

Future Land Use Changes - Draft 8/19/2025



Land Use Changes		
Identification Code	Previous Designation	New Designation
SFL-LDR	Single Family Low Density	Low Density Residential
SFM-LDR	Single Family Medium Density	Low Density Residential
MFH-MDR	Multi-Family Medium Density	Medium Density Residential
MFH-HDR	Multi-Family High Density	High Density Residential
PI-MU	Public Institutional	Mixed Use

Land Use Designations	
ARI	Airport Related Industrial
BD	Brewery District
CBC	Capitol Boulevard Community
MHP	Manufactured Home Park
NMHD	New Market Historic District
TTC	Tumwater Town Center
RSR	Residential/Sensitive Resource
LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
ARI	Parks/Open Space
BD	Public Institutional
CBC	Mixed Use
MHP	Neighborhood Commercial
NMHD	General Commercial
TTC	Utilities
RSR	Heavy Industrial
LDR	Light Industrial
MDR	UGA
HDR	City Limits

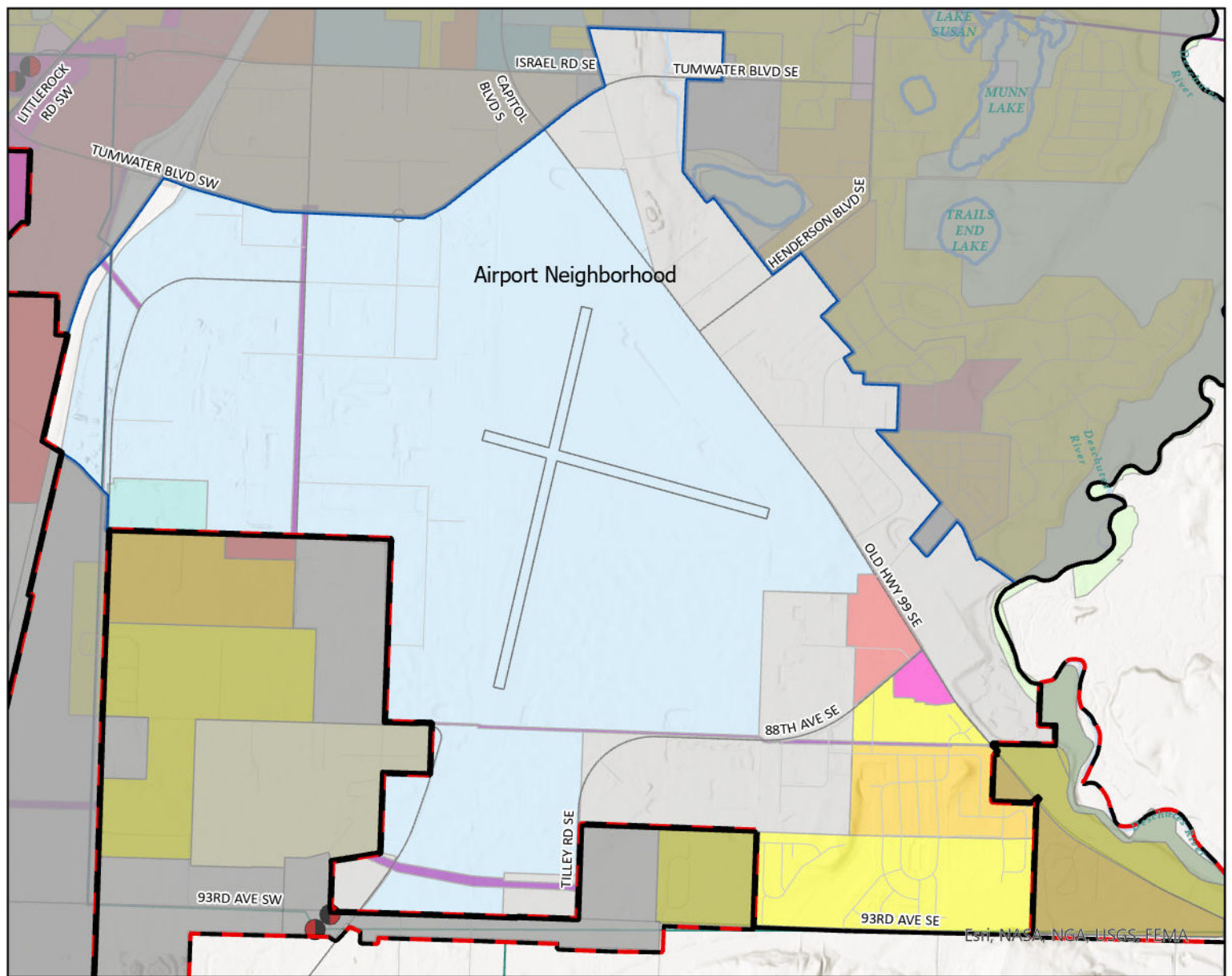
Transportation	
—	Residential
—	Freeways and Highways
—	Arterial and Collector
—	Railroads
—	Airport
—	Runway

