

# Plan Introduction

## City of Tumwater 2025 Comprehensive Plan

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

**DRAFT VERSION JULY 2024**

**FORMAT EXAMPLE ONLY**

**CHAPTERS 1, 4, AND 5 HAVE NOT BEEN UPDATED FROM 2016 ADOPTED PLAN**

December 2025

Ordinance No. O2025-0XX





## Table of Contents

1.	Foundation of the Plan .....	6
A.	Purpose and Scope .....	6
B.	Vision, Mission, and Beliefs .....	6
	Vision .....	6
	Mission .....	6
	We Believe in P-E-O-P-L-E .....	6
C.	Strategic Plan Goals .....	7
D.	Growth Management Act Goals .....	7
E.	County-Wide Planning Policies .....	9
F.	Ongoing Plan Review Program .....	9
G.	Amendments and Updates .....	10
H.	Public Participation .....	10
I.	Intergovernmental Coordination .....	11
2.	Summary of Overall Plan Goals .....	13
A.	Engagement .....	13
B.	Coordination .....	13
C.	Community Vibrancy .....	13
D.	Equity .....	13
E.	Climate Resilience .....	13
F.	Fiscal Stewardship .....	14
G.	Environmental .....	14
3.	Overall Plan Goals, Policies, and Implementation Actions .....	15
A.	Engagement .....	15
B.	Coordination .....	15
C.	Community Vibrancy .....	16
D.	Equity .....	16
E.	Climate Resilience .....	17
F.	Fiscal Stewardship .....	17
G.	Environmental .....	17
4.	How to Use the Comprehensive Plan .....	19



A.	Introduction .....	19
B.	XXXX .....	19
C.	XXXX .....	19
D.	XXXX .....	19
E.	XXXX .....	19
5.	Elements of the Comprehensive Plan .....	20
A.	Introduction .....	20
B.	Land Use .....	20
	Issues and Opportunities .....	20
	Implementation Strategies .....	21
C.	Climate .....	21
	Issues and Opportunities .....	21
	Implementation Strategies .....	21
D.	Capital Facilities Plan .....	22
	Issues and Opportunities .....	22
	Implementation Strategy .....	22
E.	Conservation .....	22
	Issues and Opportunities .....	23
	Implementation Strategies .....	23
F.	Economic Development Plan .....	23
	Issues and Opportunities .....	23
	Implementation Strategies .....	24
G.	Housing .....	24
	Issues and Opportunities .....	24
	Implementation Strategies .....	26
H.	Lands for Public Purposes .....	26
	Issues and Opportunities .....	26
	Implementation Strategies .....	27
I.	Parks, Recreation, and Open Space Plan .....	27
	Issues and Opportunities .....	27
	Implementation Strategies .....	28



J. Shoreline Master Program .....	29
Issues and Opportunities .....	29
Implementation Strategies .....	29
K. Tumwater Thurston County Joint Plan .....	29
Issues and Opportunities .....	29
Implementation Strategies .....	29
L. Transportation Plan .....	29
Issues and Opportunities .....	29
Implementation Strategies .....	31
M. Utilities .....	31
Issues and Opportunities .....	31
Implementation Strategies .....	33
N. Subarea Plans .....	34
Brewery District Plan .....	34
Black Hills Subarea Transportation Plan .....	34
Capitol Boulevard Corridor Plan .....	34
Littlerock Road Subarea Plan .....	34
Town Center Plan .....	34

## List of Tables

Table 1. Tumwater and Urban Growth Area 20-Year Population Forecast .....	20
Table 2. Tumwater and Urban Growth Area 20-Year Housing Forecast .....	21
Table 3. Capital Facilities Budget .....	22
Table 4. Current Transportation Inventory .....	31

## List of Figures

Figure 1. Housing Unit Sizes .....	25
Figure 2. Housing Costs as a Percent of Income .....	25
Figure 3. Students Enrolled .....	26
Figure 4. Parks Level of Service and Capital Projects .....	28





Figure 5. Map of Utility Corridors.....	32
Figure 6. Natural Gas Usage by Sector .....	33
Figure 7. Electricity Usage by Sector .....	33
Figure 8. Electricity Sources .....	33

## Appendices: Under Separate Cover

- Appendix A: County-Wide Planning Policies
- Appendix B: List of Foundational Plans and Documents
- Appendix C: Glossary
- Appendix D: Ordinance No. O2025-0XX City Council Final Order

## Abbreviations Used in Document

- CDD** – Community Development Department
- TMC** – Tumwater Municipal Code



## 1. Foundation of the Plan

### A. Purpose and Scope

The Tumwater Comprehensive Plan was prepared in accordance with the requirements of the Growth Management Act (Chapter 36.70A

RCW) adopted Thurston County-Wide Planning Policies. The Plan serves as XXXX.

### B. Vision, Mission, and Beliefs

The following provides overarching direction for the future of the City. These were developed through the City's Strategic Planning Process.

#### Vision

Tumwater of the future will be people-oriented and highly livable, with a strong economy, dynamic places, vibrant neighborhoods, a healthy natural environment, diverse and engaged residents, and a living connection to its history.

#### Mission

In active partnership with our community, we provide courageous leadership and essential municipal services to cultivate a prosperous economy, a healthy natural environment, vibrant neighborhoods, and a supportive social fabric.

