

Land Use 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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Land Use Element

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Abbreviations Used in Document

CDD – Community Development Department

RCW – Revised Code of Washington

PRD – Parks, Recreation, and Facilities Department

TED – Transportation & Engineering Department

TMC – Tumwater Municipal Code

WRS – Water Resources & Sustainability Department

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1. Introduction

A. Background

The Land Use 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 determine where particular land uses would be appropriate in Tumwater.

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

The Land Use 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 that set forth a direction to manage land uses in Tumwater.

The goals of the Land Use Element are guided by the state Growth Management Act and the Thurston County-Wide Planning Policies as well as

the vision of a Tumwater that 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. The Element's goals and policies are coordinated with the other Elements in the Comprehensive Plan and regional plans.

The Land Use Element's goals and policies are the policy basis for the draft implementation actions in Land Use 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 land use for the community.

Part 2 – Technical Information provides the technical analysis of land use in the Tumwater to support the twenty-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 Element

In Part 1, Chapters 2 and 3 discuss the Land Use Element's connection to the goals of the state Growth Management Act and the Thurston County-Wide Planning Policies.

Chapter 4 presents each goal with an explanation of how to read the tables and then presents each of Tumwater's land use goals in detail with an explanation of the importance of each goal.

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 Land Use 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 Land Use Element's goals and policies.

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2. Growth Management Act – Element Goals

Chapter 36.70A RCW requires that Tumwater show how the Land Use Element meets the fifteen planning goals contained within the Act. The following is a listing of the fifteen applicable goals and an analysis of how the Land Use Element addresses each goal:

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

The availability of services, including transportation, water and sewer facilities, and other utilities was considered when applying the land use designations in the Land Use Element. The density ranges for all residential land use designations are based on Tumwater's housing allocation across all income groups for the next twenty years and the associated population forecast and is consistent with available or planned public facilities and services.

2. **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

The Land Use Element contains goals, policies, and implementation actions that encourage compact, efficient urban development and supports higher intensity urban growth to be phased outward from the urban core. These policies include minimum density requirements, clustering in sensitive areas, overall higher residential densities throughout Tumwater, and mixed residential and commercial areas.

Each residential designation in the Land Use Element provides adequate density for feasible transportation, water, and sanitary sewer service, while protecting sensitive areas.

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.*

The Land Use Element contains goals, policies, and implementation actions that ensure coordination with the Transportation Plan and other local and regional transportation plans.

The transportation goal was updated in 2023 by the state legislature to add reducing greenhouse gas emissions and vehicle miles traveled per capita. Achieving this goal is done through a combination of goals, policies, and implementation actions in the Land Use Element, Climate Element, and Transportation Plan.

The Land Use Element also proposes higher intensity residential, mixed-use, and neighborhood commercial land use designations to encourage multi-modal, transit oriented development.

4. **Housing.** *Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities*

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and housing types, and encourage preservation of existing housing stock.

How affordable housing is accommodated for all economic classes in Tumwater is more specifically set forth in the Housing Element. The Land Use Element plays a role in allocating sufficient land to ensure an adequate supply of buildable land for housing types serving every income group.

Each residential land use designation, including the mixed use designations, provides a variety of housing types at varying densities. Each Neighborhood subarea of the Land Use Element also contains sufficient variability in housing types to ensure that housing needs can be met for all segments of Tumwater's population for the next twenty years.

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.*

The Land Use Element ensures the provision of adequate land for commerce and industry

in Tumwater and accommodates Tumwater's twenty-year employment forecast.

The Economic Development Plan makes specific recommendations for economic development in Tumwater.

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.*

The Attorney General is directed under RCW 36.70A.370 to advise state agencies and local governments on an orderly, consistent process that better enables the government to evaluate proposed regulatory or administrative actions to ensure that these actions do not result in unconstitutional takings of private property. Local governments that plan under the Growth Management Act must use this process.

Tumwater adheres to the most current version of the Attorney General's *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property*, in its permitting and planning decisions. The Attorney General's memorandum provides local governments with a tool to assist them in the process of evaluating land use actions.

7. Permits. *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

The Land Use Element provides the policy basis for Tumwater's development

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regulations to be developed in a systematic and fair manner. All jurisdictions fully planning under the Growth Management Act must follow the permit procedures found in Chapter 36.70B RCW *Local Project Review* to administer permit application processes. Project permit processing standards are provided in TMC Title 14 *Development Code Administration*.

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.*

While this goal primarily applies to rural areas of Thurston County, the Land Use Element ensures the viability of natural resource industries that currently exist in Tumwater, such as mineral extraction and limited forest production lands, through the identification of such lands in the Land Use Element text and maps. Additionally, the Conservation Element has specific goals and policies that ensure the viability of these natural resource industries and activities as agricultural uses appropriate for an urban area in Tumwater.

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.*

The state legislature updated this goal in 2023 to add the requirement to retain green

space and enhance habitat and urban and community forests. The Land Use Element, in conjunction with the Parks, Recreation, and Open Space Plan, designates areas of Tumwater that would be appropriate for future open space and recreation uses. The Land Use Element reinforces the recommendations of the Parks, Recreation, and Open Space Plan through land use designations and its goals and policies.

Additionally, the Conservation Element has specific goals and policies that enhance fish and wildlife habitat in Tumwater.

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.*

The state legislature updated this goal in 2023 to add the requirement to enhance the environment. Each designation in the Land Use Element is of an appropriate intensity for where it is applied. Areas of environmental sensitivity are designated as open space or a lower intensity designation than other areas of Tumwater.

The Conservation Element contains specific policies relating to protecting and enhancing air and water quality, water availability, and protection and preservation of critical areas. The Land Use Element also makes recommendations for clustering and other creative development techniques to protect sensitive environmental areas of Tumwater.

11. *Citizen participation and coordination.* *Encourage the involvement of citizens in the planning process, including the*

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participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.

The state legislature updated this goal in 2023 to add the requirement to include the participation of vulnerable populations and overburdened communities. For the Comprehensive Plan update, Tumwater followed the strategy outlined in the Final Community Engagement Plan to involve the entire community in the update process.

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.*

All non-open space designations in the Land Use Element are applied to areas that either have adequate capacity for transportation, utilities, storm, and municipal services or will be provided with these facilities in the future concurrent with development. The Land Use Element ensures concurrency through coordination with the Lands for Public Purposes Element, the Capital Facilities Plan, the Transportation Plan, and other elements of the Comprehensive Plan.

13. Historic preservation. *Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

The Land Use Element designates an area of Tumwater as the New Market Historic District. The New Market Historic District Master Plan was adopted by the City Council in November of 1993. The Master Plan provides a framework for action and ensures the preservation of historic and archeological resources in the Historic District.

14. Climate change and resiliency. *Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW 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.*

The state legislature added this goal in 2023. Land Use Element supports the goals of the new Climate Element primarily through land use goals, policies, and implementation actions that support compact urban development that reduce sprawl and allow for multimodal transportation.

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 county's or city's comprehensive plan.*

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The state legislature added this goal in 2023. Tumwater’s Shoreline Master Program was adopted in 2012 and updated in 2018. The next required state update of the Shoreline Master Program will be in 2030.

The Shoreline Master Program addresses the land uses on all lands under the jurisdiction of the Shoreline Management Act in order to protect and preserve water dependent activities and fish and wildlife habitat in the shorelines of the state.

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3. County-Wide Planning Policies

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

The following is a list of the County-Wide Planning Policies that apply to the Land Use Element and a brief description of how the Element is consistent with these policies. All County-Wide Planning Policies are adopted as part of the Comprehensive Plan and are found in Appendix A of the Plan Introduction.

I. General Policies

The Land Use Element contains goals, policies, and implementation actions that address the wide range of issues covered by County-Wide Planning Policies 1.1 through 1.17.

II. Urban Growth Areas

The Land Use Element contains goals, policies, and implementation actions that address County-Wide Planning Policies 2.1 through 2.6.

Thurston County established the urban growth area boundaries and planning for growth within Tumwater's urban growth area is consistent with the Tumwater and Thurston County Joint Plan. For more information, see the response to Policy IV below.

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

The Land Use Element contains goals, policies, and implementation actions that address County-Wide Planning Policies 3.1 through 3.4. These goals, policies, and objectives

encourage compact, efficient urban development that is phased outward from the urban core. It also proposes residential and mixed-use land use designations that encourage the development of compact urban areas.

