

MEMORANDUM

Date: June 24, 2025
To: Planning Commission
From: Dana Bowers, Associate Planner, and Brad Medrud, Community Development Director



2025 Comprehensive Plan Update – Land Use Element

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

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

The intent of the Planning Commission meeting on Tuesday, June 24, 2025, is to discuss the draft Land Use Element, which consists of two parts:

- **Part 1** contains the Land Use Element's goals, policies, and draft implementation actions.
- **Part 2** contains the Land Element's technical information used to update the Element.

Questions

In preparation for the Tuesday, June 24, 2025, work session, the Planning Commission is asked to consider the following questions:

- Are the proposed goals, policies, and draft implementation actions and the information in Part 1 of the Land Use Element presented effectively? What should change to make them more usable?
- Is the information in Part 2 of the Land Use Element presented in an understandable format? What should change to make it clearer?
- What in the Land Use Element would affect you or the things you care about most and what do you expect that affect might be?

- Are there any unintended consequences or burdens associated with the goals, policies, or draft implementation actions for the Tumwater community?
- Do any of the goals, policies, or draft implementation actions not address the concerns of the Tumwater community? If so, how could they be amended?
- Are there any general or specific comments to share about any goals, policies, or draft implementation actions?
- Are there any changes in the draft implementation action timelines?

After a short presentation by staff, there will be a discussion guided by the questions.

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1 – Land Use Element

The Land Use Element covers the 20-year planning period for Tumwater from 2026 to 2045. It designates the proposed distribution and location of land in the City related to land use for housing, commerce, industry, recreation and open space, public utilities and facilities, mineral resource land, and transportation. The Element also incorporates urban planning approaches that promote sustainable, compact community development that is livable, walkable, safe, sustainable, and economically vibrant.

The development of the Land Use Element is based on estimates of future population, employment, and housing growth. Areas that are within Tumwater's urban growth area are addressed through the Tumwater and Thurston County Joint Plan in accordance with adopted County-Wide Planning Policies.

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

2 – General State Requirements for the Land Use Element

In addition to meeting the state Growth Management Act goals, the City's Land Use Element will need to address the following Growth Management Act requirements according to RCW 36.70A.070, as amended in 2023:

1. Designate the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces and green spaces, urban and community forests within the urban growth area, general aviation airports, public utilities, public facilities, and other land uses.
2. Include population densities, building intensities, and estimates of future population growth.
3. Provide for protection of the quality and quantity of groundwater used for public water supplies.
4. Give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.
5. Consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.
6. Review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state, including Puget Sound or waters entering Puget Sound.
7. Reduce and mitigate the risk to lives and property posed by wildfire by using land use planning tools, which may include, but are not limited to:
 - a. Adoption of portions or all the wildland urban interface code developed by the international code council or developing building and maintenance standards consistent with the Firewise USA program or similar program designed to reduce wildfire risk;
 - b. Reduce wildfire risks to residential development in high risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes; and

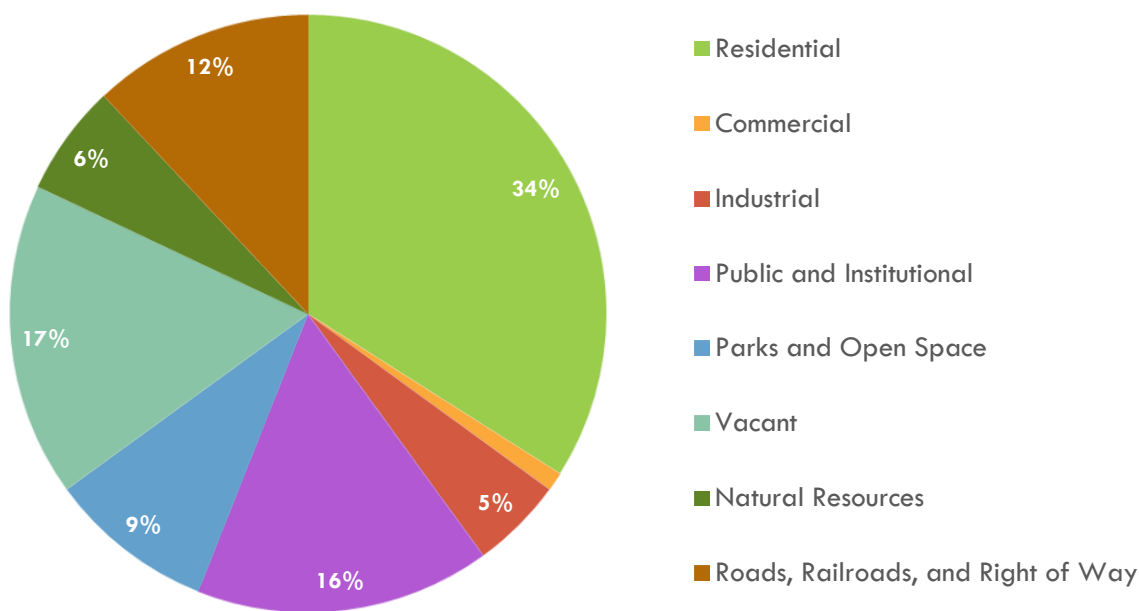
- c. Protect existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.