#### We Believe in P-E-O-P-L-E

##### *People*

We respect the diverse people that make up the social fabric of our community and strive to be inclusive of all people. We value and seek to strengthen our vibrant neighborhoods, that are cornerstones of civic life and community

identity. As we pursue our goals and the long-term sustainability of the City organization, we value the contributions and diversity of our staff, support their continued personal and professional growth, and act to retain their expertise for the good of the community.

##### *Excellence*

We strive for excellence and integrity in providing City services. By providing quality services, being responsible and efficient stewards of public resources, and empowering employees to achieve excellence, we continue to build public trust and encourage civic involvement. We know that excellence does not have to come at the price of our sense of community or our small city character.

##### *Opportunity*

We seize opportunities to improve our community's social, environmental, and economic well-being. We endeavor to realize positive opportunities in adverse situations and periods of change.

##### *Partnership*

We work collaboratively with residents, businesses, and community organizations. We



also actively partner with other jurisdictions to address regional, state, and even broader issues.

## *Learning*

We are a learning organization which strives to benefit from past experience, foresight, and innovation to seek new ways to enhance the community and improve City operations and services.

## *Environment*

We act to preserve and enhance the natural environment and the social fabric of our community.

## C. Strategic Plan Goals

The following Tumwater Strategic Plan Goals establish the priorities for realizing the City's Vision. These goals were developed through the City's Strategic Planning Process.

The City's Strategic Priorities and Goals 2025 – 2026 include the following goals:

- Build a Community Recognized for Quality, Compassion, and Humanity.
- Be a Leader in Environmental Health and Sustainability.

- Create and Maintain a Transportation System Safe for All Modes of Travel.
- Provide and Sustain Quality Public Safety Services.
- Pursue and Support Targeted Community and Economic Development Opportunities.
- Refine and Sustain a Great Organization.

## D. Growth Management Act Goals

The State of Washington requires the City of Tumwater to plan under the Growth Management Act (RCW 36.07A.040).

Each Element of the Comprehensive Plan describes how the XXXX.

The following fifteen Growth Management Act goals guide the development and adoption of the City's Comprehensive Plan and development regulations and are not listed in order of priority:

1. **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that



will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.

4. **Housing.** Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
9. **Open space and recreation.** Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
10. **Environment.** Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. **Historic preservation.** Identify and encourage the preservation of lands,



sites, and structures, that have historical or archaeological significance.

14. **Climate change and resiliency.** Ensure that the City's Comprehensive Plans and development regulations adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural

hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

15. **Shorelines of the state.** For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the City's Comprehensive Plan.

## E. County-Wide Planning Policies

The Growth Management Act requires that the City of Tumwater Comprehensive Plan be consistent with Thurston County's County-Wide Planning Policies, as amended in 2015.

The adopted County-Wide Planning Policies are included in this document in their entirety in Appendix A.

## F. Ongoing Plan Review Program

Tumwater will undertake a program of ongoing review to monitor the performance of its Comprehensive Plan goals, policies, and implementation actions. At the City, this will be done principally through **XXXX**.

The Comprehensive Plan is meant to be a flexible and easily used document. As Tumwater grows and changes, the Comprehensive Plan will need to be revised and amended to reflect new circumstances.



## G. Amendments and Updates

The Comprehensive Plan is subject to amendment to ensure internal and interjurisdictional consistency of the Comprehensive Plan and with the development regulations implementing the Comprehensive Plan. An evaluation of new conditions will be an integral part of the amendment process.

State law allows amendment of the Comprehensive Plan once annually, except in cases of emergency. The process the City uses to amend the plan and development regulations implementing the plan are set forth in Chapter 18.60 Tumwater Municipal Code. The Planning Commission and City Council will individually consider concurrently all proposed changes to the document accumulated over time since the last amendment, to ascertain the cumulative impact of the proposed changes.

The Comprehensive Plan may be amended outside of the normal annual amendment cycle if findings are adopted by the City Council demonstrating that the emergency meets all the following criteria:

1. The circumstances of the emergency request, if processed within the normal amendment cycle, will result in delays that contribute to significant imminent impact on the community in general, or a specific neighborhood; and
2. The emergency request relates to an issue or issues of a community or neighborhood-wide significance beyond the interests of a particular property owner, provided that an issue pertaining to an individual property may be considered if findings reveal that impacts to the community or specific neighborhood would result from the individual property.

The nature of the emergency and the proposed amendment shall be presented to the City Council, which shall decide if the proposal qualifies as an emergency. Any proposal deemed an emergency should proceed ahead of the normal amendment schedule.

## H. Public Participation

Public participation in comprehensive planning is required both as a matter of law and policy. The public participation program affirms the City's commitment to public involvement in the planning process. The intent of the program is to ensure that citywide and neighborhood planning is done with the contribution of all interested parties, including residents, property owners, business owners, neighborhood associations, and others. Tumwater will make

every effort to involve citizens in the processes to develop and update the Comprehensive Plan, subarea plans, zoning, and other development regulations.

Public participation and intergovernmental coordination procedures are set forth below to insure conformance with the Growth Management Act. Specifically, these procedures are set forth to establish policy providing for



early and continuous public participation in the City's development and amendment of the Comprehensive Plan and development regulations implementing the plan. Errors in exact compliance with the established procedures do not invalidate the Comprehensive Plan or development regulations.