To help address County-Wide Planning Policy 3.1, each residential designation in the Land Use Element and their geographic application in Tumwater meets this policy by providing for adequate density to accommodate the 20-year population growth in a sustainable manner. In doing so, the Plan uses innovative development techniques such as clustering and transfer of development rights to protect natural resource areas.

It has been demonstrated in Part 2 of the Land Use Element that Tumwater can meet its population projections over the planning period. The Tumwater and Thurston County Joint Plan also address these issues for Tumwater's urban growth area.

To address County-Wide Planning Policy 3.2, the designation of two to four residential units per acre in particularly unique sensitive areas is consistent with this policy in its entirety.

Any development will have services concurrent with development; and all areas of Tumwater are governed by the 1988 and 1995 Urban Growth Management Agreements, which prohibit extension of water or sewer outside the urban growth area except for public health reasons.

Coordination between Tumwater and adjoining jurisdictions is accomplished

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through a number of documents and agreements including the Tumwater and Thurston County Joint Plan, the 1988 Memorandum of Understanding: An Urban Growth Management Agreement, the 1995 Memorandum of Understanding: Urban Growth Area Zoning and Development Standards, and the County-Wide Planning Policies including County-Wide Planning Policy 3.3.

To address County-Wide Planning Policy 3.4, Tumwater coordinates with existing service providers such as fire districts, utility providers, and Thurston County to ensure an orderly transfer before, during, and after annexations. Effective annexation of urban growth areas is encouraged in the Comprehensive Plan.

IV. Joint County & City Planning Within urban growth areas

To address County-Wide Planning Policies 4.1 through 4.5, Thurston County and Tumwater adopted the Tumwater and Thurston County Joint Plan. This plan, an element of both the Tumwater and Thurston County Comprehensive Plans, creates a process for joint planning within Tumwater's urban growth area.

V. Siting County-Wide and State-Wide Public Capital Facilities

To address County-Wide Planning Policies 5.1 and 5.2, the Land Use Element and TMC 18.56.140 address the siting of essential public facilities as required under state law.

VI. Analysis of Fiscal Impact

To address County-Wide Planning Policies 6.1 through 6.3, each non-open space designation in the Land Use Element ensures that needed services can be provided at the most efficient cost to the taxpayer given the constraints and environmental sensitivity of the land.

The Land Use Element has been coordinated with the Lands for Public Purposes Element and other elements of the Comprehensive Plan. Fiscal impacts are also addressed through the Capital Facilities Plan

VII. Economic Development and Employment

To address County-Wide Planning Policies 7.1 through 7.5, the Land Use Element ensures the provision of adequate land for commerce and industry in Tumwater to meet the twenty year projections for employment growth. The Economic Development Element also makes specific recommendations for economic development in Tumwater.

VIII. Affordable Housing

To address County-Wide Planning Policies 8.1 through 8.7, the Housing Element is the principal policy document concerning affordable housing. The Land Use Element works with the Housing Element to provide adequate suitably zoned vacant land to further the policies of the Housing Element.

Each residential designation in the Land Use Element, including designations that allow for mixed use, provides a variety of housing types to ensure that affordable housing is provided for all economic segments of the Tumwater population. The Land Use Element, in conjunction with the Housing Element, includes policies and land use designations

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designed to ensure the provision of affordable housing and availability for all income groups in Tumwater.

IX. Transportation

To address County-Wide Planning Policies 9.1 through 9.10, the Land Use Element contains goals, policies, and implementation actions that ensure coordination with regional and local transportation plans. The Land Use Element also proposes residential, mixed-use, and neighborhood commercial land use designations that encourage multi-model, transit-oriented development.

X. Environmental Quality

To address County-Wide Planning Policies 10.1 through 10.9, each land use designation in the Land Use Element has been applied based on specific criteria that include the sensitivity of certain areas to environmental disturbance. These sensitive areas either have received an open space designation or have received a designation of a lower intensity. Additionally,

most environmentally sensitive areas of Tumwater recommend that development be clustered away from the sensitive area.

Additionally, the Land Use Element contains goals and policies that ensure coordination of land use with TMC Chapter 13.12 and the Drainage Design and Erosion Control Manual for Tumwater. The Conservation Element, as a part of the Comprehensive Plan, also contains specific policies relating to air and water quality and water availability. The Land Use Element also makes recommendations for clustering and other creative development techniques in sensitive areas of Tumwater.

XI. County-Wide Policies which Establish a Process to Develop Future Policies

To address County-Wide Planning Policies 11.1 through 11.3, the Land Use Element is designed to be an adaptable document. As conditions and circumstances change, or as regional plans and policies are amended, the Land Use Element can be revised accordingly.

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4. Element Goals and Policies

A. How to Read These Tables

The Land Use 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 Land Use Element's goals and policies.

PRD

Parks, Recreation, and Facilities Department

TED

Transportation & Engineering Department

WRS

Water Resources & Sustainability Department

1) Department Leads

Implementation of the Land Use Element's policies are associated with four different Tumwater departments:

CDD

Community Development Department

2) Period

Each of the Land Use Element's policies 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.

B. Growth Management Goals

Goal LU-1 Ensure the Land Use Element is implementable and coordinated with other City, neighboring jurisdictional, and regional plans.

Plans that can be put into immediate action with appropriate resources provide better outcomes for communities. Tumwater will prioritize implementation actions and monitor progress toward the goals it sets together with community members.

When resources, timelines, and responsibilities can be coordinated with other partners, more work can be done with fewer resources. Ensuring all partners and community members have a voice in the plan also encourages a sense ownership and belonging.

Commented [BM2]: Update of 2016 Goal LU-1.

Policies and Implementation Actions		Lead	Period
LU-1.1	Ensure the Land Use Element is consistent with adopted County-Wide Planning Policies and integrates climate, conservation, housing, and transportation considerations into land use decisions.	CDD	Term of the Plan

Commented [BM3]: Update of 2016 Policy LU-1.1.

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Policies and Implementation Actions		Lead	Period
LU-1.2	<p>Implement the following City plans and maps through the Land Use Element:</p> <ol style="list-style-type: none"> 1. Capital Facilities Plan 2. Economic Development Plan 3. Housing Action Plan 4. Shoreline Master Program 5. Thurston Climate Mitigation Plan 6. Transportation Improvement Plan 7. Tumwater Historic District Master Plan 8. Tumwater – Thurston County Joint Plan 9. Urban Forestry Management Plan 10. Zoning Code and Map 	<p>CDD PRD TED WRS</p>	Term of the Plan
LU-1.3	Make capital facilities and transportation improvement decisions through the Capital Facilities Plan and Transportation Improvement Plan consistent with the Land Use Element and the Comprehensive Plan.	<p>CDD PRD TED WRS</p>	Term of the Plan
LU-1.4	Coordinate the Land Use Element with all adopted regional plans and the plans of neighboring jurisdictions and special districts.	CDD	Term of the Plan
LU-1.5	Support the creation of a new city center.	CDD TED	Term of the Plan

Commented [BM4]: New policy that is derived from 2016 Land Use Element Policies LU-1.6, LU-1.7, LU-1.8, LU-1.9, LU-1.10, LU-1.11, LU-1.13, and LU-1.14 and 2016 Implementation Actions LU-1.7.1 and LU-18.1.

Also addresses 2016 Implementation Policies #9, #14, #15, and #16.

Commented [BM5]: Update of 2016 Policy LU-1.10 and LU-1.11.

Commented [BM6]: New policy derived from 2016 Land Use Element Policy LU-1.5.

Commented [BM7]: Update of 2016 Policy LU-1.4.

Goal LU-2 Ensure development occurs in an orderly and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect and enhance critical areas and open space, address equity and climate change, and reduce sprawl.

Commented [BM8]: Update of 2016 Goal LU-2.

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Land is a limited resource. To use land efficiently, all the uses should be considered and balanced to support the needs of the community.

Allowing the right use in the right place protects the water and soil resources into the future.