3 – Existing Land Use Patterns

Staff worked with Thurston Regional Planning Council to determine current land use patterns. The data set shows what is happening now.

Tumwater occupies 2.5% of the land area of Thurston County. The chart below shows the proportion of that land that is used for land use categories as grouped by Thurston Regional Planning Council.

Figure 1. Existing Land Use in Tumwater.



4 – Land Use Growth Targets

Understanding growth can help us prepare for the kinds of service Tumwater will need for community members for the next 20 years.

Table 1 shows base and 2045 forecasts of Tumwater and its associated urban growth area for housing, population, and jobs. The 2045 Comprehensive Plan update is using these forecasts to determine the type, size, and characteristics of the land use designations and associated zone districts are needed to accommodate this expected growth. The 2045 forecasts are then in turn used to guide the development of the other elements in the 2045 Comprehensive Plan update.

Table 1. Tumwater & Urban Growth Area Population, Housing, and Employment Growth Forecasts.

Type	Number
Housing	
Housing Units Needed (2020-2045) ¹	9,192 Units
Household Size (2020) ²	2.39 People per Household
Population	
Population (2020) ³	28,707
Projected Population Increase (2020-2045) ⁴	21,969
Projected Population (2045)	50,676
Jobs	
Employment Estimate (First Quarter, 2017) ⁵	27,030 Jobs
Projected Employment Increase (2017-2025) ⁶	10,730 Jobs
Employment Forecast (2045)	37,760 Jobs

5 – Land Use Capacity Estimates

Thurston Regional Planning Council analyzed land use data to determine how much residential commercial and industrial land Tumwater will need to accommodate the projected growth over the next 20 years. While Tumwater has surplus housing units in all levels, there are only 1.3% more than the required amount for those whose income is less than 80% Annual Mean Income. With such a small margin, a strategy is needed to ensure capacity.

6 – Land use Plan

This part of the element defines and assigns future land use types to each area in Tumwater based on physical and environmental factors, historical use, existing use, community concerns and goals. Tumwater is broken down into Neighborhoods that have similar geomorphology,

¹ Thurston Regional Planning Council, Planning for and Accommodating Housing Needs in Thurston County, Implementing the Housing Affordability Requirements of HB 1220, September 2024.

² U.S. Census, 2020.

³ 2020 Population includes the 2020 U.S. Census calibrated numbers both within the City of Tumwater (25,573) and its urban growth area (3,134).

⁴ Determined by multiplying housing units needed from 2020-2045 by 2020 U.S. Census household size in Tumwater.

⁵ Thurston Regional Planning Council, Total Employment Estimates and Forecast, Thurston County Urban Areas, 2019.

⁶ Thurston Regional Planning Council, Total Employment Estimates and Forecast, Thurston County Urban Areas, 2019.

environmental concerns, historical context, and existing use. These areas can have different recommendations for their areas depending on the factors found there. A future land use map shows the areas and what designations are applied to them. The maps helps to visualize and draw connections between the topographical, ecological, social, and economic characteristics and how they might be impacted by the designation.

The major changes to land use designations for this update include:

- Broader use of housing types for most residential areas;
- Updated densities to ensure needed capacity is available.

7 – Other Considerations

In some cases, specific considerations are needed to ensure all needs are met as equitably as possible. Considerations for essential public facilities, manufactured home parks, and placemaking can take Tumwater a step beyond what is required to provide our community with a sense of identity.

8 – Structure of the Part 1 of the Land Use Element

Part 1 – Goals, Policies, and Implementation Actions of the Land Use Element is structured similarly to the Part 1 of the Housing Element. The intent of separating the goals, policies, and implementation actions from the technical information for each element is to make it easier for policymakers and the community to use the document.

