

# STAFF REPORT

Date: July 22, 2025

To: Planning Commission

From: Dana Bowers, Associate Planner, and Brad Medrud, Community Development Director



## 2025 Comprehensive Plan Update – Future Land Use Map

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

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

Staff brought the Land Use Element to the Planning Commission meeting on June 24, 2025, for review. During this meeting, commissioners demonstrated interest in more information about the future land use map and how it connects to conservation lands.

The intent of the Planning Commission meeting on Tuesday, July 22, 2025, is to review the Future Land Use Map and peripheral conservation maps. These maps identify locations in Tumwater where environmental constraints and current land use set the direction for land use decisions. Included in this packet are the Future Land Use Map, Neighborhood Map, future land use by neighborhood maps, and conservation maps. Some of these maps are included as appendixes in other elements.

### Questions

In preparation for the Tuesday, July 22, 2025, work session, the Planning Commission is asked to consider the following questions:

- Do the maps reflect how you think Tumwater should grow over the next 20 years?
- Do the maps align with community values regarding environmental preservation, vibrant economies, and livable neighborhoods?
- Are there areas that would benefit from a different use?
- Does the current designation restrict development that would otherwise move us toward meeting goals?

Staff will lead an exploration of the maps using an online tool to guide discussion of the changes and further recommendations.

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## **1 – Future Land Use Maps**

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

Future land use designations are different from zone districts found in TMC Title 18 Zoning. Future land use designations represent general types of land uses that the City would like to see develop in each area whereas zone districts provide specific regulations about what is allowed to be developed, at what form and scale with what setbacks and other features. Section 3 below provides information about the proposed zone updates to implement these future land use areas. Further details will be presented with the development code updates.

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

CPU 2025 Interactive Land Use Tool Link:

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

Reviewing other jurisdictions future land use maps can help us determine what we want to see in our city. Links to land use maps from other jurisdictions with similar characteristics as ours have been included as Appendix B. Most of these are cities with airports within their jurisdiction, whether owned and operated by the city or a different entity. They are also mostly small cities with a population between 19,000-30,000.

While Arlington has a similar population, their growth rate is not expected to be as high as Tumwater. Arlington is not currently facing capacity issues for housing with nearly 10,000 units

in surplus housing capacity. Where Arlington is expecting to approach capacity is in their employment targets, where they expect to have a surplus of just over 1,000 jobs in 2044.

Neighboring jurisdictions Olympia and Lacey, although similar, have different approaches to growth than Tumwater. Olympia has an established historic downtown and waterfront zones with concerns like sea level rise as noted in their draft element. A link to Olympia's draft land use maps is provided in the appendices. Lacey's map and draft element are not shared on their website at this time.

## 2 – Proposed Land Use Designation Updates

Proposed changes to land use designations for Tumwater are intended to meet state requirements to accommodate growth and to promote variety of residential densities and housing types while preserving existing housing stock. Increasing variety also decreases impacts to low income or racially disparate communities. While increasing density is a strategy to reduce sprawl and more efficiently meet the needs of all community members, staff are considering increases to strategic areas where infill will not vastly change the character of existing neighborhoods. Table 1 outlines the updated land use designations, zone districts, and densities.

Table 1. Update Land Use Designations and Implementing Zone Districts.

Land Use Designation	Implementing Zone District	Net Dwelling Units Per Acre
<b>Residential Land Uses</b>		
<b>Residential/Sensitive Resource</b>	RSR Residential/Sensitive Resource	Minimum: 2 Maximum: 4
<b>Low Density Residential</b> <i>(previously Single Family Low and Single Family Medium)</i>	LDR Low Density Residential	Minimum: 6 Maximum: 9
<b>Medium Density Residential</b> <i>(previously Multifamily Medium)</i>	MDR Medium Density Residential	Minimum: 10 Maximum: 19 <sup>1</sup>
<b>High Density Residential</b> <i>(previously Multifamily High)</i>	HDR High Density Residential	Minimum: 20 Maximum: None
<b>Manufactured Home Park</b>	MHP Manufactured Home Park	Minimum: 6 Maximum: 9
<b>Commercial Land Uses</b>		
<b>General Commercial</b>	GC General Commercial	Minimum: 40 Maximum: None
<b>Neighborhood Commercial</b>	NC Neighborhood Commercial	Minimum: 6 Maximum: 9

Land Use Designation	Implementing Zone District	Net Dwelling Units Per Acre
<b>Mixed Use Land Uses</b>		
<b>Brewery District</b>	BD Brewery District	Minimum: 8 to 30, depending on subdistrict <sup>2</sup> Maximum: None
<b>Capitol Boulevard Community</b>	CBC Capitol Boulevard Community	Minimum: 30 Maximum: None
<b>Mixed Use</b>	MU Mixed Use	Minimum: 20 Maximum: None
<b>New Market Historic District</b>	HC Historic Commercial	Minimum: 10 Maximum: None
<b>Tumwater Town Center</b>	TC Town Center	Minimum: 20 to 30, depending on subdistrict <sup>3</sup> Maximum: None

### 3 – Map Updates

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

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

Table 2. Changes to the Future Land Use Map.

Identification Code	Previous Designation	New Designation	Reason	Source
<b>SFL-LDR</b>	Single Family Low Density	Low Density Residential	More diversity of housing types	State requirement
<b>SFM-LDR</b>	Single Family Medium Density	Low Density Residential	More diversity of housing types, increased density	State requirement
<b>MFM -MDR</b>	Multi-Family Medium Density	Medium Density Residential	More diversity of housing types, increased density	State requirement
<b>MFH – HDR</b>	Multi-Family High Density	High Density Residential	More diversity of housing types, increased density	State requirement

Identification Code	Previous Designation	New Designation	Reason	Source
<b>PI-MU</b>	Public Institutional	Mixed Use	More compatible with current use	City Preference

## D. Next Steps in the Review Process

Staff will continue to accept comments on the Land Use Element from community members and Planning Commission until August 8, 2025. The Land Use Element will then be reviewed by City Council at a work session on August 26, 2025.

Next staff will complete all of the elements of the Comprehensive Plan, the SEPA review and initial state review, and prepare the Comprehensive Plan update ordinance.

The expected public review schedule for the ordinance will be:

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

## **Appendix A – Example Future Land Use Maps & Land Use Elements**

### Arlington

Future Land Use Map:

<https://www.arlingtonwa.gov/DocumentCenter/View/7006/Land-Use-Map-PDF>

Land Use Element:

<https://www.arlingtonwa.gov/DocumentCenter/View/12620/Book-2---Land-Use-Book-Supporting-Analysis>

### SeaTac

Future Land Use Map:

<https://www.seatacwa.gov/home/showpublisheddocument/38633/638712576526830000>

### Camas

<https://storymaps.arcgis.com/stories/274d727e9ab44a26920810d5ad007369>

### Olympia

Future Land Use Map:

[https://www.codepublishing.com/WA/Olympia/compplan/pdfs/2018\\_Future\\_Land\\_Use\\_Map\\_Ord7156.pdf](https://www.codepublishing.com/WA/Olympia/compplan/pdfs/2018_Future_Land_Use_Map_Ord7156.pdf)

Land Use and Urban Design:

<https://www.codepublishing.com/WA/Olympia/?compplan/OlympiaCP04.html#04.1>