Policies and Implementation Actions		Lead	Period
LU-2.1	Review and update Tumwater's development review and permitting system on a regular basis for consistency with state law and adopted plans to ensure predictability and allow processing of development permits in a timely and fair manner.	CDD	Term of the Plan
LU-2.2	Use innovative land use techniques, such as 15-minute neighborhoods, to create and maintain vibrant centers, corridors, and neighborhoods while accommodating growth, discouraging displacement, and protecting and enhancing critical areas.	CDD WRS	Term of the Plan
LU-2.3	Support vibrant neighborhoods with a range of affordable housing, strong and resilient economies, healthy people and habitats, unique spaces for recreation, and engagement and inclusion.	CDD	Term of the Plan
LU-2.4	Support complete neighborhoods consisting of healthy, connected, transit-oriented communities with a range of transportation choices for all residents.	CDD	Term of the Plan
LU-2.5	Ensure new annexations adhere to the goals and policies agreed to by Tumwater and Thurston County.	CDD	Term of the Plan
LU-2.6	Protect designated mineral resource lands from incompatible development.	CDD	Term of the Plan

Commented [BM9]: Update of 2016 Implementation Policy #11 as a policy.

Commented [BM10]: Update of 2016 Policy LU-2.3.

Commented [BM11]: Update of 2016 Policy LU-2.8.

Commented [BM12]: Update of 2016 Policy LU-2.8.

Commented [BM13]: Update of 2016 Policy LU-2.4.

Commented [BM14]: Update of 2016 Policy LU-2.7.

Goal LU-3 Ensure adequate public services, facilities, and utilities are available to proposed and existing development.

As Tumwater grows, it is important for public services and facilities to anticipate growth and provide services so that they are available as development occurs. Working with internal and external partners is key to coordinating the

resources available and ensuring services are available to residents. To use resources efficiently at urban densities also requires efforts to replace private sewer and water systems with public systems.

Commented [BM15]: 2016 Goal LU-3.

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Policies and Implementation Actions		Lead	Period
LU-3.1	Ensure capital budget decisions in the six-year Capital Facilities Plan are coordinated with the Land Use Element, Lands for Public Purpose Element, Climate Element, Parks, Recreation, and Open Space Plan, and Transportation Plan.	CDD PRD TED WRS	Term of the Plan
LU-3.3	Ensure development conforms with the Water System Plan and Sanitary Sewer Comprehensive Plan.	CDD TED WRS	Term of the Plan
LU-3.4	Analyze all proposed projects for anticipated impact on public services as part of development and environmental review.	CDD PRD TED WRS	Term of the Plan
LU-3.5	Work with developers to determine where and when new public facilities are to be placed to permit proper development of current and future projects and meet concurrency.	CDD PRD TED WRS	Term of the Plan
LU-3.6	Require existing development utilizing permitted septic tanks for sewerage disposal to hook up to the sanitary sewer when a septic system fails, needs replacement, or requires major repairs as sanitary sewer laterals become available.	CDD TED	Term of the Plan
LU-3.7	Require existing development utilizing permitted private wells for water to connect to Tumwater's water service when the well fails, needs replacement, or requires major repairs, where City water service available.	CDD WRS	Term of the Plan

Commented [BM16]: Update of the 2016 Policy LU-3.1.

Commented [BM17]: Update of 2016 Policy LU-3.2.

Commented [BM18]: Update of 2016 Policy LU-3.3.

Commented [BM19]: Update of 2016 Policy LU-3.5.

Commented [BM20]: Update of 2016 Policy LU-3.6.

Commented [BM21]: Update of 2016 Policy LU-3.7.

C. Equitable Community Goals

Goal LU-4 Create land use patterns that increase equity across all land use types.

Environmental justice means planning for a future where no people are intentionally placed in harm's way. Providing sufficient land for residential development serving for all income groups ensures that all Tumwater residents can

afford the cost of living and not have to sacrifice other needs to keep their home.

Goal LU-4 works together with the Housing Element to ensure sufficient land has been designated for housing. The Housing Element contains goals, policies and implementation

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actions that provide guidance for housing types for all income groups.

Policies and Implementation Actions		Lead	Period
LU-4.1	Embed environmental justice in land use decisions.	CDD	Term of the Plan
LU-4.2	Coordinate residential uses and densities in the Land Use Element with the housing allocations for all income groups in the Housing Element.	CDD	Term of the Plan
LU-4.3	Use innovative techniques to support the provision of affordable housing.	CDD	Term of the Plan
LU-4.4	Increase the variety of housing types to meet the needs of a changing population with supporting design guidelines.	CDD	Term of the Plan
LU-4.5	Develop anti-displacement programs in frontline communities when increasing densities.	CDD	Term of the Plan

Commented [BM22]: Update of 2016 Policy LU-4.1.

Commented [BM23]: Update of 2016 Policy LU-4.2.

Commented [BM24]: Update of 2016 Policy LU-4.6.

Goal LU-5 Ensure land use patterns support efficient multimodal transportation systems in coordination with City and regional transportation plans.

Transportation of both people and goods throughout Tumwater requires coordination with providers and users to ensure services meet the needs of residents, businesses, and customers.

Multiple options for transportation allow residents to live independently regardless of age, income, or abilities. Coordinating development with transit and active transportation options ensures increased access to transportation options for everyone.

Commented [BM25]: Update of 2016 Goal LU-5.

Policies and Implementation Actions		Lead	Period
LU-5.1	Coordinate with the Transportation Plan, Regional Transportation Plan, Parks, Recreation, and Open Space Plan, Climate Element, and Thuston Climate Mitigation Plan.	CDD PRD TED WRS	Term of the Plan
LU-5.2	Establish and maintain multimodal links between land uses.	CDD TED	Term of the Plan

Commented [BM26]: Update of 2016 Policies LU-5.1, LU-5.2, and LU-5.3.

Commented [BM27]: Update of 2016 Policy LU-5.4.

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Policies and Implementation Actions		Lead	Period
LU-5.3	Allow densities and mixtures of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use transit and active modes of travel.	CDD	Term of the Plan
LU-5.4	Coordinate with transportation providers and developers to ensure that developments are designed to promote physical, mental, and social health, and reduce the impacts of climate change on the natural and built environments.	CDD TED WRS	Term of the Plan
LU-5.5	Reinforce the link between land use and public transportation by encouraging development to occur at higher densities along designated transit corridors, nodes, and near commercial and employment centers.	CDD	Term of the Plan
LU-5.6	Prevent transportation improvements, regardless of their financing mechanisms that would trigger development inconsistent with the Comprehensive Plan and implementing regulations.	CDD TED	Term of the Plan

Commented [BM28]: Update of 2016 Policy LU-5.6.

Commented [BM29]: New policy.

Commented [BM30]: Update of 2016 Policy LU-5.7.

Commented [BM31]: Update of 2016 Policy LU-5.13.

Goal LU-6 Ensure physical limitations of the land are considered during development.

Historically cultures have built their communities around natural resources that support livelihoods. To preserve the environment and promote safety, Tumwater reviews the physical features of the environment during development review. Limiting development to lands which have suitable

environmental characteristics also protects residents from natural hazards such as landslides and flooding.

The Resiliency Subelement of the Climate Element includes a number of actions that support this goal.

Commented [BM32]: Update of 2016 Goal LU-8.

Policies and Implementation Actions		Lead	Period
LU-6.1	Ensure development conforms with environmental standards and requirements.	CDD	Term of the Plan
LU-6.2	Reserve the right to prohibit or set conditions on development based on anticipated adverse environmental or health impacts.	CDD	Term of the Plan

Commented [BM33]: Update of 2016 Policy LU-8.1.

Commented [BM34]: Update of 2016 Policy LU-8.2.

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Policies and Implementation Actions		Lead	Period
LU-6.3	Integrate design features of existing natural systems into the layout and siting of new development, including significant trees and noncritical ecological systems, where possible.	CDD	Term of the Plan

Commented [BM35]: Update of 2016 Policy LU-8.3.

D. Specific Land Use Type Goals

Goal LU-7 Support development of all types of residential uses.

With the forecasted increase of population and housing need, ensuring Tumwater has sufficient land for a range of residential uses is a top priority. Different types of housing for all income

groups support seniors, people with disabilities, low income, and marginalized communities. Accommodating space for diversity strengthens our community.

Commented [BM36]: Update of 2016 Goal LU-9.