1. Before the due date for submittal of requests for Comprehensive Plan amendments, the City will publish an article on the City's media platforms and distribute it to local news media inviting amendment requests and informing the public of the deadline.
2. Proposed amendments to the Comprehensive Plan and development regulations that affect the unincorporated Urban Growth Area will be subject to public hearings by the Tumwater and Thurston County Planning Commissions, Tumwater City Council, and Thurston County Board of Commissioners.
3. City publications, bulk mail, direct mail, email, broadcast and print media, or the City's website should be utilized by the City to inform affected parties about current or proposed plans or regulations, as well as opportunities for participation in City decision processes.
4. Procedures for providing notice of public hearings are set forth in Chapter 18.60 Tumwater Municipal Code. The City should have proposed amendments to the Comprehensive Plan and development regulations available to the public for inspection at City Hall during regular business hours beginning on the first business day following the date the public hearing notice is published.
5. In addition to hearings and other formal opportunities for oral and written public comment, the City should use various outreach techniques such as opinion surveys, speakers' programs, forums, workshops, open houses, hands-on events, and task forces.
6. The Planning Commission may request that the Mayor appoint a subcommittee of the Planning Commission when the size, technical complexity, or content of a proposed comprehensive plan or development regulation amendment warrant. The subcommittee would be responsible for preparing draft planning documents and ordinances for Planning Commission consideration. Subcommittee meetings would have the status of open public meetings, which can be attended by any interested individuals or groups.

## I. Intergovernmental Coordination

Adjacent local jurisdictions, fire districts, school districts, public transit agencies, appropriate

state agencies, Port of Olympia, and the Squaxin Island Tribe will be mailed a notice of draft



# Plan Introduction



Comprehensive Plan and development regulation amendment proposals prior to final adoption by the City Council. The notice will contain a description of the amendments and methods for obtaining the draft proposal. Methods for providing input will also be included. Whenever possible, this notification

process will be accomplished prior to Planning Commission consideration and in conjunction with the state agency notification requirement set forth in RCW 36.70A.106.

DRAFT



## 2. Summary of Overall Plan Goals

Goals are not listed in order of priority.

### A. Engagement

Goal CP-1 Continuously engage with the community and the region.

### B. Coordination

Goal CP-2 Ensure coordination between Elements, Plans, and Subarea Plans of the Comprehensive Plan.

### C. Community Vibrancy

Goal CP-3 Foster livability by evoking a sense of identity through arts and culture, attracting and sustaining desired economic activity that supports the community. Make investments that emphasize Tumwater as a welcoming place and enhance community building.

### D. Equity

Goal CP-4 Ensure that all members of the community, especially those whose needs have been systematically neglected, are well served by making decisions and investments through an anti-racist and inclusive process which results in equitable outcomes.

### E. Climate Resilience

Goal CP-5 Increase climate resiliency by promoting sustainability, reducing pollution, promoting healthy habitats, and supporting clean air and water.



## F. Fiscal Stewardship

Goal CP-6 Make wise investments of public and private funds in community infrastructure and projects.

## G. Environmental

Goal CP-7 Protect and enhance the environment.

DRAFT



## 3. Overall Plan Goals, Policies, and Implementation Actions

### A. Engagement

**Goal CP-1 Continuously engage with the community and the region.**

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
<b>CP-1.1 Engage residents in planning for the City.</b>	CDD	Ongoing	
CP-1.1.1 Structure public involvement in the planning process so decisions made regarding the growth and development of the City engage all parts of the community, reflect general community goals, and are sensitive to special interests of effected parties.	CDD	Ongoing	

### B. Coordination

**Goal CP-2 Ensure coordination between Elements, Plans, and Subarea Plans of the Comprehensive Plan.**

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
<b>CP-2.1 XXXX</b>			
CP-2.1.1 XXXX			



## C. Community Vibrancy

**Goal CP-3 Foster livability by evoking a sense of identity through arts and culture, attracting and sustaining desired economic activity that supports the community. Make investments that emphasize Tumwater as a welcoming place and enhance community building.**

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
CP-3.1 XXXX			
CP-3.1.1 XXXX			

## D. Equity

**Goal CP-4 Ensure that all members of the community, especially those whose needs have been systematically neglected, are well served by making decisions and investments through an anti-racist and inclusive process which results in equitable outcomes.**

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
CP-4.1 XXXX			
CP-4.1.1 XXXX			



# Plan Introduction



## E. Climate Resilience

**Goal CP-5 Increase climate resiliency by promoting sustainability, reducing pollution, promoting healthy habitats, and supporting clean air and water.**

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
CP-5.1 XXXX			
CP-5.1.1 XXXX			

## F. Fiscal Stewardship

**Goal CP-6 Make wise investments of public and private funds in community infrastructure and projects.**

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
CP-6.1 XXXX			
CP-6.1.1 XXXX			

## G. Environmental

**Goal CP-7 Protect and enhance the environment.**

[Add Short Explanatory Text]



# Plan Introduction



Policies and Implementation Actions	Lead	Period	Notes
CP-7.1 XXXX			
CP-7.1.1 XXXX			

DRAFT



## 4. How to Use the Comprehensive Plan

### A. Introduction

XXXX

### B. XXXX

XXXX

### C. XXXX

XXXX

### D. XXXX

XXXX

### E. XXXX

XXXX

DRAFT



## 5. Elements of the Comprehensive Plan

### A. Introduction

XXXX

### B. Land Use

There are a wide variety of land uses within Tumwater, such as housing, parks, industries, or stores. The City’s Zoning Map shows where each type of use can be located, and the Tumwater Municipal Code describes what requirements developers and landowners must follow to place such as use. It is important to consider the effect of land use regulations on development so the City can support its current and future residents.

more efficiently. The City has proposed several policies that encourage dense development to maximize the value of existing services, utilities, and infrastructure. These polices also balance the goal of density with that of protecting the character of established neighborhoods.