Points of Interest	
POS	Airport
PI	Post Office
MU	Camp
NC	Cemetery
GC	City Facility
U	City Hall
HI	Fire Station
LI	Government
	Historic Register
	Library
	Other Historic

—	Parks & Rec
—	Post Office
—	School
—	Water Courses
—	Bodies of Water
—	PSE D. Substations
—	PSE T. Substations
—	BPA Main Substation
—	Tumwater Parcels
—	PSE Gas Lines
—	PSE Lines



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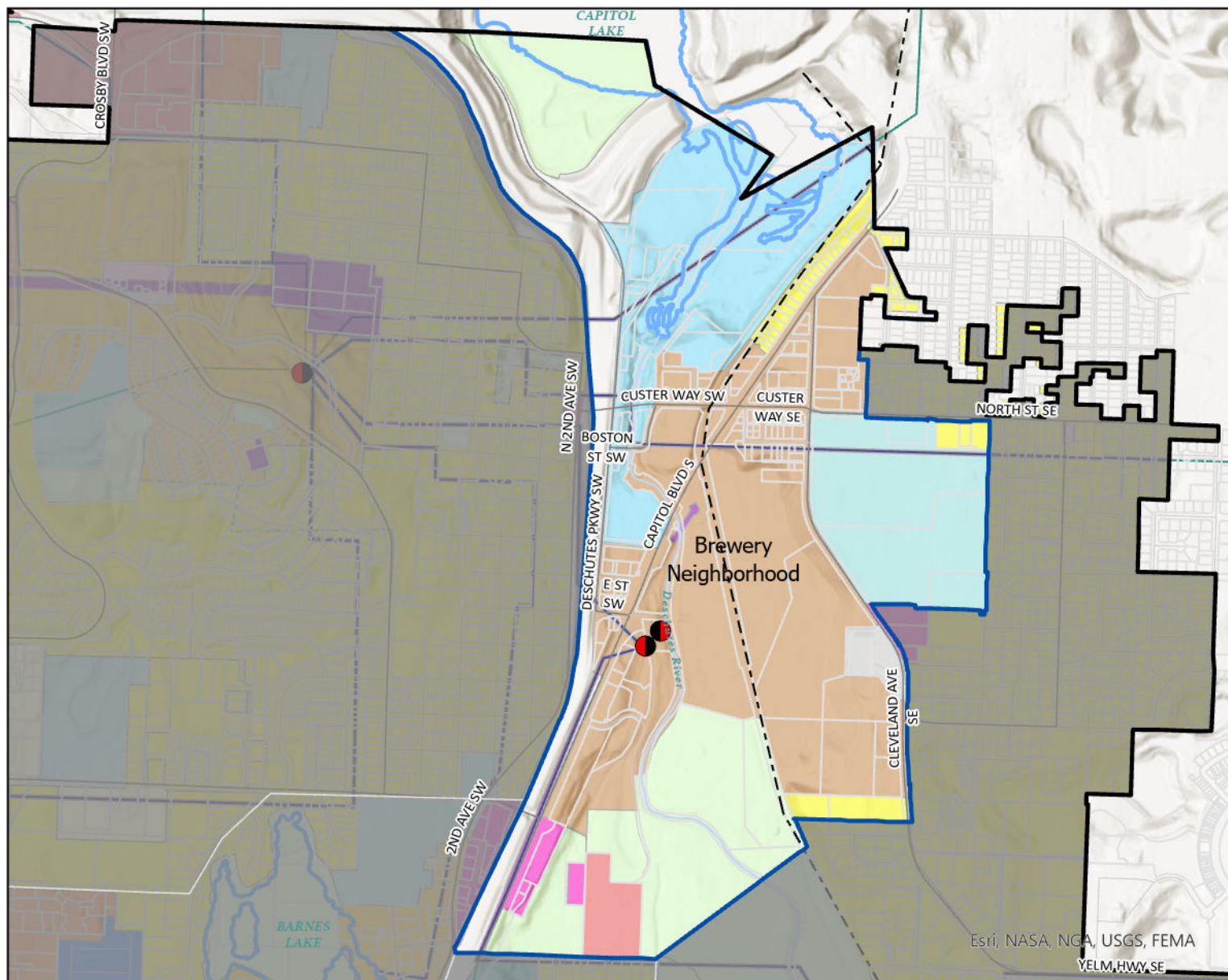
Airport Neighborhood Future Land Use

