Tumwater's Comprehensive Plan and development regulations.

The following is a summary of how the updated Lands for Public Purposes Element addresses the two goals related to growth.

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

The Lands for Public Purposes Element ensures that services provided by the public sector, such as water, sewer, stormwater, fire, and police protection, are consistent with the

Tumwater's Comprehensive Plan and can support the community's growth and development as anticipated over the twenty-year planning period the identification of specific sites and phasing of facilities where appropriate occurs every two years during the six-year Capital Facilities Plan update process.

10. Public Facilities and Services. *Ensure that those public facilities and services necessary to support development shall be adequate.*

The Lands for Public Purposes Element, as required by the Growth Management Act, provides an inventory of the general location of all existing and proposed capital facilities and a description of the current capacity and the expected future capacity of each capital facility in Part 2 – Technical Information.

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3. County-Wide Planning Policies

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

The following is a list of relevant policies that apply to the Lands for Public Purposes Element of the Comprehensive Plan. All County-Wide Planning Policies are adopted as Appendix B: *Thurston County's County-Wide Planning Policies* as part of the Comprehensive Plan.

II. Urban Growth Areas

An overview of existing and proposed capital facilities is found in Part 2: Technical Information of the Lands for Public Purposes Element to assist with the assessment of public services in the urban growth area.

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

Part 2 – Technical Information of the Lands for Public Purposes Element explains the process for siting and expanding essential public facilities to best support the creation of dense,

urban development in appropriate areas while protecting rural areas and the resources they provide. Part 2 – Technical Information also provides the basis for siting and the future need for the expansion of some of the public services Tumwater and other public agencies provides.

IX. Transportation

While the Transportation Plan is the primary inventory of the transportation system, and references to more in depth plans, and some long-term goals for improving multi-modal transit options, Part 2 – Technical Information provides additional detail.

X. Environmental Quality

Water conservation, wellhead protection, and low impact development standards are discussed within the Lands for Public Purposes Element as a means of protecting water quality and how Tumwater might begin to increase reuse and recycling through the Pathways to Zero Waste, a blend of innovative policies to reduce waste production and accumulation.

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4. Element Goals and Policies

A. How to Read These Tables

The Lands for Public Purposes Element’s goals and policies are not in priority order.

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

TED Transportation & Engineering Department

TFD Fire Department

TPD Police Department

WRS Water Resources & Sustainability Department

1) Department Leads

Implementation of the Lands for Public Purposes Element’s policies are associated with six different Tumwater departments:

CDD Community Development Department

PRD Parks, Recreation, and Facilities Department

2) Period

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

B. Growth Management Goals

Goal LPP-1 Provide necessary and efficient services to Tumwater and its Urban Growth Area.

Goal LPP-1 is intended to ensure that Tumwater meets the Washington State Growth Management Act requirements for providing capital facilities required by growth at the time development occurs.

As new developments in Tumwater occur to meet this population and employment growth, services provided by Tumwater and other public service providers will need to keep pace.

In conjunction with the six-year Capital Facilities Plan, the purpose of the Lands for Public Purposes Element is to use sound fiscal policies to provide adequate public facilities that are consistent with Tumwater’s Land Use, Climate, Housing, and Utilities Elements and Economic Development, Parks, Recreation, and Open

1) Why is this Goal Important?

Between 2020 and 2045, the population of Tumwater and its urban growth area is projected to increase by 21,969 people and 10,736 new jobs are expected to be added.

Commented [BM2]: Modification of current Goal LPP-1

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Space, and Transportation Plans as well as concurrent with, or prior to, the impacts of development to achieve and maintain adopted standards for levels of service during the twenty-year time frame of the Comprehensive Plan.

Policies	Lead	Period
LPP-1.1 Ensure that there is an adequate provision and equitable distribution of capital facilities and associated public services to address public health, safety, and quality of life in Tumwater.	CDD PRD TED TFD TPD WRS	Term of the Plan
LPP-1.2 Make capital facilities investments that address disparities and implement Tumwater's strategy for accommodating new development.	CDD PRD TED WRS	Term of the Plan
LPP-1.3 Update Tumwater's six-year Capital Facility Plan on a biannual basis to ensure that capital facility projects are scheduled, and funding is identified.	CDD PRD TED WRS	Term of the Plan
LPP-1.4 Ensure concurrency with Tumwater, Thurston County, and regional plans to provide the most efficient array of services.	CDD PRD TED WRS	Term of the Plan
LPP-1.5 Coordinate with Thurston Regional Planning Council, Thurston County, and other public service providers to identify areas of shared need for facilities.	CDD PRD TED WRS	Term of the Plan
LPP-1.6 Direct the timing and location of development with the provision of adequate facilities and services within Tumwater's urban growth area, through periodic updates to the Tumwater and Thurston County Joint Plan and associated regulations.	CDD PRD TED WRS	Term of the Plan

Commented [BM3]: New policy.