“Density” in the context of the Comprehensive Plan means the number of people would live or work within a specified area. It can also refer to the number of buildings within an area.

For example, Tumwater has a density of about 1,200 people per square mile or the density for a project could be four dwelling units per acre.

### Issues and Opportunities

#### *Projected Population Increase*

Tumwater is expecting a 70% increase in population by 2035. If managed properly, this influx of people could give the City an opportunity to create the density and economic demand necessary to provide public services

Table 1. Tumwater and Urban Growth Area 20-Year Population Forecast

	2025 Population	2045 Population	Population Increase	Percent Increase 2025 - 2045
City				
City’s Urban Growth Area				
Combined Areas				



Table 2. Tumwater and Urban Growth Area 20-Year Housing Forecast

	2025 Dwelling Units	2045 Dwelling Units	Dwelling Units Increase	Percent Increase 2025 - 2045
City				
City's Urban Growth Area				
Combined Areas				

## Increased Need for Housing

To accommodate the estimated 2035 population, approximately 7,900 new dwelling units will need to be built in the City. There is currently enough land in the City to build these units, but if preexisting buildings are redeveloped, there is increased capacity.

- Use the new Design Guidelines to encourage new developments to be more people oriented.
- Encourage innovative design techniques that support more affordable and diverse housing types.
- Invest in public improvements to streets and other public spaces.

## Implementation Strategies

- Encourage mixed-use buildings to increase density and walkability.
- Support new developments or redevelopments that happen in or near the City center.

**“Redevelopment”** is the practice of reusing pre-existing buildings for purposes different from their original use and can include reconstruction and additional construction to meet the needs of the new use.

## C. Climate

### Issues and Opportunities

XXXX

### Implementation Strategies

XXXX



## D. Capital Facilities Plan

The Capital Facilities Plan outlines what projects the City will pursue in the next six years, such as major construction, infrastructure improvements, land acquisitions, and equipment purchases, and how the City will pay for those projects.

### Issues and Opportunities

#### Prioritization

With the City's finite resources, Tumwater leaders must prioritize projects. Here is the list of criteria used in the process of ranking projects in order from greatest to least need:

- Is it an emergency repair?
- Is the City required by law to do it?
- Is it an older project that is still being carried out?
- Does it support or implement the City's goals and objectives?
- Can it get outside funding?
- Is it an enhancement or repair of an existing facility?
- Does it involve the acquisition and development of new facilities?

#### Funding

The funding for capital facilities projects comes from a variety of sources such as grants, loans, and money generated from City taxes. It is important that the Capital Facilities Plan explore seeking funding from as many sources as possible so that the City can improve at a faster rate.

### Implementation Strategy

Table 3. Capital Facilities Budget

Type of Project	Total Projects	Total Cost
<b>General Governmental</b>	31	\$39,094,240
<b>Transportation</b>	25	\$30,845,957
<b>Water</b>	21	\$24,221,500
<b>Sanitary Sewer</b>	12	\$8,365,000
<b>Storm Drain</b>	23	\$4,919,500

## E. Conservation

Tumwater takes a great deal of pride in the preservation of its natural assets from trees to wetlands. It has made the City more attractive and enjoyable to visitors and residents alike. With an undeniable population increase on the

horizon, the City will have to find a way to strike a balance between increasing the City's capacity and retaining an acceptable quality and quantity of natural resources.



## Issues and Opportunities

### *Water Resources*

The City has heavily invested in the quality of its water. To maintain that level of quality that made Tumwater famous, the City must protect the groundwater and surface water sources from threats.

### *Wetland Protection*

Wetlands have an array of benefits such as filtering stormwater runoff and providing habitat for local wildlife. Preventing and mitigating wetland loss is very important for the preservation of water quality and regional biodiversity.

### *Local Food Production*

Historically, the spread of new urban development eliminated valuable agricultural lands. Tumwater should seek to prevent this trend from occurring and preserve farmlands for increasing the availability of locally produced food to the City.

## Implementation Strategies

- Monitor and review zoning so that hazardous uses cannot locate next to sensitive natural areas.
- Enforce low-impact development regulations and other ordinances that protect critical areas.
- Offer incentives to become more water and energy efficient like rebates for high efficiency fixtures and retrofits.
- Educate the public on best sustainable practices through outreach events and programs.
- Support dense development in the urban core.
- Implement a septic to sewer program.
- Stay up to date on natural resource lands classifications to ensure that critical areas are getting the protection they need.