- **Chapter 1 – Introduction:** Chapter 1 provides a short background to the purpose of the Element and an explanation of how to read Part 1 of the Element.
- **Chapter 2 – Growth Management Act – Element Goals:** Chapter 2 discusses the Element's connection to the land use goals of the state Growth Management Act.
- **Chapter 3 – County-Wide Planning Policies:** Chapter 3 discusses the Element's connection to the Thurston County-Wide Planning Policies.
- **Chapter 4 – Summary of Element Goals:** Chapter 4 lists the fourteen land use goals grouped under five types goals. The land use goals are not listed in order of priority.
- **Chapter 5 – Element Goals, Policies, and Implementation Actions:** Chapter 5 presents each of Tumwater's land use goals, policies, and implementation actions in detail with an explanation the importance of each goal, what Tumwater department is responsible for implementation, and timeline for those actions. Comments are provided that discuss the source of each of the goals, policies, and implementation actions.

9 – Structure of the Part 2 of the Land Use Element

Part 2 of the Land Use Element consists of the following chapters.

- **Chapter – Introduction:** Chapter 1 provides a short background to the purpose of the Element and an explanation of how to read Part 2 of the Element.
- **Chapter 2 – Physical Features:** Provides a summary of the prominent geographic features and water resources that define the physical landscape of Tumwater.
- **Chapter 3 – Existing Land Use Patterns:** Offers a summary of existing land use distribution within Tumwater that has emerged from the physical features discussed in Chapter 2.
- **Chapter 4 – Land Use Growth Targets:** Discusses the existing and 2045 forecasted population and employment figures that will guide future land use and the Comprehensive Plan for the next 20 years.
- **Chapter 5 – Land Use Capacity Estimates:** Provides a summary of Tumwater's land use capacity that is needed to accommodate the land use growth targets in Chapter 4.
- **Chapter 6 – Land Use Plan:** Reviews Tumwater's approach to accommodating the 2045 land use growth targets and land use capacity for residential, commercial, industrial, and parks, open space, & public and institutional land uses.
- **Chapter 7 – Neighborhoods:** Provides the land use context, and discusses future land uses, challenges, and recommendation for each neighborhood in Tumwater.
- **Chapter 8 – Other Considerations:** Summarizes other relevant land use matters.
- **Appendix:** The appendix includes the summary of foundational documents.

10 – Land Use Goals, Policies, and Implementation Actions Review

A. Introduction

Land Use Element review to date has included:

- Initial Planning Commission reviews of the current adopted version the Land Use Element – August 8, 2023, and September 12, 2023. Initial General Government Committee review on September 13, 2023.
- Winter 2024 Comprehensive Plan open house and community survey.
- Further discussion of Land Use Element with the Planning Commission in May 28, 2024, and General Government Committee on June 12, 2024.
- Initial discussion of Land Use Element goals, policies, and implementation actions with the Planning Commission in June 25, 2024.
- Thurston Regional Planning Council completed the housing allocation and land capacity analysis in September 2024.

- A discussion of the housing allocation and land capacity analysis with the Planning Commission and General Government Committee on September 24, 2024, and October 9, 2024.
- A joint work session with the City Council and Planning Commission in December 2024.
- Thurston Regional Planning Council completed the land use alternatives analysis in February 2025 and emergency housing land capacity analysis in March 2025.
- A work session to review Part 1 of the Land Use Element with Planning Commission on April 8, 2025.

Work on the technical portion of the Land Use Element is underway and is expected to be completed this spring.

B. Goals, Policies, and Implementation Actions

Goals and policies describe how Tumwater proposes to address identified needs. Goals are statements of desired outcomes or intended achievements. Policies are specific statements that guide actions and provide a framework for future decision-making. Actions are specific implementations of goals and policies.

Example from the draft Housing Element:

GOAL H-1: Increase the supply and variety of housing for every income and age group.

Policy

H-1.1 Strive for equity and opportunities for housing regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance, disability, veteran status, protected classes, or other arbitrary factors.

Draft Implementation Action

H-1.1.1 Consider Tumwater programs to offset the displacement of community members by new housing development while not resulting in unnecessary barriers to housing production.


How key terms are used in goals, policies, and actions:

- “Shall” means implementation of the policy is mandatory and imparts a higher degree of substantive direction than “should”.
- “Should” means implementation of the policy is expected but its completion is not mandatory.
- “May” means the actions described in the policy are either advisable or are allowed.

- “Ensure” means actions described in the policy are guaranteed.
- “Must” means implementation of the policy is an obligation.
- “Require” means implementation of the policy is compulsory.
- “Support” means to advocate for implementation of the policy.
- “Promote” means to help bring about implementation of the policy.
- “Encourage” means to foster or help implementation of the policy.
- “Consider” means to take into account.
- “Coordinate” means to bring into a common action, movement, or condition.
- “Implement” means to carry out or accomplish.
- “Integrate” means to form, coordinate, or blend into a functioning or unified whole.
- “Make” means to enact or establish.
- “Engage” means to do or take part in something.