Commented [BM4]: New policy.

Commented [BM5]: New policy.

Commented [BM6]: Existing Policy LPP-1.2.

Commented [BM7]: Existing Policy LPP-1.1.

Commented [BM8]: New policy.

Goal LPP-2 Support improvements in the provision of public services.

Commented [BM9]: Modification of existing Goal LPP-2.

Goal LPP-2 is intended to ensure coordination between Tumwater, its departments, and other public agencies providing capital facilities that support the growth projections of this Plan and to look for ways to improve how those services are provided.

1) Why is this Goal Important?

As the demand in Tumwater for more and varied community facilities and services increases with new development, the provision of the services

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that support those capital facilities will need to improve over time as well.

Policies		Lead	Period
LPP-2.1	Work with regional partners to expand and improve Tumwater’s multimodal transit network in conjunction with the Transportation and the Parks, Recreation, and Open Space Plans.	CDD PRD TED	Term of the Plan
LPP-2.2	Incorporate environmental quality in capital improvement programs, implementation programs, and public facility designs to ensure that local land use management and public service provision protects and enhances natural resources.	CDD PRD TED WRS	Term of the Plan
LPP-2.3	Work cooperatively with school districts to plan for school facilities to meet existing and future community needs consistent with adopted Comprehensive Plan policies and growth forecasts, including siting and designing schools to support walkable access and to best serve their communities.	CDD	Term of the Plan
LPP-2.4	Support process and technological advancements to improve Tumwater services.	CDD PRD TED WRS	Term of the Plan
LPP-2.5	Ensure that appropriate funding sources are available to acquire or bond for the provision of needed public services and facilities and explore new funding sources to meet service and facility needs.	CDD PRD TED WRS	Term of the Plan
LPP-2.6	Establish, maintain, and strengthen community relationships through direct contact opportunities, outreach, community awareness, education, and volunteer programs.	CDD PRD TED TFD TPD WRS	Term of the Plan

Commented [BM10]: Modifications of existing Policy LPP-2.1.

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Commented [BM12]: Modification of existing Policy LPP-2.3.

Commented [BM13]: Modification of existing Policy LPP-2.4.

Commented [BM14]: New policy.

Commented [BM15]: New policy.

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Appendix A Draft Implementation Actions

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

The draft implementation actions in the tables below were developed in coordination with the community, Tumwater staff, and other agencies. The implementation actions in the tables below are intended to serve as the start for developing annual Tumwater work programs.

As the Comprehensive Plan is put into action over the next twenty years, the draft

implementation actions will change as new, unforeseen opportunities emerge: new ones may be added, proposed ones may be modified or replaced by other actions.

The draft implementations actions below are intended to be draft work program items that serve to implement the goals and policies of the Element. The draft implementation actions will need further refinement before they are incorporated into annual Tumwater work programs.

A. How to Read These Tables

The Lands for Public Purposes Element goals, policies, and the draft implementation actions associated with them are not in priority order.

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

1) Department Leads

Implementation of the Lands for Public Purposes Element’s policies and implementation actions are associated with six different Tumwater departments:

- CDD** Community Development Department
- PRD** Parks, Recreation, and Facilities Department

- TED** Transportation & Engineering Department
- TFD** Fire Department
- TPD** Police Department
- WRS** Water Resources & Sustainability Department

2) Period

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

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Goal LPP-1 Provide necessary and efficient services to Tumwater and its Urban Growth Area.

Policies and Implementation Actions		Lead	Period
LPP-1.1	Ensure that there is an adequate provision and equitable distribution of capital facilities and associated public services to address public health, safety, and quality of life in Tumwater.	CDD PRD TED TFD TPD WRS	Term of the Plan
LPP-1.1.1	Periodically review the Lands for Public Purposes and Land Use Elements together to ensure public services and capital facility needs, financing, and levels-of-service are consistent and adequate to meet growth targets and service needs.	CDD PRD TED TFD TPD WRS	Every Five Years for the Term of the Plan
LPP-1.1.2	Support environmental quality in capital improvement programs, implementation programs, and public facility designs to ensure that public service provision protects natural resources.	CDD PRD TED WRS	Term of the Plan
LPP-1.1.3	Support water conservation messaging and outreach.	WRS	Term of the Plan
LPP-1.1.4	Work with LOTT to convert existing septic systems to sewer.	CDD TED	Term of the Plan
LPP-1.2	Make capital facilities investments that address disparities and implement Tumwater's strategy for accommodating new development.	CDD PRD TED WRS	Term of the Plan
LPP-1.2.1	Use the New Capital Facilities Projects Equity Checklist when planning for capital facilities.	CDD	Term of the Plan
LPP-1.3	Update Tumwater's six-year Capital Facility Plan on a biannual basis to ensure that capital facility projects are scheduled, and funding is identified.	CDD PRD TED WRS	Term of the Plan
LPP-1.3.1	To ensure financial feasibility, provide needed public services and facilities that Tumwater has the ability to fund or has the authority to require others to provide.	CDD PRD TED WRS	Term of the Plan

Commented [BM16]: Modification of current Goal LPP-1

Commented [BM17]: New policy.