## F. Economic Development Plan

The City can support certain strategies and policy decisions to make Tumwater more attractive to new businesses and further support the ones that are already in the City.

businesses. Engaging with the businesses of Tumwater will give the City a good idea of how to better support its current and future businesses.

## Issues and Opportunities

### *Supporting Businesses*

An important step in building a stronger local economy is to retain the City's existing

### *Tumwater's Image and Future*

To draw in new businesses and workers, Tumwater should focus on marketing the City as a desirable place to live and favorable environment to start or expand a business in.



The City can also take advantage of its brewing history to draw in brewing and associated businesses.

### *Neighborhood Plans and Neighborhood Centers*

Neighborhood or sub-area plans are similar to the City Plan but on a smaller scale. Smaller plans allow for detail and citizen participation. Implementing and monitoring these plans helps to utilize the individual characteristics of each neighborhood.

## Implementation Strategies

- Promote Tumwater as an attractive place to visit, live, and work.
- Communicate with businesses to identify their needs and ways for the City to meet them.
- Stabilize and redevelop the Old Brewhouse and other brewery properties.
- Continue to implement and review neighborhood plans.



## G. Housing

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

more bedrooms. While this works well for the many families living in Tumwater, the expected housing trend for the City is that households will shrink in size and become older on average. More people are living by themselves or with a partner, but without children. Single homes and large apartments are not always the best.

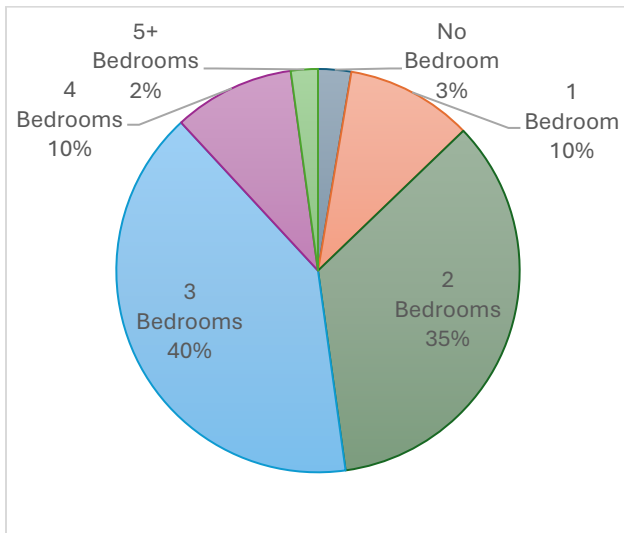
## Issues and Opportunities

### *Household Sizes*

Most of the current housing units in the City are designed for single families needing three or



Figure 1. Housing Unit Sizes



financial option for childless couples or single person households.

## Homelessness

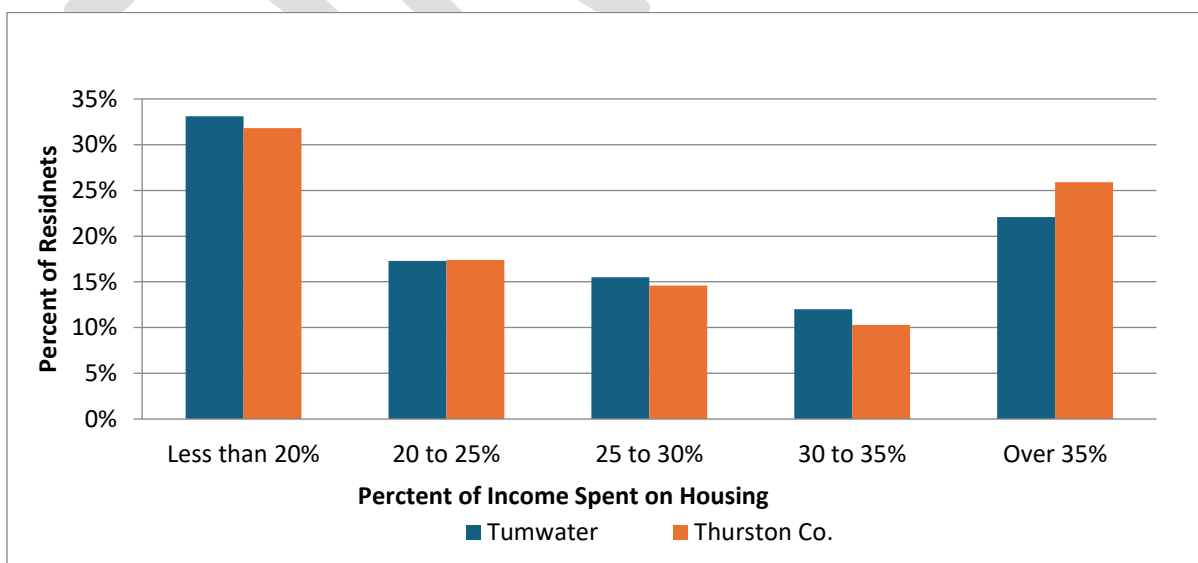
The local homeless population is estimated by Thurston County to be approximately 476 people who are living outdoors, in shelters, or in transitional housing. Within the Tumwater School District, there are an estimated 246

homeless students, and that number is considered an underestimate due to the stigma surrounding homelessness. The local shelter organizations are beyond capacity night after night. They need increased funding or additional services to help address the critical needs of Tumwater's less fortunate population. Tumwater already has about 50 transitional housing units, but more can and should be done.