Policies and Implementation Actions		Lead	Period
LU-7.1	Ensure an adequate supply of residential land to support the development of housing affordable to all income groups.	CDD	Term of the Plan
LU-7.2	Protect residential uses from excessive noise, odors, dirt, glare, traffic, pollution, and other nuisances emanating from regional transportation facilities and commercial and industrial uses.	CDD	Term of the Plan
LU-7.3	Ensure residential development occurs in integrated centers to allow for multimodal access to services.	CDD	Term of the Plan
LU-7.4	Allow innovation in development regulations with newer forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems can be achieved.	CDD	Term of the Plan
LU-7.5	Do not permit private residential gated communities.	CDD	Term of the Plan

Commented [BM37]: Update of 2016 Policy LU-9.1.

Commented [BM38]: Update of 2016 Policy LU-9.2.

Commented [BM39]: Update of 2016 Policy LU-9.3.

Commented [BM40]: Update of 2016 Policy LU-9.4.

Commented [BM41]: Update of 2016 Implementation Action LU-9.4.1 as a new policy.

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Policies and Implementation Actions		Lead	Period
LU-7.6	Support residential developments that provide easy access to healthy food sources and facilitate food recovery efforts.	CDD	Term of the Plan

Goal LU-8 Support development of commercial and mixed uses in appropriate areas.

A strong economy depends on adequate space for providing goods and services to serve residents. Finding the appropriate location for commercial uses depends on the type of activity and intensity of use. Allowing flexibility for

smaller scale commercial uses close to housing while buffering residential uses from higher intensity commercial uses is a key to making sure uses are compatible in neighborhoods.

Policies and Implementation Actions		Lead	Period
LU-8.1	Ensure adequate supply of developable commercial land.	CDD	Term of the Plan
LU-8.2	Concentrate high intensity commercial uses in mixed use centers to ensure multimodal access and prevent single use strip development.	CDD	Term of the Plan
LU-8.4	Locate high intensity commercial uses close to arterial routes and freeway access.	CDD	Term of the Plan
LU-8.5	Locate lower intensity neighborhood commercial uses throughout Tumwater to supply nearby residents with everyday goods and services where these uses are small, do not generate excessive traffic, and are compatible with nearby residences.	CDD	Term of the Plan
LU-8.6	Support local small scale commercial opportunities such as food trucks and food truck courts.	CDD	Term of the Plan

Commented [BM42]: Update of 2016 Goal LU-10.

Commented [BM43]: Update of 2016 Policy LU-10.3.

Commented [BM44]: Update of 2016 Policy LU-10.4.

Commented [BM45]: Update of 2016 Policy LU-10.9.

Commented [BM46]: Update of 2016 Policy LU-10.10.

Commented [BM47]: Update of 2016 Policy LU-10.11.

Goal LU-9 Support development of manufacturing, industrial, and warehouse uses in appropriate areas.

Industrial uses can include manufacturing, research, warehousing, raw materials storage, and other activities. Allowing a range of

industrial activities in Tumwater increases local job opportunities and decreases the transportation costs for those services.

Commented [BM48]: Update of 2016 Goal LU-10.

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Designating land for industrial uses considers adjacent uses, proximity to transportation space required for equipment, buffering for routes, and reducing environmental impacts.

	Policies and Implementation Actions	Lead	Period
LU-9.1	Ensure adequate supply of developable industrial land near primary transportation corridors.	CDD	Term of the Plan
LU-9.2	Group manufacturing, industrial, and warehouse uses into centers in landscaped, urban park quality centers.	CDD	Term of the Plan
LU-9.3	Develop manufacturing, industrial, and warehouse areas following an integrated planning scheme incorporating performance standards regarding green belts, and buffering, landscaping, parking facilities, and design guidelines.	CDD	Term of the Plan
LU-9.4	Locate new manufacturing, industrial, and warehouse development in areas close to arterial routes, freeway access, and rail facilities that minimize pollution and heavy truck traffic through residential and commercial areas.	CDD	Term of the Plan
LU-9.5	Ensure manufacturing, industrial, and warehouse structures are low profile and provide sustainable screening landscaping that also reduces environmental effects of such land uses.	CDD	Term of the Plan

Commented [BM49]: Update of 2016 Policy LU-10.3.

Commented [BM50]: Update of 2016 Policy LU-10.5.

Commented [BM51]: Update of 2016 Policy LU-10.6.

Commented [BM52]: Update of 2016 Policy LU-10.7.

Commented [BM53]: Update of 2016 Policy LU-10.8.

Goal LU-10 Retain and enhance open space, parks, trails, and space for recreational opportunities.

Access to open space, parks, trails, and recreational opportunities improves quality of life and physical and social-emotional health. Underserved communities typically lack access to open spaces, parks, trails, and recreational opportunities. Ensuring that all community members have access to these spaces is a priority. Additional goals and policies are found in the Parks, Recreation, and Open Space Plan.

Commented [BM54]: Update of 2016 Goal LU-7.

	Policies and Implementation Actions	Lead	Period
LU-10.1	Coordinate provision of open space, parks, trails, and space for recreational opportunities with the Parks, Recreation, and Open Space Plan.	CDD PRD	Term of the Plan

Commented [BM55]: Update of 2016 Policy LU-7.1.

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Policies and Implementation Actions		Lead	Period
LU-10.2	Preserve and enhance environmentally sensitive lands by developing compact urban areas.	CDD	Term of the Plan
LU-10.3	Require a variety of open spaces including landscaped buffers, small parks, plazas, and other community areas to balance higher density development and enhance quality of living.	CDD	Term of the Plan

Commented [BM56]: Update of 2016 Policy LU-7.3.

Commented [BM57]: Update of 2016 Policy LU-10.4.

E. Public Facilities Goals

Goal LU-11 Support development of public facilities in appropriate areas.

Public facilities are built and maintained by a government or agency for public use. They include transportation facilities, road lighting systems, storm and sanitary sewer systems, parks and open space, and transit stops. These facilities need adequate space as Tumwater

grows. More goals and policies about the processes by which public facilities are built and maintained are found in the Lands for Public Purposes Element, Parks, Recreation, and Open Space Plan, and Transportation Plan.

Commented [BM58]: New goal.

Policies and Implementation Actions		Lead	Period
LU-11.1	Ensure an adequate supply of developable land for public facilities.	CDD	Term of the Plan
LU-11.2	Distribute public facilities throughout Tumwater to ensure multimodal access.	CDD	Term of the Plan

Commented [BM59]: New policy.

Commented [BM60]: New policy.

Goal LU-12 Provide for the location of essential public facilities.

Essential public facilities are those that are typically difficult to site and are defined in RCW 36.70A.200 to include airports, state education facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling and organic management facilities, and in-patient facilities including substance abuse

facilities, mental health facilities, group homes, and secure community transition facilities.

In coordination with the development code, the Land Use Element describes the process for siting essential public facilities.

Commented [BM61]: New goal.

Policies and Implementation Actions		Lead	Period
LU-12.1	Ensure that the Comprehensive Plan and implementing regulations do not preclude the siting of essential public facilities.	CDD	Term of the Plan
LU-12.2	Ensure that where possible, essential public facility sites are used jointly for public benefit.	CDD	Term of the Plan
LU-12.3	Give opportunities for residents, property owners, adjacent jurisdictions, and other interested parties for meaningful participation in decisions on siting essential public facilities.	CDD	Term of the Plan

Commented [BM62]: New policy.

Commented [BM63]: New policy.

Commented [BM64]: New policy.

Goal LU-13 Protect the Olympia Regional Airport from incompatible land uses that could affect present and future use of airport facilities and operations while acknowledging the existing urban environment adjacent to the Airport.

Airports are an important part of the transportation system that supports the local and regional economy. In urban areas, regulations around airports keep both airport users and local community members safe by

only allowing compatible uses in airport safety zone overlays. Development regulations that limit the heights of buildings, lights, and types of use can reduce the exposure to potential hazards near an airport.

Commented [BM65]: Update of 2016 Goal LU-13.

Policies and Implementation Actions		Lead	Period
LU-13.1	Promote safe operation of Olympia Regional Airport by encouraging compatible land uses and activities and discouraging uses or activities that impede safe flight operations or endanger the lives of people on the ground.	CDD	Term of the Plan
LU-13.2	Work with the Port of Olympia to address off site impacts from airport uses on the surrounding community.	CDD	Term of the Plan

Commented [BM66]: 2016 Policy LU 13.1.