0 0.17 0.35 0.7 Miles



- | | |
|--------------------------------|-------------------------|
| Airport Related Industrial | Mixed Use |
| Capitol Boulevard Community | Neighborhood Commercial |
| Tumwater Town Center | General Commercial |
| Residential/Sensitive Resource | Utilities |
| Low Density Residential | Light Industrial |
| Medium Density Residential | Tumwater UGA |
| High Density Residential | City Limits |
| Parks/Open Space | |
| Public Institutional | |

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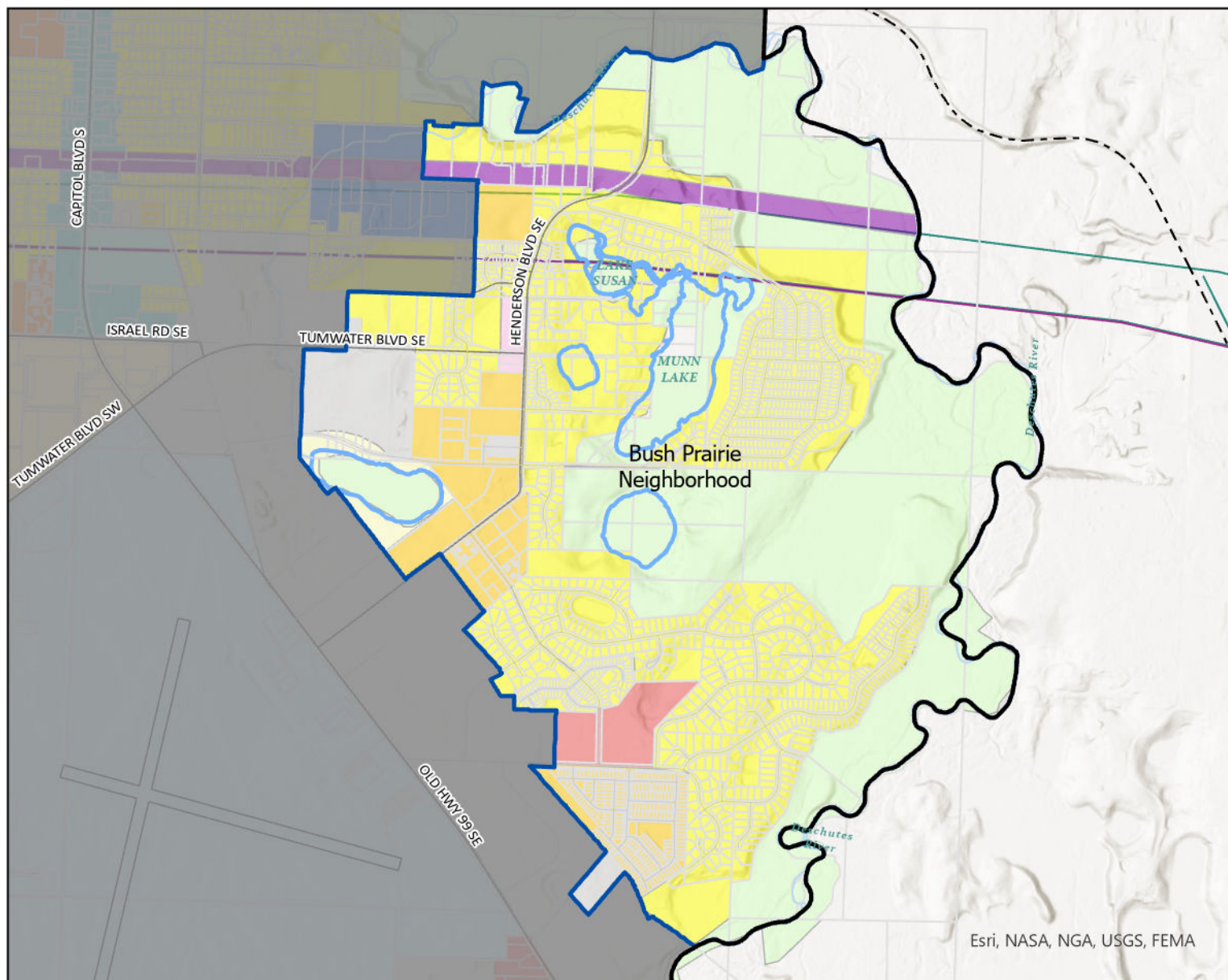