C. Policy Strength Continuum

When developing goals and policies, it is important to understand the policy strength continuum. The Puget Sound Regional Council developed the following example.

Passive	Policy Strength	Active 
Statements of Inclination Conveys intent, but establishes no target or definition of success	Statements of Principle Describes clear targets or conditions of success	Statements of Impact Go further, describing specific situations where protecting critical areas is a priority
Example The City shall encourage more affordable housing.	Example Tumwater shall endeavor to designate zoning for multifamily housing.	Example Work with the development community and local agencies to create an affordable housing project for those with less than 80%

		Area Median Income based on framework established by the Tumwater Housing Action Plan.
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For an example of how policies can be written to be more active and how implementation strategies can be established for policies, include identifying who will be responsible for implementing the policy and the timeframes to do so.

D. Next Steps in the Review Process

Staff is taking comments on the Land Use Element from interested parties, Planning Commission, and the City Council in the spring of 2025.

In the summer and early fall of 2025, staff will be completing all of the elements of the Comprehensive Plan, completing SEPA review and initial state review, and preparing the Comprehensive Plan update ordinance.

The expected public review schedule for the ordinance will be:

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

Appendix A – Guidance

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

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

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics

In addition, the Puget Sound Regional Council is conducting a series of workshops on a variety of topics related to the periodic update.

www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series

The Municipal Research Services Center has a Comprehensive Planning webpage.

<https://mrsc.org/getdoc/d7964de5-4821-4c4d-8284-488ec30f8605/Comprehensive-Planning.aspx>

Appendix B – Current Land Use Element Goals, Policies, and Actions

3.1 Introduction

This chapter of the Land Use Element specifies goals, policies, and actions meant to set forth a direction for the future growth of Tumwater based on its 20-year community vision. The goals, policies, and actions ensure coordination with the Comprehensive Plan Elements, Sustainable Thurston, and County-Wide Planning Policies. Finally, the action items implement certain recommendations within the Land Use Element. The goals, policies, and actions should be looked at in conjunction with Chapter 2, Designations, and Definitions. The two chapters are meant to work together as a whole.

3.2 Goals, Policies, and Actions

GOAL LU-1: Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.

<u>Policy</u>	<u>Action</u>
LU-1.1	Ensure the Land Use Element is consistent with adopted County-Wide Planning Policies and integrate transportation considerations into land use decisions, and vice versa.
	LU-1.1.1 Implement the eleven County-Wide Policy elements in the County-Wide Policy Plan (Reference Appendix B: County-Wide Planning Policies).
LU-1.2	Ensure the Land Use Element is consistent with the goals of Sustainable Thurston.
	LU 1.2.1 Implement specific Sustainable Thurston goals identified in Land Use Element Section 1.6, Sustainable Thurston Goals (Reference Appendix C: Sustainable Thurston)
LU-1.3	Engage in planning on a neighborhood level with residents of the City (Reference Appendix A: Neighborhood Appendix)
LU-1.4	Encourage the creation of a new city center that is compatible with the Land Use Element.
LU-1.5	Coordinate the Land Use Element with the Port of Olympia Master Plan (2016).
LU-1.6	Ensure consistency between the Land Use Element and Tumwater Historic District Master Plan.
LU-1.7	Coordinate the Land Use Element with the Shoreline Master Program.
	LU-1.7.1 Make sure the Land Use Element is consistent with the recommendations of the Shoreline Master Program.
LU-1.8	Coordinate the Land Use Element with the City's Economic Development Element.
	LU-1.8.1 Implement goals and associated policies and actions of the Economic Development Element.

- LU-1.9 Ensure consistency between the Land Use Element and the Tumwater Zoning Code.
 - LU-1.9.1 Implement the Land Use Element by revising the Zoning Code and other municipal Codes to reflect the goals, policies, actions, and designations outlined in the Land Use Element.
- LU-1.10 Coordinate the Land Use Element with the City's Lands for Public Purposes Element and the Capital Facilities Plan.
 - LU-1.10.1 Implement low impact development through land use and stormwater planning.
- LU-1.11 Make capital budget decisions consistent with the comprehensive plan in accordance with RCW 36.70A.120 (Reference the City's current six-year Capital Facilities and Transportation Improvement Plans).
- LU-1.12 Coordinate the Land Use Element with local, state, and national initiatives that support the City's vision whenever practical to increase the chance of additional funding.
- LU-1.13 Coordinate the Land Use Element with the strategies in the City of Tumwater Housing Action Plan.
- LU-1.14 Coordinate the Land Use Element with the strategies in the most recent version of the Thurston Climate Mitigation Plan.