F. Historic Preservation Goals

Goal LU 14 Preserve and protect significant historical and cultural sites.

Preserving local sites of historical and cultural significance is important to understanding the past and learning from our experiences. Physical

reminders of our history honor those that have come before. Working with local Tribes to preserve historical and cultural sites is an

Commented [BM67]: Update of 2016 Goal LU-12.

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important component of recognizing our shared bond to this area.

Policies and Implementation Actions		Lead	Period
LU-14.1	Coordinate the Land Use Element with Tumwater and Thurston County's historic preservation programs.	CDD PRD	Term of the Plan
LU-14.2	Protect designated state and national landmarks listed by the State Office of Archaeology and Historic Preservation and cultural or archaeological resources identified by the Tribes in land use decisions.	CDD	Term of the Plan

Commented [BM68]: Update of 2016 Policy LU-13.1.

Commented [BM69]: Update of 2016 Policy LU-13.2.

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Appendix A Draft Implementation Actions

Each of the Land Use 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 stakeholders, the community, and Tumwater staff. The draft implementation actions in the tables below are intended to serve as the building blocks for developing the annual

Tumwater work programs that will implement the goals and policies of the Land Use Element.

The draft implementation actions will need further refinement before they are incorporated into 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.

1. How to Read These Tables

The Land Use 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.

PRD

Parks, Recreation, and Facilities Department

TED

Transportation & Engineering Department

WRS

Water Resources & Sustainability Department

a) Department Leads

Implementation of the Land Use Element's policies and implementation actions are associated with four different Tumwater departments:

CDD

Community Development Department

b) Period

Each of the Land Use 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.

2. Growth Management Goals

Goal LU-1 **Ensure the Land Use Element is implementable and coordinated with other City, neighboring jurisdictional, and regional plans.**

Commented [BM70]: Update of 2016 Goal LU-1.

Plans that can be put into immediate action with appropriate resources provide better outcomes for communities. Tumwater will prioritize implementation actions and monitor progress toward the goals it sets together with community members.

When resources, timelines, and responsibilities can be coordinated with other partners, more work can be done with fewer resources. Ensuring all partners and community members have a voice in the plan also encourages a sense ownership and belonging.

Policies and Implementation Actions		Lead	Period
LU-1.1	Ensure the Land Use Element is consistent with adopted County-Wide Planning Policies and integrates climate, conservation, housing, and transportation considerations into land use decisions.	CDD	Term of the Plan
LU-1.1.1	Implement the County-Wide Planning Policies as adopted by Tumwater through the Land Use Element.	CDD	Term of the Plan
LU-1.2	Implement the following City plans and maps through the Land Use Element: <ul style="list-style-type: none"> 11. Capital Facilities Plan 12. Economic Development Plan 13. Housing Action Plan 14. Shoreline Master Program 15. Thurston Climate Mitigation Plan 16. Transportation Improvement Plan 17. Tumwater Historic District Master Plan 18. Tumwater – Thurston County Joint Plan 19. Urban Forestry Management Plan 20. Zoning Code and Map 	CDD PRD TED WRS	Term of the Plan
LU-1.2.1	Ensure that zoning designations and regulations are consistent with the overall City Land Use Map and Land Use Element goals and policies.	CDD	Review Every Five Years

Commented [BM71]: Update of 2016 Policy LU-1.1.

Commented [BM72]: Update of 2016 Implementation Action LU-1.1.1.

Commented [BM73]: New policy that is derived from 2016 Land Use Element Policies LU-1.6, LU-1.7, LU-1.8, LU-1.9, LU-1.10, LU-1.11, LU-1.13, and LU-1.14 and 2016 Implementation Actions LU-1.7.1 and LU-18.1.

Also addresses 2016 Implementation Policies #9, #14, #15, and #16.

Commented [BM74]: Update of 2016 Implementation Action LU-1.9.1 and 2016 Implementation Policy #1.

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Policies and Implementation Actions		Lead	Period
LU-1.3	Make capital facilities and transportation improvement decisions through the Capital Facilities Plan and Transportation Improvement Plan consistent with the Land Use Element and the Comprehensive Plan.	CDD PRD TED WRS	Term of the Plan
LU-1.3.1	On a biennial basis, invest in public improvements through the six year Capital Facilities Plan to facilitate and complement private development including streetscape improvements, green infrastructure, public open spaces, and other amenities.	CDD PRD TED WRS	Term of the Plan
LU-1.4	Coordinate the Land Use Element with all adopted regional plans and the plans of neighboring jurisdictions and special districts.	CDD	Term of the Plan
LU-1.5	Support the creation of a new city center.	CDD TED	Term of the Plan
LU-1.5.1	Review and update the Tumwater Town Center Plan.	CDD TED	2026-28
LU-1.5.2	Work with the Port of Olympia and the Federal Aviation Administration to remove their restrictions on residential development on Port owned land in the Town Center to allow full implementation of the Tumwater Town Center.	CDD	2026-28

Commented [BM75]: Update of 2016 Policy LU-1.10 and LU-1.11.

Commented [BM76]: Update of 2016 Implementation Policy #8 as an implementation action.

Commented [BM77]: New policy derived from 2016 Land Use Element Policy LU-1.5.

Commented [BM78]: Update of 2016 Policy LU-1.4.

Commented [BM79]: Update of 2016 Policy LU-1.4 as an implementation action.

Commented [BM80]: Update of 2016 Implementation Policy #12 as an implementation action.

Goal LU-2 **Ensure development occurs in an orderly and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect and enhance critical areas and open space, address equity and climate change, and reduce sprawl.**

Land is a limited resource. To use land efficiently, all the uses should be considered and balanced to support the needs of the community.

Allowing the right use in the right place protects the water and soil resources into the future.

Commented [BM81]: Update of 2016 Goal LU-2.

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Policies and Implementation Actions		Lead	Period
LU-2.1	Review and update Tumwater’s development review and permitting system on a regular basis for consistency with state law and adopted plans to ensure predictability and allow processing of development permits in a timely and fair manner.	CDD	Term of the Plan
LU-2.1.1	Prepare annual reports on the number, type, and review times for development permits and post them on Tumwater’s website.	CDD	Annually
LU-2.1.2	Using the information generated by annual reporting and the experiences of applicants and permit review staff assess and update Tumwater’s permit processing system.	CDD	Every Three Years
LU-2.2	Use innovative land use techniques, such as 15-minute neighborhoods, to create and maintain vibrant centers, corridors, and neighborhoods while accommodating growth, discouraging displacement, and protecting and enhancing critical areas.	CDD WRS	Term of the Plan
LU-2.2.1	Review and update Tumwater’s development standards, guidelines, and Citywide Design Guidelines on a regular basis.	CDD	Annually
LU-2.2.2	Develop and adopt an adaptive management plan for the protection and enhancement of critical areas.	CDD WRS	2028-29
LU-2.2.3	Provide staff with resources and training to support improvements.	CDD WRS	Term of the Plan
LU-2.3	Support vibrant neighborhoods with a range of affordable housing, strong and resilient economies, healthy people and habitats, unique spaces for recreation, and engagement and inclusion.	CDD	Term of the Plan

Commented [BM82]: Update of 2016 Implementation Policy #11 as a policy.

Commented [BM83]: New implementation action.

Commented [BM84]: New implementation action.

Commented [BM85]: Update of 2016 Policy LU-2.3.

Commented [BM86]: Update of 2016 Implementation Action LU-2.3.1 and Implementation Policy #2.

Commented [BM87]: New implementation action.

Commented [BM88]: New implementation action.

Commented [BM89]: Update of 2016 Policy LU-2.8.