Brewery District Future Land Use



- | | |
|--------------------------------|-------------------------|
| Brewery District | Public Institutional |
| Capitol Boulevard Community | Mixed Use |
| Manufactured Home Park | Neighborhood Commercial |
| New Market Historic District | General Commercial |
| Residential/Sensitive Resource | Utilities |
| Low Density Residential | Light Industrial |
| Medium Density Residential | City Limits |
| High Density Residential | |
| Parks/Open Space | |

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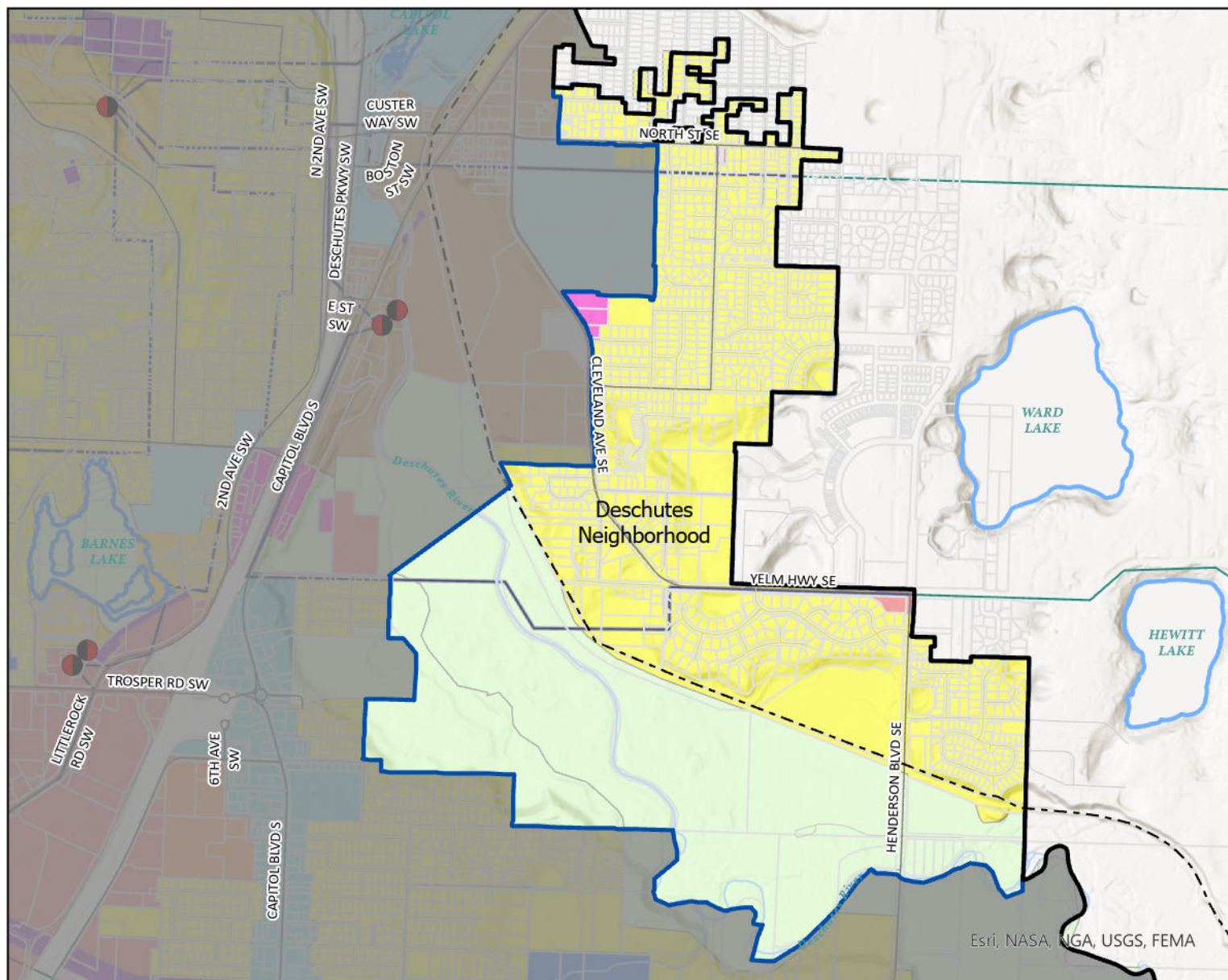
Bush Prairie Future Land Use



- | | |
|--------------------------------|-------------------------|
| Airport Related Industrial | Parks/Open Space |
| Capitol Boulevard Community | Public Institutional |
| Manufactured Home Park | Neighborhood Commercial |
| Tumwater Town Center | General Commercial |
| Residential/Sensitive Resource | Utilities |
| Low Density Residential | Light Industrial |
| Medium Density Residential | City Limits |
| High Density Residential | |

0 0.13 0.25 0.5 Miles

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Esri, NASA, NOAA, USGS, FEMA

