

Tumwater Comprehensive Plan and the 2025 Periodic Update Process

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



City Council Work Session, October 24, 2023

Background



Tumwater's population is forecast to grow by more than 10,000 people by 2045



Where will new and current residents live, work, and play?



Comprehensive planning is the process by which the community answers that question

Intent

What is the Comprehensive Plan?

Why it is important?

What are primary issues for 2025 Periodic Update?

- Affordable housing
- Diversity, equity, and inclusion
- Climate
- Economic development
- Capital facilities planning



Growth Management Act and the Periodic Update

In Washington State, the Growth Management Act requires fast-growing cities and counties to manage their population growth through a comprehensive plan

Every ten years under the Growth Management Act, the City must conduct a periodic update of its Comprehensive Plan and related development regulations to ensure they comply with the Growth Management Act and respond to changes since the last update in 2016



How Requirements Are Related

State Growth Management Act

Comprehensive Plan

Development
Code



What is the Comprehensive Plan?

The Plan articulates...

The goals, policies, and implementation actions that guide the day-to-day decisions of the Mayor, City Council, and City staff for managing the City's policymaking and investment choices for the next 20 years



What is the Comprehensive Plan?

The Plan is the blueprint for addressing...

- Where development will occur
- What type and intensity it will be
- What City services will be needed to support it



What is the Comprehensive Plan?

The Plan's goals, policies, and actions...

- Are the foundation for how the City addresses future public and private development
- Direct spending for capital facilities improvements
- Establishes impact fees and other development charges to pay for services needed by development
- Guides the content of its development regulations



What is the Comprehensive Plan?

The updated Plan will...

- Cover the period from 2025 to 2045
- Address diversity, equity, and inclusion throughout
- Incorporate many state-required changes addressing affordable housing, climate change, transportation, and other topics



Development Regulations

Development regulations translate the goals and policies of the Comprehensive Plan into the zoning, land division, and environmental regulations that property owners must follow to develop land in the City