## Affordable Housing

While most of Tumwater has stayed relatively affordable, 22% of the City's 2015 population was rent burdened, meaning they spent over a third of their income on housing costs. This limits the amount they can use to cover other costs of living such as food or health care. This trend is predicted to continue as the City grows unless changes are made to the current housing stock.

Figure 2. Housing Costs as a Percent of Income





## Implementation Strategies

- Identify rarely used building strategies that can reduce the cost of development and encourage creating affordable housing.
- Provide a greater mix of housing styles and sizes to provide an affordable selection of housing for all of Tumwater’s residents.
- Create new housing units to meet the needs of the City’s future population

while also maintaining the character of existing neighborhoods.

- Continue the discussion on how to help the homeless population best in Tumwater with strategies like building transitional housing.
- Encourage housing to be near transportation hubs, jobs, and other daily activities.

## H. Lands for Public Purposes

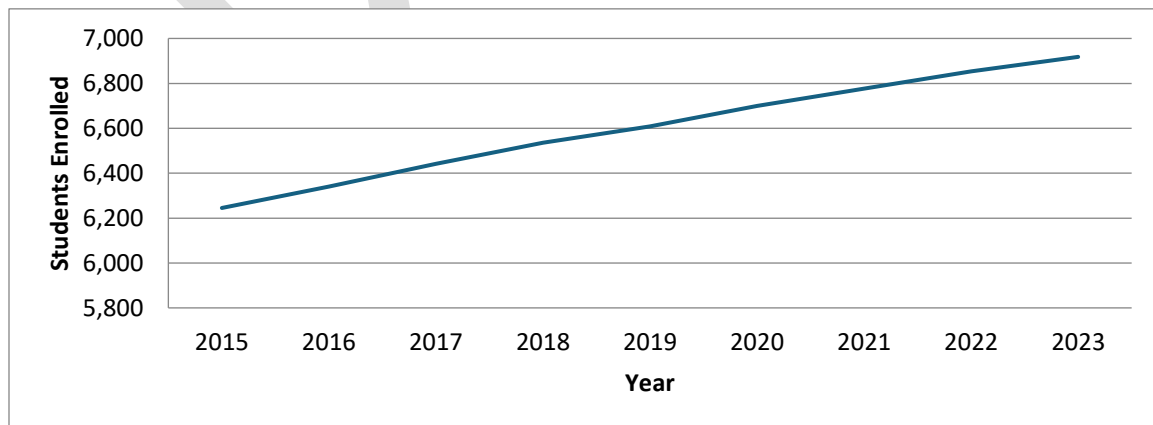
Public services and utilities require careful planning to make sure they are placed in the most efficient manner possible. Tumwater aims to balance the goals of serving the greatest number of people with the highest quality service while maintaining the lowest possible operating costs.

## Issues and Opportunities

### School District

With the current population projections, the Tumwater School District is expected to gain about 670 new students by 2023. To accommodate the incoming student population, the City of Tumwater should help the School District pick out sites for new schools and other facilities.

Figure 3. Students Enrolled





## *Waste Management*

Solid waste in Tumwater is taken to the Thurston County Waste and Recovery Center (WARC). While the WARC is functioning fine now, some of its facilities are beginning to wear down. The HazoHouse, the hazardous materials drop-off center, needs a replacement in the near future. Slightly further out, there may be need for an entirely new WARC as Tumwater and the County grow.

## *Reduce, Re-use, Recycle*

The WARC receives about 550 tons of waste per day, only 4 tons of that being recyclable. As solid waste landfills are a big contributor to greenhouse gas emissions and Washington State is trying to reduce those emissions, Tumwater should do its part to increase recycling efforts.

## Implementation Strategies

- Coordinate with the Olympia and Tumwater School Districts to plan for the future need for new school facilities.
- Work with the County to develop a new HazoHouse Facility and other facilities.
- Assist residents to increase recycling and re-use.
- Support green economic opportunities to build local markets, jobs, and firms in recycling, re-use, and related material management efforts.
- Encourage innovative and alternative technologies for converting municipal solid waste to energy or fuel.

## I. Parks, Recreation, and Open Space Plan

Parks and open spaces have a significant impact on life within Tumwater. They provide recreation, social, and educational opportunities to both residents and tourists with the added bonus of preserving green space in the city.