GOAL LU-2: Ensure development takes place in an orderly and cost-efficient manner in order to best utilize available land and public services, conserve natural resources, protect critical areas, preserve open space, and reduce sprawl.

<u>Policy</u>	<u>Action</u>
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| LU-2.1 | Encourage the highest intensity growth to locate within the City's corporate limits. <ul style="list-style-type: none"> LU-2.1.1 Implement goals and associated policies and actions of the Economic Development Element. (Reference Goal LU-1.8.1) |
| LU-2.2 | Reduce inappropriate conversion of undeveloped land into sprawling low-density development. <ul style="list-style-type: none"> LU-2.2.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1) |
| LU-2.3 | Encourage innovative land use management techniques such as density bonuses, cluster housing, zero-lot-line development, planned unit developments, and transfer of development rights to create vibrant centers, corridors, and neighborhoods while accommodating growth. <ul style="list-style-type: none"> LU-2.3.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. |

- LU-2.4 Ensure new annexations adhere to the goals and policies of the City's Annexation Policy.
- LU-2.5 Encourage development of architectural and landscape design standards.
 - LU-2.5.1 Implement Goals 5 and 6 of the Economic Development Element.
- LU-2.6 Ensure the City's capital budget decisions in the City's current six-year Capital Facilities and Transportation Improvement Plans are coordinated with the Land Use Element, Lands for Public Purpose Element, and Transportation Element.
- LU-2.7 Create vibrant city centers and activity nodes along transit corridors that support active transportation and housing, jobs, and services.
- LU-2.8 Create safe and vibrant neighborhoods with places that build community and encourage active transportation.
- LU-2.9 Protect designated mineral resource lands from incompatible development.
- LU-2.10 Reduce the City's carbon footprint where possible and move towards a carbon-neutral community.

GOAL LU-3: Ensure adequate public services, facilities, and publicly owned utilities are available to proposed and existing development.

<u>Policy</u>	<u>Action</u>
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| LU-3.1 | Coordinate development with the City's six-year Capital Facilities Plan. <ul style="list-style-type: none"> LU-3.1.1 Ensure the Capital Facilities Plan can be implemented through the Land Use Element's projected densities and the direction found in the Lands for Public Purposes Element. |
| LU-3.2 | Ensure development is in conformance with the Water System Plan and Sanitary Sewer Comprehensive Plan. |
| LU-3.3 | Analyze all proposed development for anticipated impact on services, either as an element of site plan review or as part of an environmental impact assessment. |
| LU-3.4 | Give preference to providing adequate public facilities to settled areas rather than extending new services to sparsely settled or undeveloped areas and to serving incorporated land before serving unincorporated areas. <ul style="list-style-type: none"> LU-3.4.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1) |
| LU-3.5 | Work with developers to determine where and when new public facilities are to be placed to permit proper development of commercial and residential projects. This process should be directly related to the Lands for Public Purposes Element, the Capital Facilities Plan, and site plan review in order to achieve concurrency. |

- LU-3.5.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)
- LU-3.6 Require residential and commercial development utilizing septic tanks for sewerage disposal to hook up to sanitary sewer when the system fails, needs replacement, or requires major repairs when sanitary sewer laterals are readily available.
 - LU-3.6-1 In consultation with the LOTT partners, develop a program to connect developments that are on septic systems to LOTT's sewerage treatment system to reduce impacts to groundwater and surface water quality.
- LU-3.7 Require residential and commercial development utilizing private wells for water systems to connect to City water service when the well fails, needs replacement, or requires major repairs, where City water service available

GOAL LU-4: Encourage land use patterns that increase the availability of affordable housing for all economic segments of the Tumwater population.

Policy Action

- LU-4.1 Coordinate the Land Use Element with the Housing Element and fully implement the goals, policies, and actions of the Housing Element.
- LU-4.2 Encourage innovative techniques for providing affordable housing resulting in an attractive product that will be an asset to the Tumwater community.
 - LU-4.2.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
- LU-4.3 Continue to allow manufactured housing on individual lots within the City, as well as within mobile and manufactured home parks, to encourage affordable housing.
 - LU-4.3.1 Consider methods to provide sufficient land for manufactured housing in accordance with the Growth Management Act.
- LU-4.4 Permit implementing regulations to experiment in new 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 such as density, diversity, equitability, and affordability can be achieved.
 - LU-4.4.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
- LU-4.5 Encourage higher density residential uses in order to provide affordable housing. These uses should blend with the existing character of the community.
- LU-4.6 Increase housing types and densities in corridors and centers to meet the needs of a changing population.