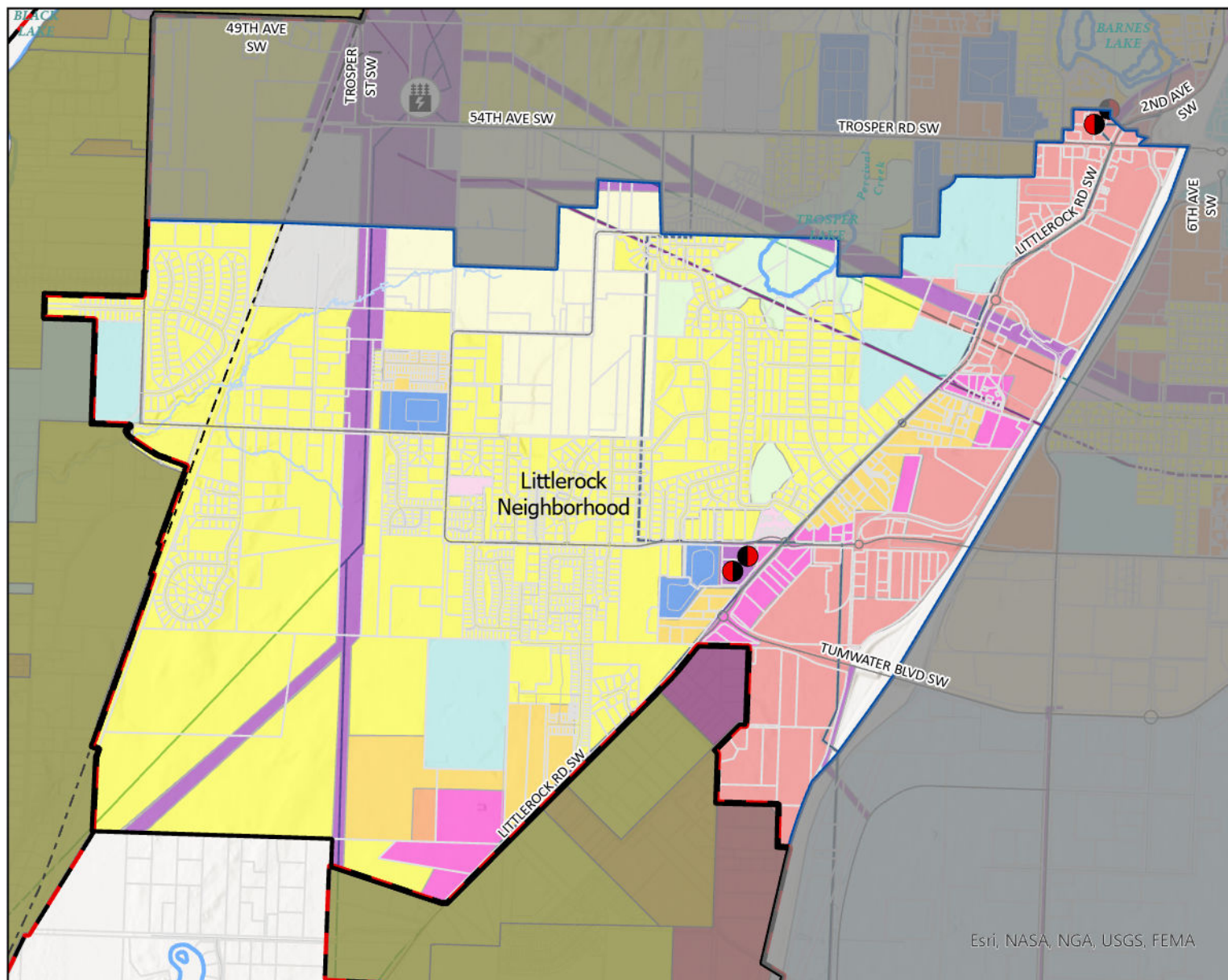
Deschutes Future Land Use



- | | |
|------------------------------|-------------------------|
| Brewery District | Public Institutional |
| Capitol Boulevard Community | Mixed Use |
| Manufactured Home Park | Neighborhood Commercial |
| New Market Historic District | General Commercial |
| Low Density Residential | Utilities |
| Medium Density Residential | Light Industrial |
| High Density Residential | City Limits |
| Parks/Open Space | |