## Issues and Opportunities

### *Community Parks*

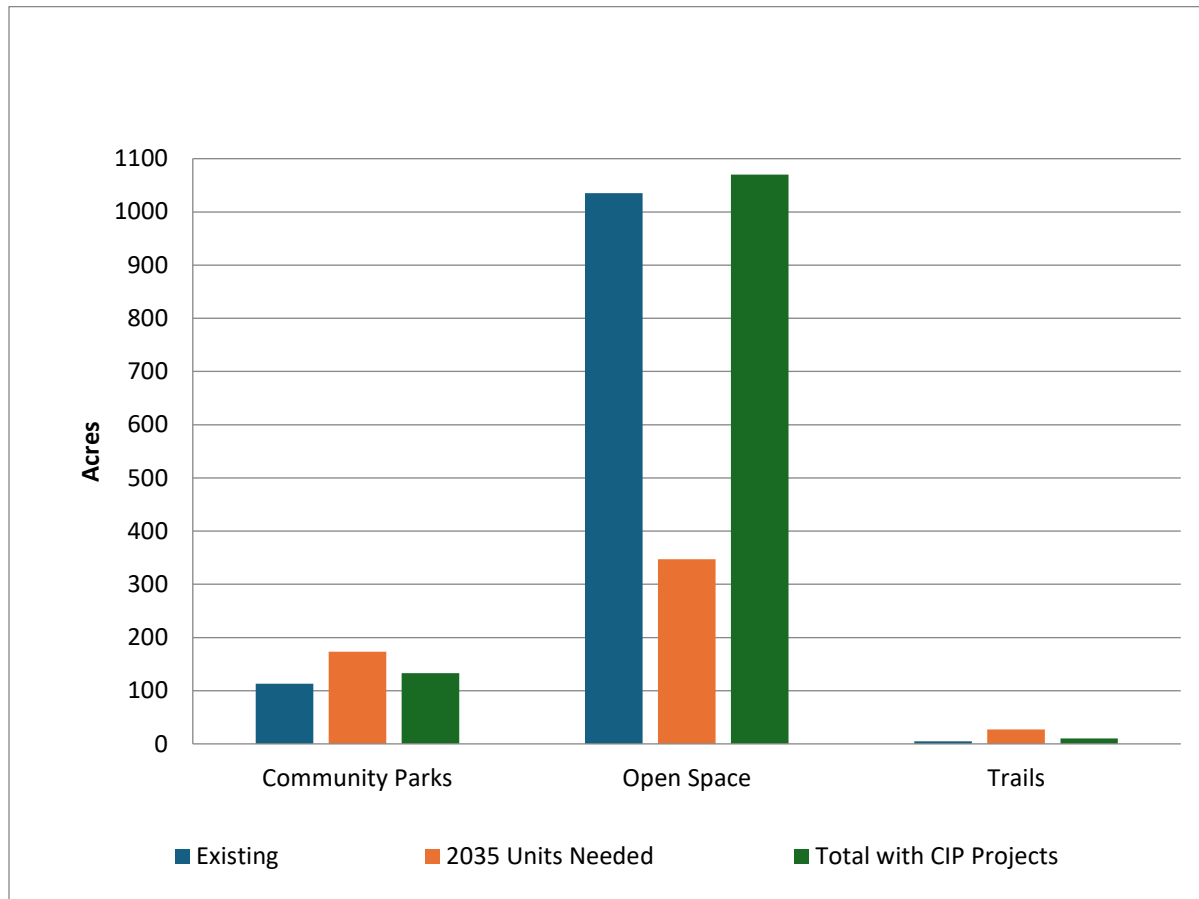
According to projections, Tumwater will be short on the amount of community parks to meet the needs of the 2035 population increase.

### *Trails*

Tumwater is looking to create a network of trails for bikers and pedestrians to cross the city. Currently, the Parks Department is designing and constructing these trails, section by section, as funding allows.



Figure 4. Parks Level of Service and Capital Projects



## Staffing

The Parks and Recreation department maintains 393.4 acres of parks and natural areas and the grounds of all City-owned properties as well as providing recreation services. Low staffing has resulted in sub-standard maintenance and program offerings. Additional staff members will be necessary to improve the current and future level of service.

## Implementation Strategies

- Explore funding options, such as grants or collaborating with other entities, to

increase the quality and quantity of parks and services the City can provide.

- Discuss the most efficient ways to use current and future resources to support the creation of new parks and programs.
- Create a citywide system of streetscapes, parkways, and gateways that access and highlight the scenic attributes of Tumwater.
- Create a comprehensive system of on and off-road hike and bike trails that access scenic, environmental, historical, and open space attributes of Tumwater.



## J. Shoreline Master Program

### Issues and Opportunities

XXXX

### Implementation Strategies

XXXX

## K. Tumwater Thurston County Joint Plan

### Issues and Opportunities

XXXX

### Implementation Strategies

XXXX

## L. Transportation Plan

Transportation is an important aspect of daily life. How people are able to move within Tumwater affects how the City will grow and what shape that growth will take as the City transitions to a more urban place.

### Issues and Opportunities

#### *Multi-Modal Transit*

To support the additional trips traveled by the incoming population, Tumwater has to create

and expand the City's multi-modal transit network. Multi-modal transportation considers all the different ways people get around—from walking and biking to busing and driving. As Tumwater's Town Center transitions into a more urban area, the roadways should reflect the variety of transit modes.





Rural



Urban



## Walkability

Walkability is a measure of how easy it is to live in an area without a car. Factors like sidewalk conditions and nearby grocery stores come together to create a “walkscore,” or grade for an area. Tumwater’s “walkscore” is 28. This signifies a car-dependent transportation

environment. By improving its non-motorized transportation system, Tumwater can boost its quality of life and become friendlier to those who choose not to own cars for financial, environmental, or other reasons.





# Plan Introduction



## Safety

As the City's transportation system becomes more diverse, the City must address the issue of safety. Some streets in the City are too narrow for bikes and cars to share and create a dangerous and trying environment for both. In addition, some streets may not have enough crossing opportunities for pedestrians, thus encouraging them to jaywalk. There may also be a lack of accommodation for people with disabilities and temporary mobility issues.