- LU-4.7 Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.

GOAL LU-5: Ensure development patterns encourage efficient multi-modal transportation systems coordinated with regional, City, and county transportation plans.

Policy Action

- LU-5.1 Ensure coordination with the Transportation Element.
- LU-5.2 Ensure coordination with the Thurston Regional Transportation Plan.
- LU-5.2.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)
- LU-5.3 Ensure coordination with the Parks, Recreation, and Open Space Plan (Element).
- LU-5.4 Established pedestrian and bicycle trail links with various parts of Tumwater and within the business area.
- LU-5.4.1 Ensure coordination of the Land Use Element with the Parks, Recreation, and Open Space Plan (Element) and the Transportation Element.
- LU-5.5 Encourage provision of urban plazas and access to transit stops when new construction or major renovation is proposed. Incentives for providing such amenities should be sought.
- LU-5.5.1 Consider revision of the City's Development Standards to encourage provision of these amenities. Consider development of a citywide design standards program. (Reference Goal LU-2.3.1)
- LU-5.6 Allow densities and mixes of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use public transit and non-motorized modes of travel.
- LU-5.7 Reinforce the link between land use and public transportation by encouraging development to occur at urban residential densities along designated transit corridors, nodes, and near commercial centers.
- LU-5.8 Ensure proposed capacity improvements to the City's transportation systems are designed to serve proposals that are contiguous to existing development, as a means to discourage the occurrence of "leap frog" development patterns.
- LU-5.9 Provide development incentives, such as increased density, increased square footage, or increased height for proposed land developments located adjacent to transportation corridors when amenities for transit users, bicyclists, and pedestrians are included.
- LU-5.10 Encourage land development proposals to utilize the capacity of the existing transportation system, especially transit and non-motorized modes.

- LU-5.11 Encourage public and private development proposals to enhance the street side environment to maximize comfort for the transit user and the pedestrian.
- LU-5.12 Encourage subdivision and commercial and retail project design that facilitates cost-effective transit and emergency service delivery.
- LU-5.13 Discourage transportation improvements, regardless of their financing mechanisms that would trigger premature development; that is, development inconsistent with applicable comprehensive plans and zoning.
- LU-5.14 Ensure alternative transportation modes are included in comprehensive plans, subdivisions, and other land developments.
- LU-5.15 Expand bicycle and pedestrian data collection efforts.
- LU-5.16 Establish a regional bicyclist and pedestrian advisory body.
- LU-5.17 Support efforts of the local traffic safety campaigns to educate bicyclists and pedestrians of the laws pertaining to walking and biking.

GOAL LU-6: Reduce impacts from flooding; encourage efficient stormwater management; and ensure the groundwater of Tumwater is protected and preserved.

Policy Action

- LU-6.1 Ensure new development is in conformance with requirements and standards of the Northern Thurston Groundwater Protection Plan.
- LU-6.2 Ensure new development is in conformance with requirements and standards of the Drainage Design and Erosion Control Manual for Tumwater, as amended.
 - LU 6.2.1 Implement specific Sustainable Thurston goals identified in Land Use Element Section 1.6, Sustainable Thurston Goals (Reference Appendix C: Sustainable Thurston)
- LU-6.3 Ensure coordination with the Percival Creek Comprehensive Drainage Basin Plan.
- LU-6.4 Ensure new development is in conformance with aquifer protection standards of the Conservation Element.
- LU-6.5 Ensure implementation of the Natural Hazards Mitigation Plan for the Thurston Region to reduce or eliminate the human and economic costs of natural disasters for the overall good and welfare of the community.
- LU-6.6 Ensure coordination with the Salmon Creek Comprehensive Drainage Basin Plan.
 - LU-6.6.1 Incorporate the development review process within the Salmon Creek Comprehensive Drainage Basin Plan into the Tumwater Municipal Code.

GOAL LU-7: Encourage retention of open space, parks, trails, and development of recreational opportunities within Tumwater.