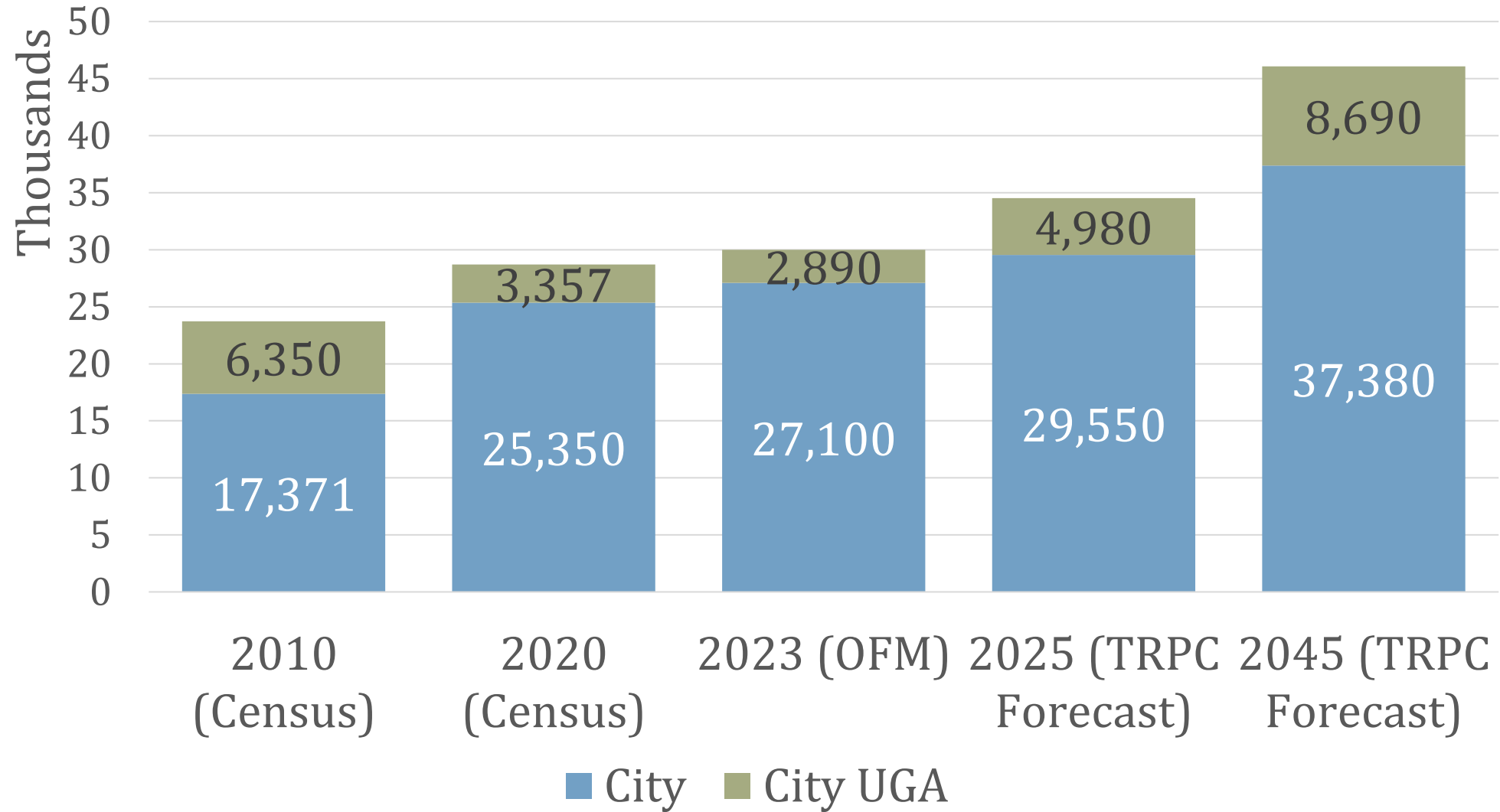
Based on the Citywide Future Land Use Map, the City's Zoning Map establishes the location and boundaries of the zoning districts that allow for specific uses and intensities



City Snapshot – Population, Housing, and Employment



City Snapshot – Population Forecast



City Snapshot – 2023-2045 Projected Population

	2023 (OFM)	2045 (TRPC Forecast)	2023-2045 Projected New Population	Percent Increase 2023-2045
City	27,100	37,380	10,280	38%
City UGA	2,890	8,690	5,800	201%
Combined Total	29,990	46,070	16,080	54%



City Snapshot – Household Size

2000	2010	2020	2023 (Est)
2.20	2.27	2.39	2.38



City Snapshot – Housing Units

	2020 (Census)	2025 (TRPC Forecast)	2045 (TRPC Forecast)	2025- 2045 Projected Housing Need	Percent Increase 2025- 2045
City	11,064	13,460	17,740	4,280	32%
UGA	1,210	2,090	3,726	1,636	78%
Combined Total	12,274	15,550	21,466	5,916	38%