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Policies and Implementation Actions		Lead	Period
LU-2.3.1	Assess neighborhood vibrancy every five years based on the following criteria: housing, economy, health, recreation, and engagement.	CDD	Every Five Years
LU-2.3.2	Incentivize the creation of activity nodes in each neighborhood along transit corridors that support housing, jobs, services, and all transportation modes.	CDD	Term of the Plan
LU-2.3.3	Promote equitable access to human services by allowing these uses in suitable locations near transit and housing.	CDD	Term of the Plan
LU-2.3.4	Protect or create open spaces in each neighborhood within a walkable distance of housing.	CDD	Term of the Plan
LU-2.4	Support complete neighborhoods consisting of healthy, connected, transit-oriented communities with a range of transportation choices for all residents.	CDD	Term of the Plan
LU-2.4.1	Regularly update development standards and guidelines to support the creation of pedestrian-oriented transit supportive neighborhoods.	CDD	Every Five Years
LU-2.5	Ensure new annexations adhere to the goals and policies agreed to by Tumwater and Thurston County.	CDD	Term of the Plan
LU-2.5.1	Monitor new annexations for the first five years on an annual basis and provide resources for compliance.	CDD	Term of the Plan
LU-2.6	Protect designated mineral resource lands from incompatible development.	CDD	Term of the Plan
LU-2.6.1	Separate mineral lands from incompatible land uses by utilizing buffer areas and other techniques to lessen environmental impacts on adjacent uses.	CDD	Term of the Plan

Commented [BM90]: New implementation action.

Commented [BM91]: New implementation action.

Commented [BM92]: New implementation action.

Commented [BM93]: New implementation action.

Commented [BM94]: Update of 2016 Policy LU-2.8.

Commented [BM95]: Update of 2016 Implementation Policy #6.

Commented [BM96]: Update of 2016 Policy LU-2.4.

Commented [BM97]: New implementation action.

Commented [BM98]: Update of 2016 Policy LU-2.7.

Commented [BM99]: New implementation action.

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Goal LU-3 Ensure adequate public services, facilities, and utilities are available to proposed and existing development.

As Tumwater grows, it is important for public services and facilities to anticipate growth and provide services so that they are available as development occurs. Working with internal and external partners is key to coordinating the

resources available and ensuring services are available to residents. To use resources efficiently at urban densities also requires efforts to replace private sewer and water systems with public systems.

Commented [BM100]: 2016 Goal LU-3.

Policies and Implementation Actions		Lead	Period
LU-3.1	Ensure capital budget decisions in the six-year Capital Facilities Plan are coordinated with the Land Use Element, Lands for Public Purpose Element, Climate Element, Parks, Recreation, and Open Space Plan, and Transportation Plan.	CDD PRD TED WRS	Term of the Plan
LU-3.1.1	Ensure the Capital Facilities Plan can be implemented through the Land Use Element's projected uses and densities.	CDD PRD TED WRS	Term of the Plan
LU-3.1.2	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 Thurston County Code Title 22 <i>Tumwater Urban Growth Area Zoning</i> .	CDD PRD TED WRS	Term of the Plan
LU-3.3	Ensure development conforms with the Water System Plan and Sanitary Sewer Comprehensive Plan.	CDD TED WRS	Term of the Plan
LU-3.4	Analyze all proposed projects for anticipated impact on public services as part of development and environmental review.	CDD PRD TED WRS	Term of the Plan
LU-3.5	Work with developers to determine where and when new public facilities are to be placed to permit proper development of current and future projects and meet concurrency.	CDD PRD TED WRS	Term of the Plan

Commented [BM101]: Update of the 2016 Policy LU-3.1.

Commented [BM102]: Update of 2016 Implementation Action LU-3.1.1.

Commented [BM103]: Update of 2016 Implementation Policy #7.

Commented [BM104]: Update of 2016 Policy LU-3.2.

Commented [BM105]: Update of 2016 Policy LU-3.3.

Commented [BM106]: Update of 2016 Policy LU-3.5.

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Policies and Implementation Actions		Lead	Period
LU-3.6	Require existing development utilizing permitted septic tanks for sewerage disposal to hook up to the sanitary sewer when a septic system fails, needs replacement, or requires major repairs as sanitary sewer laterals become available.	CDD TED	Term of the Plan
LU-3.6.1	Work with LOTT to prioritize connecting properties on septic systems to LOTT's sewerage treatment system to reduce impacts to groundwater and surface water quality and programs that support subsidies for lower income groups.	CDD TED WRS	Term of the Plan
LU-3.7	Require existing development utilizing permitted private wells for water to connect to Tumwater's water service when the well fails, needs replacement, or requires major repairs, where City water service available.	CDD WRS	Term of the Plan

Commented [BM107]: Update of 2016 Policy LU-3.6.

Commented [BM108]: Update of 2016 Implementation Action LU-3.6.1.

Commented [BM109]: Update of 2016 Policy LU-3.7.

3. Equitable Community Goals

Goal LU-4 Create land use patterns that increase equity across all land use types.

Environmental justice means planning for a future where no people are intentionally placed in harm's way. Providing sufficient land for residential development serving for all income groups ensures that all Tumwater residents can afford the cost of living and not have to sacrifice other needs to keep their home.

Goal LU-4 works together with the Housing Element to ensure sufficient land has been designated for housing. The Housing Element contains goals, policies and implementation actions that provide guidance for housing types for all income groups.

Policies and Implementation Actions		Lead	Period
LU-4.1	Embed environmental justice in land use decisions.	CDD	Term of the Plan

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Policies and Implementation Actions		Lead	Period
LU-4.1.1	Develop an environmental justice audit process, using the state and federal guidance to inform Tumwater's audit process.	CDD WRS	2028-2029
LU-4.1.2	Conduct a citywide environmental justice audit prior to amending land use designations.	CDD	Starting in 2029
LU-4.2	Coordinate residential uses and densities in the Land Use Element with the housing allocations for all income groups in the Housing Element.	CDD	Term of the Plan
LU-4.3	Use innovative techniques to support the provision of affordable housing.	CDD	Term of the Plan
LU-4.3.1	Use adaptive management to monitor and optimize development regulations for housing with community feedback and data.	CDD	Term of the Plan
LU-4.4	Increase the variety of housing types to meet the needs of a changing population with supporting design guidelines.	CDD	Term of the Plan
LU-4.5	Develop anti-displacement programs in frontline communities when increasing densities.	CDD	Term of the Plan
LU-4.5.1	Review land use maps and Comprehensive Vulnerability Assessment findings to identify regions at high-risk of disaster displacement such as barriers to rebuilding housing in high-risk areas and develop strategies in collaboration with impacted communities to develop solutions	CDD WRS	Term of the Plan

Commented [BM110]: Update of 2016 Policy LU-4.1.

Commented [BM111]: Update of 2016 Policy LU-4.2.

Commented [BM112]: New implementation action.

Commented [BM113]: Update of 2016 Policy LU-4.6.

Goal LU-5 Ensure land use patterns support efficient multimodal transportation systems in coordination with City and regional transportation plans.

Commented [BM114]: Update of 2016 Goal LU-5.

Transportation of both people and goods throughout Tumwater requires coordination with providers and users to ensure services meet

the needs of residents, businesses, and customers.

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Multiple options for transportation allow residents to live independently regardless of age, income, or abilities. Coordinating development with transit and active transportation options ensures increased access to transportation options for everyone.

Policies and Implementation Actions		Lead	Period
LU-5.1	Coordinate with the Transportation Plan, Regional Transportation Plan, Parks, Recreation, and Open Space Plan, Climate Element, and Thurston Climate Mitigation Plan.	CDD PRD TED WRS	Term of the Plan
LU-5.1.2	Create an active transportation plan which meets goals in the Climate Element and the Thurston Climate Mitigation Plan.	CDD TED WRS	2026-27
LU-5.2	Establish and maintain multimodal links between land uses.	CDD TED	Term of the Plan
LU-5.2.1	Prepare and adopt a complete streets ordinance.	CDD TED WRS	2028-29
LU-5.2.2	Implement regulatory and capital project changes to incentivize high density residential and commercial development within neighborhoods near frequent transit.	CDD TED	2028-29
LU-5.2.3	Provide incentives for urban plazas when new construction or major renovation is proposed.	CDD	2028-29
LU-5.2.4	Implement regulatory changes to require public and private development proposals to enhance the streetscape to maximize comfort for multimodal users.	CDD	Term of the Plan
LU-5.3	Allow densities and mixtures of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use transit and active modes of travel.	CDD	Term of the Plan

Commented [BM115]: Update of 2016 Policies LU-5.1, LU-5.2, and LU-5.3.

Commented [BM116]: New implementation action.

Commented [BM117]: Update of 2016 Policy LU-5.4.

Commented [BM118]: New implementation action.

Commented [BM119]: New implementation action.

Commented [BM120]: Update of 2016 Policy LU-5.5 as an implementation action.