Table 4. Current Transportation Inventory

Infrastructure Type	Quantity
Public Streets/Roads	140 miles
Owned by the City	100 miles
To be added	15-20 miles
Bus System	6 major routes (12, 13, 42, 43, 68, 609)
Trails	5 miles

## M. Utilities

Utilities in Tumwater, with the exception of water and sewer services, are provided through private companies that work closely with the City. Tumwater cannot directly affect pricing or distribution of most private utilities, but the City can create incentives to increase efficiency and create opportunities to expand utilities.

Infrastructure Type	Quantity
Sidewalks	104 miles
Bike Lanes	11.5 miles
Airport Facilities	835 acres

## Implementation Strategies

- Adopt land use based street design guidance.
- Adopt multi-modal Level of Service standards.
- Expand bicycle and pedestrian data collection.
- Establish bicycle and pedestrian advisory body.
- Conduct a local traffic safety campaign.
- Identify and prioritize projects or areas of improvement.

## Issues and Opportunities

### Natural Gas and Electricity

Puget Sound Energy (PSE) provides natural gas and electricity to Tumwater and a large portion of the Puget Sound region. PSE is currently meeting Tumwater's gas and electricity needs and will work with the City to provide for the future population increase.



CITY OF  
**TUMWATER**

The map displays the city of Portland, Oregon, with a focus on its transportation network. Major highways are highlighted in purple, including the I-5, I-405, and SR-520. Secondary roads are shown in red, and local streets in green. Water bodies, such as the Willamette River, Clackamas River, and various lakes (e.g., Lake Oswego, Lake Clackamas, Lake Hillsboro), are depicted in blue. The map also shows the city's boundaries and various parks and landmarks.

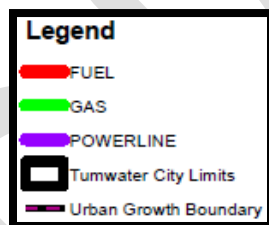




Figure 6. Natural Gas Usage by Sector

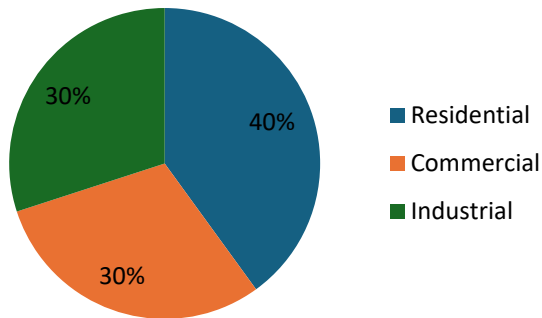


Figure 7. Electricity Usage by Sector

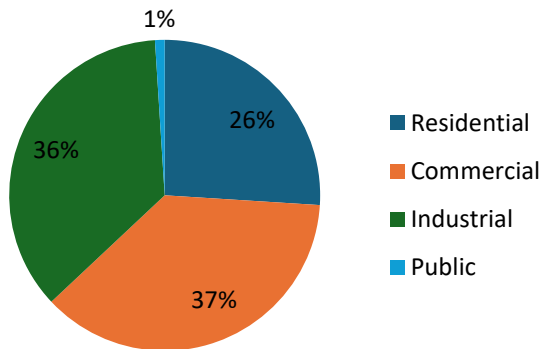
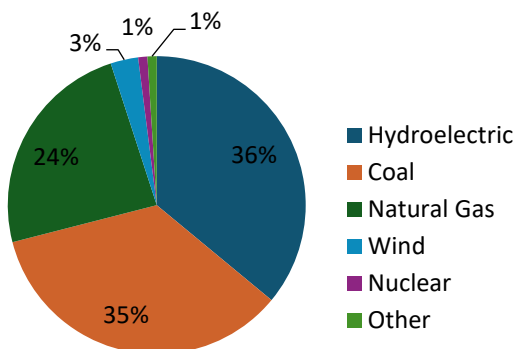


Figure 8. Electricity Sources



## Telecommunication

Telecommunication utilities such as broadband internet, television, and telephone services are

vital to businesses and attractive to residents. A number of companies provide these services to Tumwater. The most prominent are Comcast, CenturyLink, and HughesNet. While current demand is being met, the City should consider opportunities to expand telecommunication services with new strategies like expanding the fiber optic network.

## Implementation Strategies

- Require that private utility companies communicate with the City when siting new utilities.
- Increase the use of renewable resources to reduce the region's carbon footprint.
- Enhance the region's electricity distribution, monitoring, and storage infrastructure to support adoption of cleaner technologies and practices.
- Encourage energy efficiency and conservation through incentives and policy changes.



## N. Subarea Plans

### Brewery District Plan

#### *Implementation Strategies*

XXXX

#### *Issues and Opportunities*

XXXX

#### *Implementation Strategies*

XXXX

### Black Hills Subarea Transportation Plan

#### *Issues and Opportunities*

XXXX

#### *Implementation Strategies*

XXXX

### Capitol Boulevard Corridor Plan

#### *Issues and Opportunities*

XXXX

#### *Implementation Strategies*

XXXX

### Littlerock Road Subarea Plan

#### *Issues and Opportunities*

XXXX

#### *Implementation Strategies*

XXXX

### Town Center Plan

#### *Issues and Opportunities*

XXXX