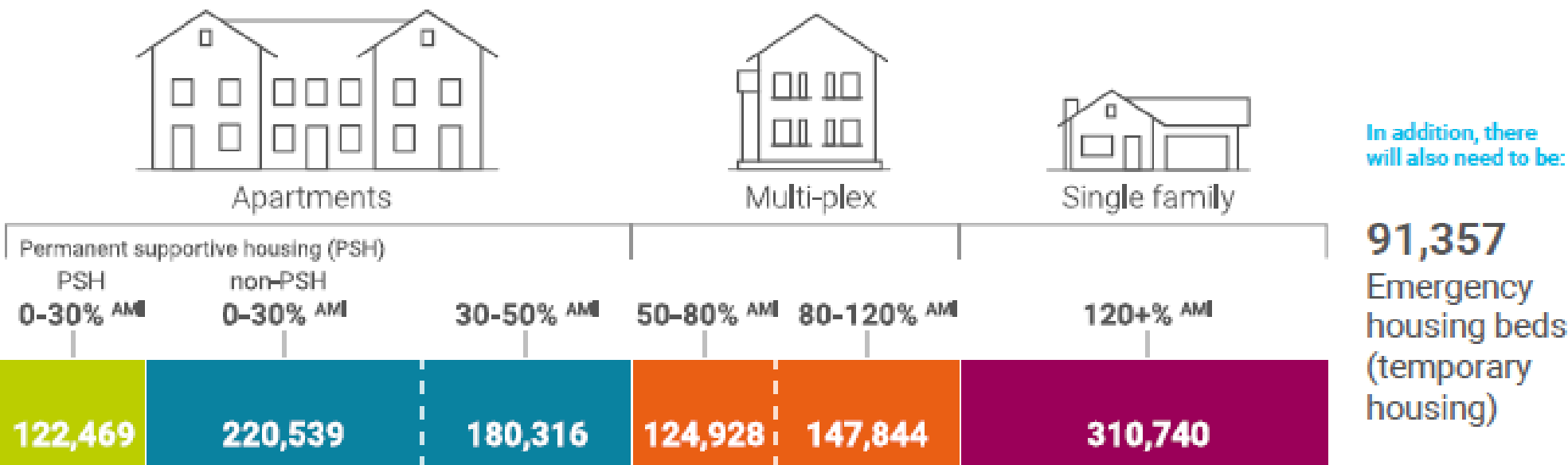
Notes:

- The City added approximately 600 new housing units from 2020 to April 2023 with another approximately 200 housing units by annexation
- 2020-2045 Projected Housing Need for the City is 6,676 housing units, a 60% increase from 2020 to 2045



Statewide Housing Need

According to the State Department of Commerce, 1.1 million new homes will be needed statewide in the next 20 years



State Department of Commerce

State Housing Allocation to Thurston County

	Total	Income Level (Percent of Area Median Income)								Emergency Housing
		0-30%		30-50%	50-80%	80-100%	100-120%	120%+	Other	
		Non-PSH	PSH							
	Housing Units									
Number of Units										
Total Future Housing Needed (2045)	175,794	11,637	3,774	20,859	46,626	30,825	19,899	41,071	1,104	1,562
Estimated Housing Supply (2020)	121,438	2,879	180	12,428	38,356	26,452	15,518	24,522	1,104	626
Net New Housing Needed (2020-2045)	54,356	8,758	3,594	8,431	8,270	4,373	4,381	16,549	0	936
Percent of Units										
Total Future Housing Needed (2045)	100.0%	6.6%	2.1%	11.9%	26.5%	17.5%	11.3%	23.4%	0.6%	—
Estimated Housing Supply (2020)	100.0%	2.4%	0.1%	10.2%	31.6%	21.8%	12.8%	20.2%	0.9%	—
Net New Housing Needed (2020-2045)	100.0%	16.1%	6.6%	15.5%	15.2%	8.0%	8.1%	30.4%	0.0%	—

Note: "Other" includes recreational, seasonal, or migrant labor housing. Numbers may not add up to totals due to rounding.
 2023 HUD-estimated Area Median Income (AMI) for Thurston County is \$102,500.



Median Household Income

Median household income is the threshold where half of the households earn more, and half earn less

The measure assesses money income only and does not include additional benefits such as employer contributions to pension plans and medical benefits



Jobs and Income Levels

Household Income (2023)	Percent of Thurston Area Median Income	Typical Jobs that May Fall in this Range for Household Income
\$0 - \$30,750	0 – 30%	Farm workers, Fixed Incomes
\$30,751 - \$51,250	>30 – 50%	Childcare Workers, Food Preparation Workers, Landscaping Workers
\$51,251 - \$82,000	>50 – 80%	Veterinary Technicians, Construction Workers, Truck Drivers
\$82,001 - \$102,500	>80 – 100%	Nurses, Plumbers
\$102,501 - \$123,000	>100 – 120%	Analysts
\$123,001	>120%	Lawyers, Managers



Example – Addressing Affordable Housing

HOUSING NEEDS



City Snapshot – Employment (City & UGA)

2017 (TRPC)	2045 (TRPC Forecast)
27,030	37,760



What Does Growth Mean for City Services?