Commented [BM121]: Update of 2016 Policy LU-5.11 as an implementation action.

Commented [BM122]: Update of 2016 Policy LU-5.6.

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Policies and Implementation Actions		Lead	Period
LU-5.3.1	Implement regulatory changes to require developments to place employment and living areas near multimodal transportation, minimize vehicle miles traveled, and optimize the use of existing and planned transportation systems and capital facilities to improve the jobs-housing balance.	CDD	Term of the Plan
LU-5.4	Coordinate with transportation providers and developers to ensure that developments are designed to promote physical, mental, and social health, and reduce the impacts of climate change on the natural and built environments.	CDD TED WRS	Term of the Plan
LU-5.4.1	Update development regulations to ensure facilities and infrastructure to support active transportation modes are included in developments.	CDD	2026-28
LU-5.5	Reinforce the link between land use and public transportation by encouraging development to occur at higher densities along designated transit corridors, nodes, and near commercial and employment centers.	CDD	Term of the Plan
LU-5.5.1	Develop incentives for proposed developments located adjacent to transportation corridors where amenities for multimodal users are included.	CDD	2028-30
LU-5.6	Prevent transportation improvements, regardless of their financing mechanisms that would trigger development inconsistent with the Comprehensive Plan and implementing regulations.	CDD TED	Term of the Plan

Commented [BM123]: New implementation action.

Commented [BM124]: New policy.

Commented [BM125]: Update of 2016 Policy LU-5.7.

Commented [BM126]: Update of 2016 Policy LU-5.9 as an implementation action.

Commented [BM127]: Update of 2016 Policy LU-5.13.

Goal LU-6 Ensure physical limitations of the land are considered during development.

Commented [BM128]: Update of 2016 Goal LU-8.

Historically cultures have built their communities around natural resources that support livelihoods. To preserve the environment and promote safety, Tumwater reviews the physical features of the environment

during development review. Limiting development to lands which have suitable environmental characteristics also protects residents from natural hazards such as landslides and flooding.

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The Resiliency Subelement of the Climate Element includes a number of actions that support this goal.

Policies and Implementation Actions		Lead	Period
LU-6.1	Ensure development conforms with environmental standards and requirements.	CDD	Term of the Plan
LU-6.1.1	Update the Tumwater Appendix to the Thurston Hazards Mitigation Plan and floodplain regulations on a regular basis and ensure that development regulations are updated accordingly.	CDD	Every Five Years
LU-6.2.1	Update the critical areas ordinance as new state guidance and best available science becomes available.	CDD	Term of the Plan
LU-6.2	Reserve the right to prohibit or set conditions on development based on anticipated adverse environmental or health impacts.	CDD	Term of the Plan
LU-6.3	Integrate design features of existing natural systems into the layout and siting of new development, including significant trees and noncritical ecological systems, where possible.	CDD	Term of the Plan

Commented [BM129]: Update of 2016 Policy LU-8.1.

Commented [BM130]: New implementation action.

Commented [BM131]: New implementation action.

Commented [BM132]: Update of 2016 Policy LU-8.2.

Commented [BM133]: Update of 2016 Policy LU-8.3.

4. Specific Land Use Type Goals

Goal LU-7 Support development of all types of residential uses.

With the forecasted increase of population and housing need, ensuring Tumwater has sufficient land for a range of residential uses is a top priority. Different types of housing for all income

groups support seniors, people with disabilities, low income, and marginalized communities. Accommodating space for diversity strengthens our community.

Commented [BM134]: Update of 2016 Goal LU-9.

Policies and Implementation Actions		Lead	Period
LU-7.1	Ensure an adequate supply of residential land to support the development of housing affordable to all income groups.	CDD	Term of the Plan

Commented [BM135]: Update of 2016 Policy LU-9.1.

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Policies and Implementation Actions		Lead	Period
LU-7.2	Protect residential uses from excessive noise, odors, dirt, glare, traffic, pollution, and other nuisances emanating from regional transportation facilities and commercial and industrial uses.	CDD	Term of the Plan
LU-7.3	Ensure residential development occurs in integrated centers to allow for multimodal access to services.	CDD	Term of the Plan
LU-7.4	Allow innovation in development regulations with newer forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems can be achieved.	CDD	Term of the Plan
LU-7.5	Do not permit private residential gated communities.	CDD	Term of the Plan
LU-7.6	Support residential developments that provide easy access to healthy food sources and facilitate food recovery efforts.	CDD	Term of the Plan
LU-7.6.1	Use the Food System Plan to guide implementation actions to improve access to food and abate waste.	CDD	2026-27
LU-7.6.2	Allocate funding to fully implement the Food System Plan.	CDD	2028-29

Commented [BM136]: Update of 2016 Policy LU-9.2.

Commented [BM137]: Update of 2016 Policy LU-9.3.

Commented [BM138]: Update of 2016 Policy LU-9.4.

Commented [BM139]: Update of 2016 Implementation Action LU-9.4.1 as a new policy.

Commented [BM140]: New implementation action.

Commented [BM141]: New implementation action.

Goal LU-8 Support development of commercial and mixed uses in appropriate areas.

A strong economy depends on adequate space for providing goods and services to serve residents. Finding the appropriate location for commercial uses depends on the type of activity and intensity of use. Allowing flexibility for

smaller scale commercial uses close to housing while buffering residential uses from higher intensity commercial uses is a key to making sure uses are compatible in neighborhoods.

Commented [BM142]: Update of 2016 Goal LU-10.

Policies and Implementation Actions		Lead	Period
LU-8.1	Ensure adequate supply of developable commercial land.	CDD	Term of the Plan

Commented [BM143]: Update of 2016 Policy LU-10.3.

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LU-8.2	Concentrate high intensity commercial uses in mixed use centers to ensure multimodal access and prevent single use strip development.	CDD	Term of the Plan
LU-8.2.1	Through the Comprehensive Plan and development regulations limit the linear length areas designated for commercial uses and incentivize mixed use centers with multimodal access and walkable features.	CDD	2028-29
LU-8.2.2	Through the Comprehensive Plan and development regulations, develop integrated high intensity mixed use commercial areas incorporating performance standards to address buffering, landscaping, parking facilities, and other elements of site design.	CDD	2028-29
LU-8.4	Locate high intensity commercial uses close to arterial routes and freeway access.	CDD	Term of the Plan
LU-8.5	Locate lower intensity neighborhood commercial uses throughout Tumwater to supply nearby residents with everyday goods and services where these uses are small, do not generate excessive traffic, and are compatible with nearby residences.	CDD	Term of the Plan
LU-8.6	Support local small scale commercial opportunities such as food trucks and food truck courts.	CDD	Term of the Plan
LU-8.6.1	Identify and designate areas that are compatible with food trucks and food truck courts.	CDD	2028-29

Commented [BM144]: Update of 2016 Policy LU-10.4.

Commented [BM145]: New implementation action.

Commented [BM146]: Update of 2016 Policy LU-10.6.

Commented [BM147]: Update of 2016 Policy LU-10.9.

Commented [BM148]: Update of 2016 Policy LU-10.10.

Commented [BM149]: Update of 2016 Policy LU-10.11.

Commented [BM150]: New implementation action.

Goal LU-9 Support development of manufacturing, industrial, and warehouse uses in appropriate areas.

Industrial uses can include manufacturing, research, warehousing, raw materials storage, and other activities. Allowing a range of industrial activities in Tumwater increases local job opportunities and decreases the transportation costs for those services.

Designating land for industrial uses considers space required for equipment, buffering for adjacent uses, proximity to transportation routes, and reducing environmental impacts.

Commented [BM151]: Update of 2016 Goal LU-10.

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Policies and Implementation Actions		Lead	Period
LU-9.1	Ensure adequate supply of developable industrial land near primary transportation corridors.	CDD	Term of the Plan
LU-9.2	Group manufacturing, industrial, and warehouse uses into centers in landscaped, urban park quality centers.	CDD	Term of the Plan
LU-9.3	Develop manufacturing, industrial, and warehouse areas following an integrated planning scheme incorporating performance standards regarding green belts, and buffering, landscaping, parking facilities, and design guidelines.	CDD	Term of the Plan
LU-9.4	Locate new manufacturing, industrial, and warehouse development in areas close to arterial routes, freeway access, and rail facilities that minimize pollution and heavy truck traffic through residential and commercial areas.	CDD	Term of the Plan
LU-9.4.1	Through development regulation amendments create a tiered system for industrial intensity where more intense uses that produce pollutants, high noise, high traffic are in the center of an industrial area and are farther from incompatible uses and less intense uses are allowed at the edges of industrial areas.	CDD	2028-29
LU-9.5	Ensure manufacturing, industrial, and warehouse structures are low profile and provide sustainable screening landscaping that also reduces environmental effects of such land uses.	CDD	Term of the Plan

Commented [BM152]: Update of 2016 Policy LU-10.3.