Policy Action

- LU-7.1 Ensure coordination of the Land Use Element with the Parks, Recreation, and Open Space Plan (Element).
- LU-7.2 Ensure coordination of the Land Use Element with open space retention and natural area preservation standards of the Conservation Element.
- LU-7.3 Preserve environmentally sensitive lands, farmlands, mineral resources, and prairies, by developing compact urban areas.
- LU-7.4 Provide 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.
 - LU-7.4.1 Specify the amount of area that must be dedicated for open space and require configuration useful for the purpose desired in the City's Zoning Ordinance to make certain that areas of developments dedicated to open space provide the functions intended.

GOAL LU-8: Ensure physical limitations of the land are observed during the development process.

Policy Action

- LU-8.1 Ensure new development is in conformance with standards and requirements for critical areas within the Conservation Element.
 - LU-8.1.1 Consider implementation of the state geological study and mapping program for the City. This study should address geologic, erosion, landslide, seismic, and volcanic hazard areas.
- LU-8.2 Reserve the right to prohibit or set conditions on development based on anticipated adverse environmental impact.
- LU-8.3 Ensure development within the jurisdiction of the Shoreline Management Act adheres to the flood control policies, land use controls, and regulations of the applicable environmental designation as described in the Tumwater Shoreline Master Program.
- LU-8.4 Ensure new development is in conformance with the standards of the City's Protection of Trees and Vegetation Ordinance.

GOAL LU-9: Identify what conditions should be applied to development in residential areas.

Policy Action

- LU-9.1 Protect residential developments from excessive noise, odors, dirt, glare, and other nuisances emanating from commercial and industrial uses.

- LU-9.2 Allow for multi-family residential development in the zoning code. Consideration should be given to encouraging this type of development near centers of community services.
 - LU-9.2.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
- LU-9.3 Integrate design features of existing natural systems into the layout and siting of new residential dwelling units. Preserve trees and significant ecological systems, whenever possible and practical.
 - LU-9.3.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
- LU-9.4 Permit experimentation 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.
 - LU-9.4.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
- LU-9.5 Do not permit private residential gated communities.
- LU-9.6 Promote nearby access to healthy food for residential developments.
 - LU-9.6.1 Allow and encourage farm stands supplying fresh food in residential areas.
 - LU-9.6.2 Consider measures to encourage the creation of healthy corner stores within residential areas.

GOAL LU-10: Identify the City's policies and regulations pertaining to commercial and industrial areas and uses.

Policy Action

- LU-10.1 Implement the goals, policies, and actions of the Economic Development Element through the Land Use Element.
- LU-10.2 Encourage industry clusters to create jobs, and increase revenue circulation locally.
- LU-10.3 Ensure adequate supply of developable land along primary transportation corridors and invest in commercial and industrial redevelopment.
- LU-10.4 Encourage developers to concentrate non-residential land uses in integrated centers in order to insure convenient access and prevent strip development.
- LU-10.5 Group commercial, industrial, and manufacturing uses into centers rather than dispersed throughout the City. These centers shall have a landscaped, urban park quality.
- LU-10.6 Rest future development of commercial, manufacturing, and light industrial areas in Tumwater on a comprehensive, integrated planning scheme incorporating

- performance standards regarding green belts, and buffering, landscaping, parking facilities, and other items of site design as appropriate.
- LU-10.7 Use land use regulations to guide new industrial development into areas and patterns that minimize heavy trucking through residential and business areas.
 - LU-10.8 Ensure commercial and industrial structures, where practical, are low profile and provide landscaping including lawns, trees, and shrubs.
 - LU-10.9 Locate commercial and industrial land uses close to arterial routes and freeway access and rail facilities.
 - LU-10.10 Encourage neighborhood commercial uses that supply nearby residents with everyday convenience shopping goods in the City to reduce traffic generation, where, generally, these uses are very small, not generate excessive traffic, and compatible with nearby residences.
 - LU-10.11 Encourage businesses to allow food trucks at work sites to bring diverse meal options and fresh produce to workers.
 - LU-10.12 Emphasize sustainable practices while encouraging economic development.

GOAL LU-11: Ensure new and existing development is energy efficient.

Policy Action

- LU-11.1 Recognize potential energy efficiencies associated with mixed-use developments and centers.
- LU-11.2 Encourage building design, orientation, and land use arrangements that take advantage of natural landforms, existing vegetation, and climatic features for reducing energy demands for heating and cooling purposes.
- LU-11.3 Aggressively pursue conservation or system improvements as a potential means to defer the siting and development of new facilities where appropriate.
- LU-11.4 Recognize savings in energy usage for heating and cooling purposes associated with common wall construction.
- LU-11.5 Encourage existing and new development to use landscaping to take advantage of the sun's warming rays in winter and to provide shade in summer.
- LU-11.6 Recognize potential energy savings through optimally using solar energy and orient development sites accordingly.
- LU-11.7 Consider the impact of new development and landscaping on solar accessibility of adjoining lots and mitigate wherever feasible.
- LU-11.8 Encourage development and integration of new energy technologies in the design of new development and redevelopment, which result in energy and cost savings.