Increases in population, housing, and employment lead to an increased need for services, including:...

- **Transportation** – Roads, transit, sidewalks, bike facilities
- **Solid Waste** – Garbage and recycling
- **Water** – Supply and transmission
- **Sewage** – Treatment and sanitary sewer system facilities
- **Stormwater** – Storage and treatment
- **Parks and Recreation** – Facilities and staffing
- **Police** – Facilities and staffing
- **Fire and Emergency Services** – Facilities and staffing
- **Libraries** – Facilities and staffing
- **Schools** – Facilities and staffing



Periodic Update Process



Step 1 and throughout
Engage the Community



Step 2
Gather and
Analyze
Data



Step 3
Evaluate
Policies

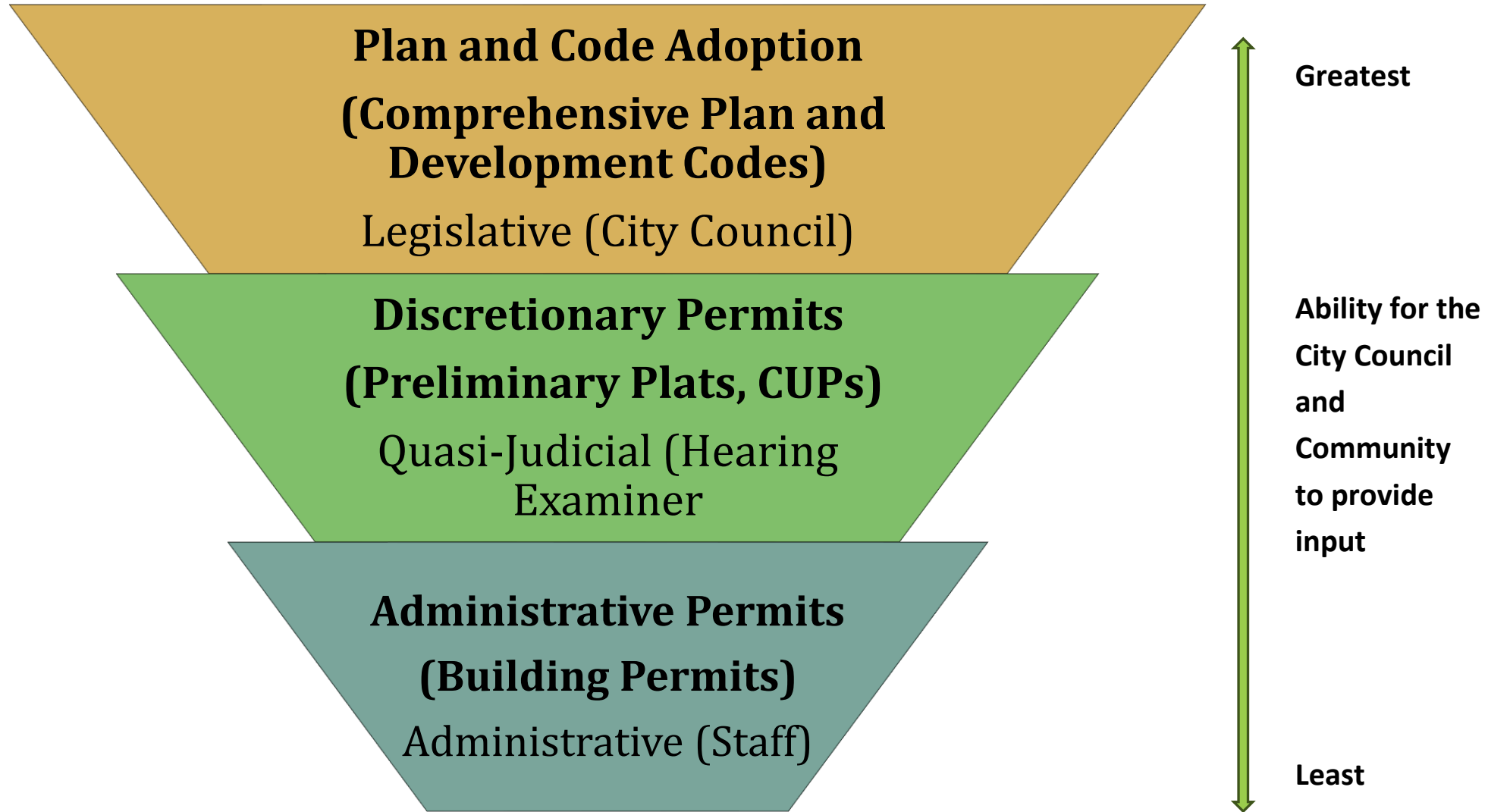


Step 4
Revise Policies



Step 5
Review and
Update
Regulations

Best Time for Community Input



Engaging with the Community

The objective of the community engagement process is to provide the community and stakeholders with meaningful opportunities to participate in the Comprehensive Plan periodic update throughout the process

The Final Community Engagement Plan identifies tactics, strategies, and platforms to inform and consult the community and stakeholders throughout the periodic update

The community engagement process is flexible and will change to take advantage of events and opportunities that may arise



Periodic Update Webpage

- The periodic update email is compplan@ci.tumwater.wa.us
- All documents, schedules, and meeting notifications related to the periodic update are found on the City's periodic update webpage www.ci.tumwater.wa.us/2025CompPlan
- Link to current Comprehensive Plan:
<https://www.ci.tumwater.wa.us/departments/community-development-department/tumwater-comprehensive-plan>



Ongoing Updates

- Staff will update the City Council and Planning Commission on the community engagement efforts throughout the periodic update