Commented [BM153]: Update of 2016 Policy LU-10.5.

Commented [BM154]: Update of 2016 Policy LU-10.6.

Commented [BM155]: Update of 2016 Policy LU-10.7.

Commented [BM156]: New implementation action.

Commented [BM157]: Update of 2016 Policy LU-10.8.

Goal LU-10 Retain and enhance open space, parks, trails, and space for recreational opportunities.

Commented [BM158]: Update of 2016 Goal LU-7.

Access to open space, parks, trails, and recreational opportunities improves quality of life and physical and social-emotional health. Underserved communities typically lack access to open spaces, parks, trails, and recreational

opportunities. Ensuring that all community members have access to these spaces is a priority. Additional goals and policies are found in the Parks, Recreation, and Open Space Plan.

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Policies and Implementation Actions		Lead	Period
LU-10.1	Coordinate provision of open space, parks, trails, and space for recreational opportunities with the Parks, Recreation, and Open Space Plan.	CDD PRD	Term of the Plan
LU-10.2	Preserve and enhance environmentally sensitive lands by developing compact urban areas.	CDD	Term of the Plan
LU-10.3	Require a variety of open spaces including landscaped buffers, small parks, plazas, and other community areas to balance higher density development and enhance quality of living.	CDD	Term of the Plan
LU-10.3.1	Evaluate the use of required dedicated open space every five years to make certain that areas dedicated to open space in development provide the functions intended.	CDD	Term of the Plan

Commented [BM159]: Update of 2016 Policy LU-7.1.

Commented [BM160]: Update of 2016 Policy LU-7.3.

Commented [BM161]: Update of 2016 Policy LU-10.4.

Commented [BM162]: Update of 2016 Implementation Action LU-10.3.1.

5. Public Facilities Goals

Goal LU-11 Support development of public facilities in appropriate areas.

Public facilities are built and maintained by a government or agency for public use. They include transportation facilities, road lighting systems, storm and sanitary sewer systems, parks and open space, and transit stops. These facilities need adequate space as Tumwater grows.

More goals and policies about the processes by which public facilities are built and maintained are found in the Lands for Public Purposes Element, Parks, Recreation, and Open Space Plan, and Transportation Plan.

Commented [BM163]: New goal.

Policies and Implementation Actions		Lead	Period
LU-11.1	Ensure an adequate supply of developable land for public facilities.	CDD	Term of the Plan
LU-11.2	Distribute public facilities throughout Tumwater to ensure multimodal access.	CDD	Term of the Plan

Commented [BM164]: New policy.

Commented [BM165]: New policy.

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Goal LU-12 Provide for the location of essential public facilities.

Essential public facilities are those that are typically difficult to site and are defined in RCW 36.70A.200 to include airports, state education facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling and organic management facilities, and in-patient facilities including substance abuse

facilities, mental health facilities, group homes, and secure community transition facilities.

In coordination with the development code, the Land Use Element describes the process for siting essential public facilities.

Commented [BM166]: New goal.

Policies and Implementation Actions		Lead	Period
LU-12.1	Ensure that the Comprehensive Plan and implementing regulations do not preclude the siting of essential public facilities.	CDD	Term of the Plan
LU-12.1.1	<p>Utilize the following siting criteria for siting new or expansion of existing essential public facilities:</p> <ol style="list-style-type: none"> 1. Proximity to major transportation routes and essential infrastructure; 2. Land use compatibility with surrounding areas; 3. Potential environmental impacts; 4. Effects on resource and critical areas; 5. Public costs and benefits including operation and maintenance; 6. Current capacity and location of equivalent facilities; 7. The existence within Tumwater of reasonable alternatives to the proposed activity, and 8. Other criteria as determined relevant to the specific essential public facility. 	CDD	Term of the Plan
LU-12.2	Ensure that where possible, essential public facility sites are used jointly for public benefit.	CDD	Term of the Plan

Commented [BM167]: New policy.

Commented [BM168]: New implementation action.

Commented [BM169]: New policy.

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Policies and Implementation Actions	Lead	Period
LU-12.3 Give opportunities for residents, property owners, adjacent jurisdictions, and other interested parties for meaningful participation in decisions on siting essential public facilities.	CDD	Term of the Plan

Commented [BM170]: New policy.

Goal LU-13 Protect the Olympia Regional Airport from incompatible land uses that could affect present and future use of airport facilities and operations while acknowledging the existing urban environment adjacent to the Airport.

Airports are an important part of the transportation system that supports the local and regional economy. In urban areas, regulations around airports keep both airport users and local community members safe by

only allowing compatible uses in airport safety zone overlays. Development regulations that limit the heights of buildings, lights, and types of use can reduce the exposure to potential hazards near an airport.

Commented [BM171]: Update of 2016 Goal LU-13.

Policies and Implementation Actions	Lead	Period
LU-13.1 Promote safe operation of Olympia Regional Airport by encouraging compatible land uses and activities and discouraging uses or activities that impede safe flight operations or endanger the lives of people on the ground.	CDD	Term of the Plan
LU-13.1.1 Update development regulations addressing aviation compatibility within the Airport Overlay Zone on a regular basis.	CDD	Term of the Plan
LU-13.1.2 Prohibit structures and trees from penetrating airspace surfaces as defined by Title 14 of the Code of Federal Regulations Part 77, except as necessary and incidental to airport operations.	CDD	Term of the Plan
LU-13.1.3 Permit appropriate urban land uses compatible with airport and aviation uses.	CDD	Term of the Plan
LU-13.1.4 Encourage contiguous open space areas within the Airport Overlay Zone that provide functional open space needs for aircraft in cases of an emergency.	CDD	Term of the Plan

Commented [BM172]: 2016 Policy LU 13.1.

Commented [BM173]: Update of 2016 Implementation Policy #3 as an implementation action.

Commented [BM174]: Update of 2016 Implementation Policy #4 as an implementation action.

Commented [BM175]: Update of 2016 Implementation Policy #4 as an implementation action.

Commented [BM176]: Update of 2016 Implementation Policy #4 as an implementation action.

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Policies and Implementation Actions	Lead	Period
LU-13.2 Work with the Port of Olympia to address off site impacts from airport uses on the surrounding community.	CDD	Term of the Plan

6. Historic Preservation Goals

Goal LU 14 Preserve and protect significant historical and cultural sites.

Preserving local sites of historical and cultural significance is important to understanding the past and learning from our experiences. Physical reminders of our history honor those that have

come before. Working with local Tribes to preserve historical and cultural sites is an important component of recognizing our shared bond to this area.

Commented [BM177]: Update of 2016 Goal LU-12.

Policies and Implementation Actions	Lead	Period
LU-14.1 Coordinate the Land Use Element with Tumwater and Thurston County's historic preservation programs.	CDD PRD	Term of the Plan
LU-14.2 Protect designated state and national landmarks listed by the State Office of Archaeology and Historic Preservation and cultural or archaeological resources identified by the Tribes in land use decisions.	CDD	Term of the Plan
LU-14.2.1 Complete a Memorandum of Understanding with State Department of Archaeology and Historic Preservation to gain access to the state database of historic resources for development review.	CDD	Term of the Plan
LU-14.2.2 Work with the Tribes to determine the best process for cultural resource evaluation during development permit review.	CDD	Term of the Plan
LU-14.2.3 Follow federal Code of Federal Regulation Section 106 National Historic Preservation Act guidance for all projects with federal funding.	CDD	Term of the Plan

Commented [BM178]: Update of 2016 Policy LU-13.1.

Commented [BM179]: Update of 2016 Policy LU-13.2.

Commented [BM180]: New implementation action.

Commented [BM181]: New implementation action.

Commented [BM182]: New implementation action.