0 0.13 0.25 0.5 Miles

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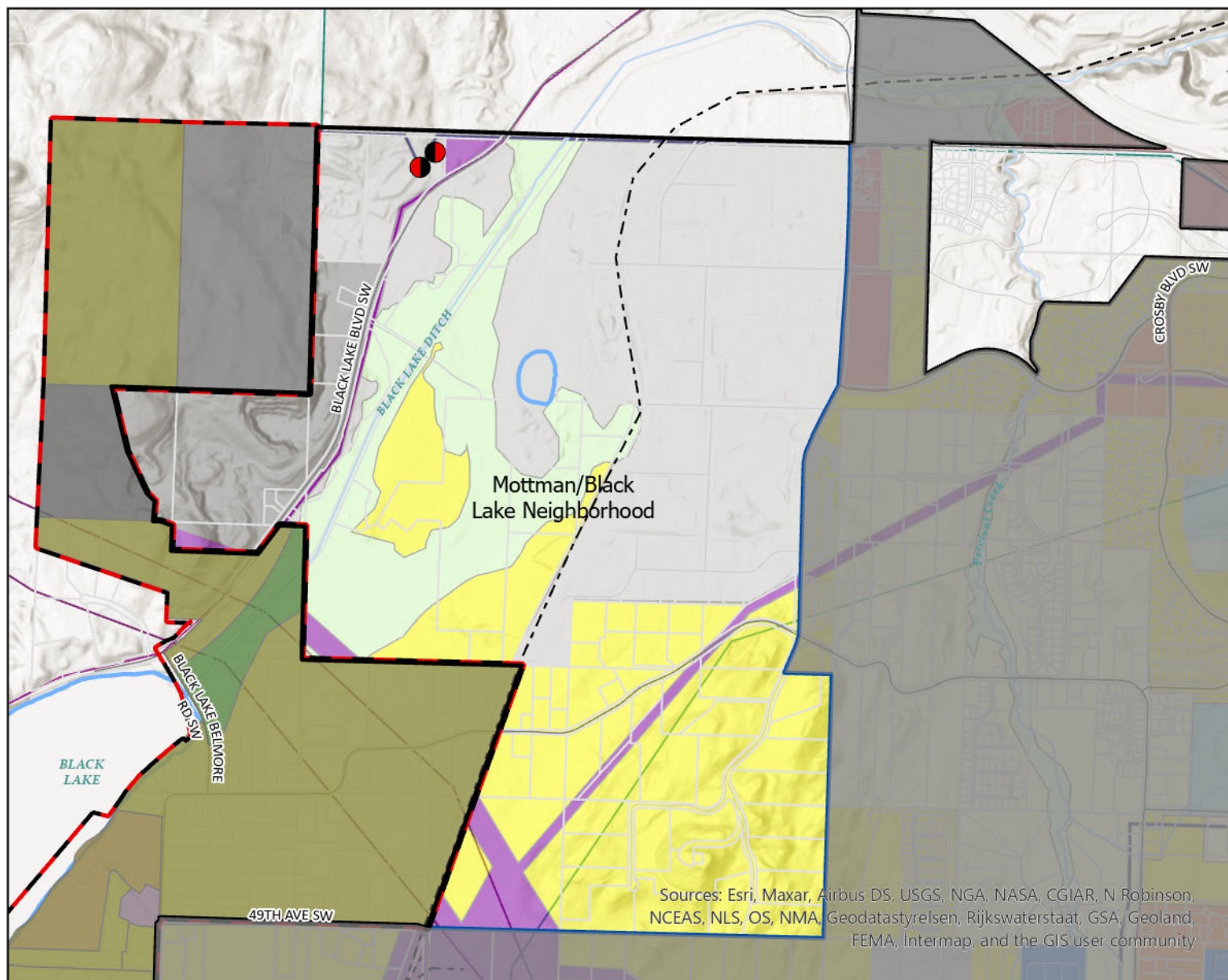
Littlerock Future Land Use

0 0.15 0.3 0.6 Miles



- | | |
|--------------------------------|-------------------------|
| Airport Related Industrial | Public Institutional |
| Capitol Boulevard Community | Mixed Use |
| Manufactured Home Park | Neighborhood Commercial |
| Tumwater Town Center | General Commercial |
| Residential/Sensitive Resource | Utilities |
| Low Density Residential | Light Industrial |
| Medium Density Residential | Tumwater UGA |
| High Density Residential | City Limits |
| Parks/Open Space | |