Commented [BM18]: New implementation action.

Commented [BM19]: New implementation action.

Commented [BM20]: New implementation action.

Commented [ES21]: New development is already required to connect to sewer and addressed through the LPP element and current code and regulations.

Commented [ES22]: New development is already required to connect to sewer and addressed through the LPP element and current code and regulations.

Commented [BM23]: New policy.

Commented [BM24]: New implementation action.

Commented [BM25]: New policy.

Commented [BM26]: New implementation action

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Policies and Implementation Actions		Lead	Period
LPP-1.4	Ensure concurrency with Tumwater, Thurston County, and regional plans to provide the most efficient array of services.	CDD PRD TED WRS	Term of the Plan
LPP-1.5	Coordinate with Thurston Regional Planning Council, Thurston County, and other public service providers to identify areas of shared need for facilities.	CDD PRD TED WRS	Term of the Plan
LPP-1.5.1	Review of capital facilities plans by other public agencies to ensure consistency with the Comprehensive Plan.	CDD	Term of the Plan
LPP-1.6	Direct the timing and location of development with the provision of adequate facilities and services within Tumwater's urban growth area, through periodic updates to the Tumwater and Thurston County Joint Plan and associated regulations.	CDD PRD TED WRS	Term of the Plan

Commented [BM27]: Existing Policy LPP-1.2.

Commented [BM28]: Existing Policy LPP-1.1.

Commented [BM29]: New implementation action.

Commented [BM30]: New policy.

Goal LPP-2 Support improvements in the provision of public services.

Commented [BM31]: Modification of existing Goal LPP-2.

Policies and Implementation Actions		Lead	Period
LPP-2.1	Work with regional partners to expand and improve Tumwater's multimodal transit network in conjunction with the Transportation and the Parks, Recreation, and Open Space Plans.	CDD PRD TED	Term of the Plan
LPP-2.2	Incorporate environmental quality in capital improvement programs, implementation programs, and public facility designs to ensure that local land use management and public service provision protects and enhances natural resources.	CDD PRD TED WRS	Term of the Plan
LPP-2.2.1	Decrease waste production in Tumwater services.	CDD PRD TED WRS	Term of the Plan

Commented [BM32]: Modifications of existing Policy LPP-2.1.

Commented [BM33]: Modifications of existing Policy LPP-2.1.

Commented [BM34]: New.

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Policies and Implementation Actions		Lead	Period
LPP-2.2.2	Promote reuse, composting, and recycling to minimize solid waste production in Tumwater.	CDD PRD TED WRS	Term of the Plan
LPP-2.2.3	Reduce non-essential water use and promote the use and expansion of reclaimed water.	WRS	Term of the Plan
LPP-2.3	Work cooperatively with school districts to plan for school facilities to meet existing and future community needs consistent with adopted Comprehensive Plan policies and growth forecasts, including siting and designing schools to support walkable access and to best serve their communities.	CDD	Term of the Plan
LPP-2.3.1	Collaborate with school districts on using school facilities for open space, recreation, community space, and partnership opportunities.	PRD	Term of the Plan
LPP-2.4	Support process and technological advancements to improve Tumwater services.	CDD PRD TED WRS	Term of the Plan
LPP-2.4.1	Maintain or improve annually calculated average response times to emergencies, where potential loss of life or confirmed hazards exist.	TFD TPD	Term of the Plan
LPP-2.5	Ensure that appropriate funding sources are available to acquire or bond for the provision of needed public services and facilities and explore new funding sources to meet service and facility needs.	CDD PRD TED WRS	Term of the Plan
LPP-2.5.1	Give funding priority to capital facility projects that are consistent with the Land Use Element, support housing and employment growth targets, promote public health, and demonstrate a commitment to equity by addressing the needs of underserved communities, ensuring equitable distribution of benefits.	CDD PRD TED WRS	Term of the Plan

Commented [BM36]: New implementation action.

Commented [BM37]: New implementation action.

Commented [BM38]: Modification of existing Policy LPP-2.3.

Commented [BM39]: New implementation action.

Commented [BM40]: Modification of existing Policy LPP-2.4.

Commented [BM41]: New implementation action.

Commented [BM42]: New policy.

Commented [BM43]: New implementation action.

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Policies and Implementation Actions	Lead	Period
LPP-2.6 Establish, maintain, and strengthen community relationships through direct contact opportunities, outreach, community awareness, education, and volunteer programs.	CDD PRD TFD TFD TPD WRS	Term of the Plan
LPP-2.6.1 Establish and maintain direct contact and open communication pathways between representatives of the Police and Fire Departments and residents, community groups, schools, business operators, local media, and human services providers.	TFD TPD	Term of the Plan

Commented [BM44]: New policy.

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