- LU-11.9 Develop a program to encourage energy retrofits of existing buildings to improve their energy efficiency.
- LU-11.10 Coordinate the City's energy efficiency programs with the strategies in the most recent version of the Thurston Climate Mitigation Plan.

GOAL LU-12: Promote preservation of sites of historical and cultural significance.

Policy Action

- LU-12.1 Ensure coordination of the Land Use Element with Tumwater and Thurston County historic preservation programs.
- LU-12.2 Make land use decisions that protect designated state and national landmarks listed by the State Office of Archaeology and Historic Preservation.

GOAL LU-13: Protect Olympia Regional Airport from incompatible land uses and activities that could affect present and future use of airport facilities and operations. Regulations and criteria should reflect the urban environment adjacent to the airport.

Policy Action

- LU-13.1 Promote safe operation of Olympia Regional Airport by encouraging compatible land uses and activities and discouraging uses or activities that will impede safe flight operations or endanger the lives of people on the ground.
- LU-13.2 Coordinate protection of Olympia Regional Airport with Thurston County by developing consistent implementing regulations.

3.3 Implementation Policies

Successful implementation of concepts, goals, and policies of the Land Use Element will require changes in regulations, procedures, programs, capital investments, and other activities.

The Land Use Element includes strategies that identify actions to achieve stated goals and policies. The following actions are proposed to implement the goals and policies of Land Use Element:

1. Change zoning designations, as may be appropriate, in certain areas of the City to be consistent with the overall City Land Use Map, the individual neighborhood maps, and policies.
2. Develop or modify existing zoning and land use regulations to achieve mixed-use areas, allow clustering and the use of innovative housing techniques, and address infill.
3. Protect Olympia Regional Airport from incompatible uses by applying development standards of the Airport Overlay Zone, Chapter 18.32 of the

Tumwater Municipal Code. The Airport Overlay Zone addresses three primary issues further described below: height hazards, compatible land uses, and Airport Overlay Zone disclosure statements. Any changes to this chapter, as may be appropriate, should be made after consideration of the State Department of Transportation Aviation Division Publication "Airports and Compatible Land Use, Volume 1," and other best available technical information to the extent practical within an urban area.

4. Height Hazards. 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.

Land Use Types and Intensities. Permit appropriate land uses compatible with airport and aviation uses. Encourage contiguous open space areas within the Airport Overlay Zone that provide functional open space needs for aircraft in cases of an emergency. Open space areas should be large and contiguous to other open space areas.

5. Disclosure Statement. Require a disclosure statement to be recorded with the Thurston County Auditor for subdivisions, short subdivisions, binding site plans, and building permits located within the Airport Overlay Zone. The disclosure statement should state the property is located within the Airport Overlay Zone in which a variety of aviation activities occurs. Such activities may include but are not limited to noise, vibration, chemicals, odors, hours of operation and other associated activities.
6. Develop urban design plans and development standards to address compatibility of new development, preserve neighborhood character, and create pedestrian-oriented transit supportive development.
7. Through the Tumwater and Thurston County joint planning process and the County-Wide Planning Policies for Thurston County, direct the timing and location of development with the provision of adequate facilities and services within Tumwater's Urban Growth Area.
8. Invest in public improvements to facilitate and complement private development including streetscape improvements, public open spaces, and other amenities.
9. Review and modify, as necessary, existing plans to ensure consistency with the Land Use Element.
10. Continue public involvement in the planning process so decisions made regarding the growth and development of the City are reflective of general community goals and sensitive to special interests of effected parties.
11. Modify the land use regulatory review, permitting, and approval system for consistency with the Growth Management Act and adopted plans to ensure predictability and allow processing of development permits in a timely and fair manner.

12. Work with the Port of Olympia and the Federal Aviation Administration to remove the restrictions on residential development on Port owned land in the Town Center to allow full implementation of the City of Tumwater Town Center.
13. Clarify the differences in the City of Tumwater's definitions of warehouse distribution center and warehousing that is accessory to a manufacturing use.
14. Implement the Housing Action Plan strategies through land use actions by the City.
15. Implement the strategies in the most recent version of the Climate Mitigation Plan through land use actions by the City.
16. Implement the Urban Forestry Management Plan through the municipal code, Development Guidelines, City employee processes, and community education and engagement.