- The community will be notified of key meetings and open houses via the periodic update webpage, social media, Tumwater On-Tap e-newsletter, and City interested party contact list



Comments and Contact information

Written comments are welcome at any time during the periodic update process. Staff will address and publish all formal comments

City of Tumwater Contact:

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Phase I – Community Engagement and Review

Summer 2023 – Fall 2023

- Community Outreach – Initial Actions
- Gap Analysis – Completed Fall 2023
- Data Collection – Completed Spring 2024
- Format of the Updated Plan – Completed Fall 2023



Phase II – Plan Development

Winter 2024 – Fall 2024

- Continuing Community Outreach – Winter 2024 – Fall 2024
- Commerce reviews proposed Plan format – March 2024
- Individual Element Development Briefings – January 2024 – October 2024
- Development Code Amendment Briefings – March 2024 – October 2024



Phase III – Legislative Process

Fall 2024 – June 30, 2025

- Prepare Ordinances – October 2024
- SEPA Reviews and Commerce Notice of Intents – November 2024 – December 2024
- Public Adoption Meetings
 - Planning Commission November 2024 – February 2025
 - City Council March 2025 – June 2025
- Notices of Adoption – June 30, 2025



Commerce Guidance Materials

The State Department of Commerce has provided guidance specific to the periodic update on their Periodic Update webpages:

- <https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>
- www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics



Next Steps

- General Government Committee – November 8, 2023
 - Climate and Conservation Elements
 - GMA Housing Needs Allocation
- City Council Joint Work Session with Planning Commission – December 12, 2023
 - 2024 Long Range Planning Work Program and Periodic Update
- General Government Committee – December 13, 2023
 - Economic Development Plan
 - Lands for Public Purposes and Utilities Elements