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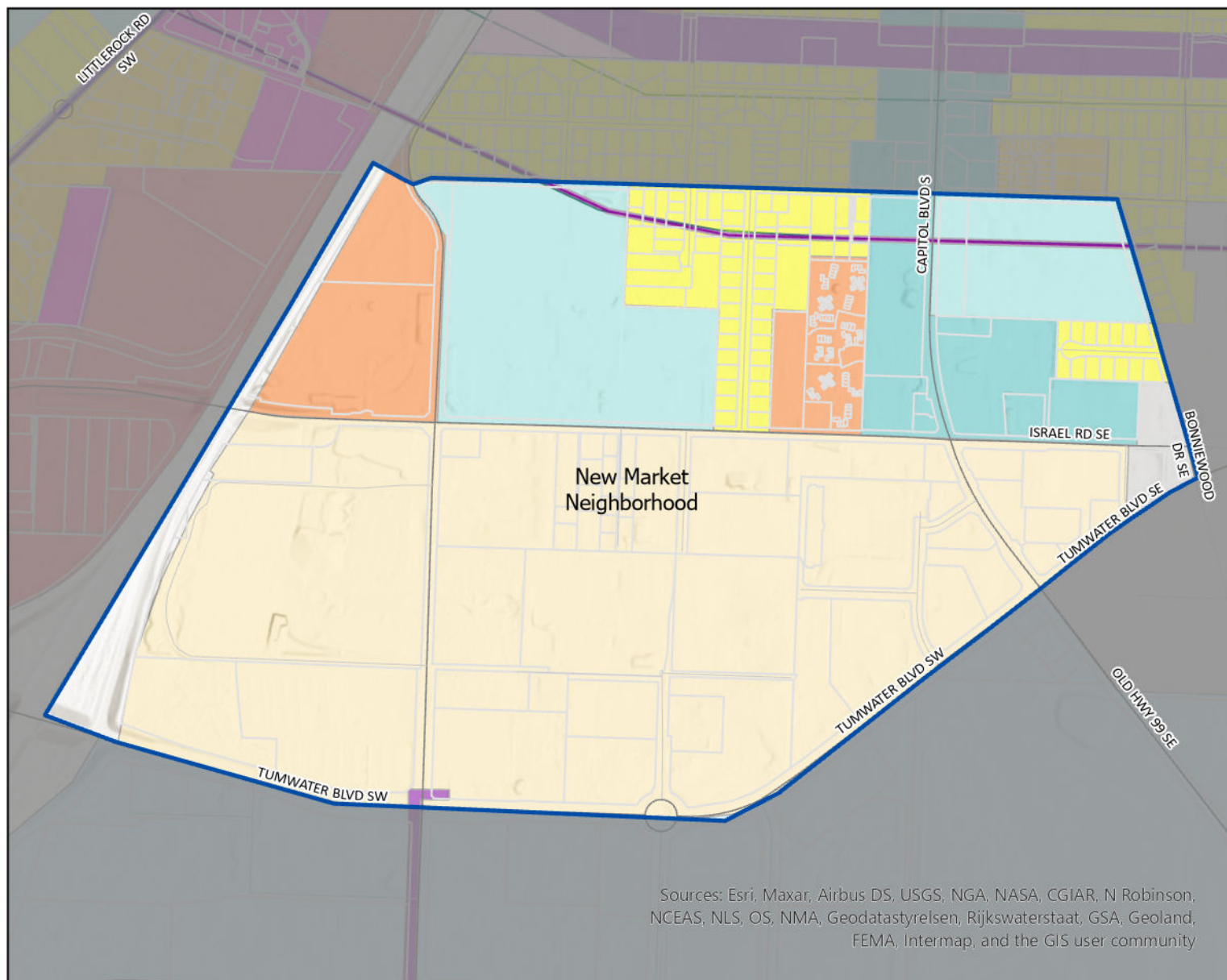
Mottman/Black Lake Future Land Use



- Manufactured Home Park
- Residential/Sensitive Resource
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parks/Open Space
- Public Institutional
- General Commercial
- Utilities
- Heavy Industrial
- Light Industrial
- Tumwater UGA
- City Limits

0 0.1 0.2 0.4 Miles

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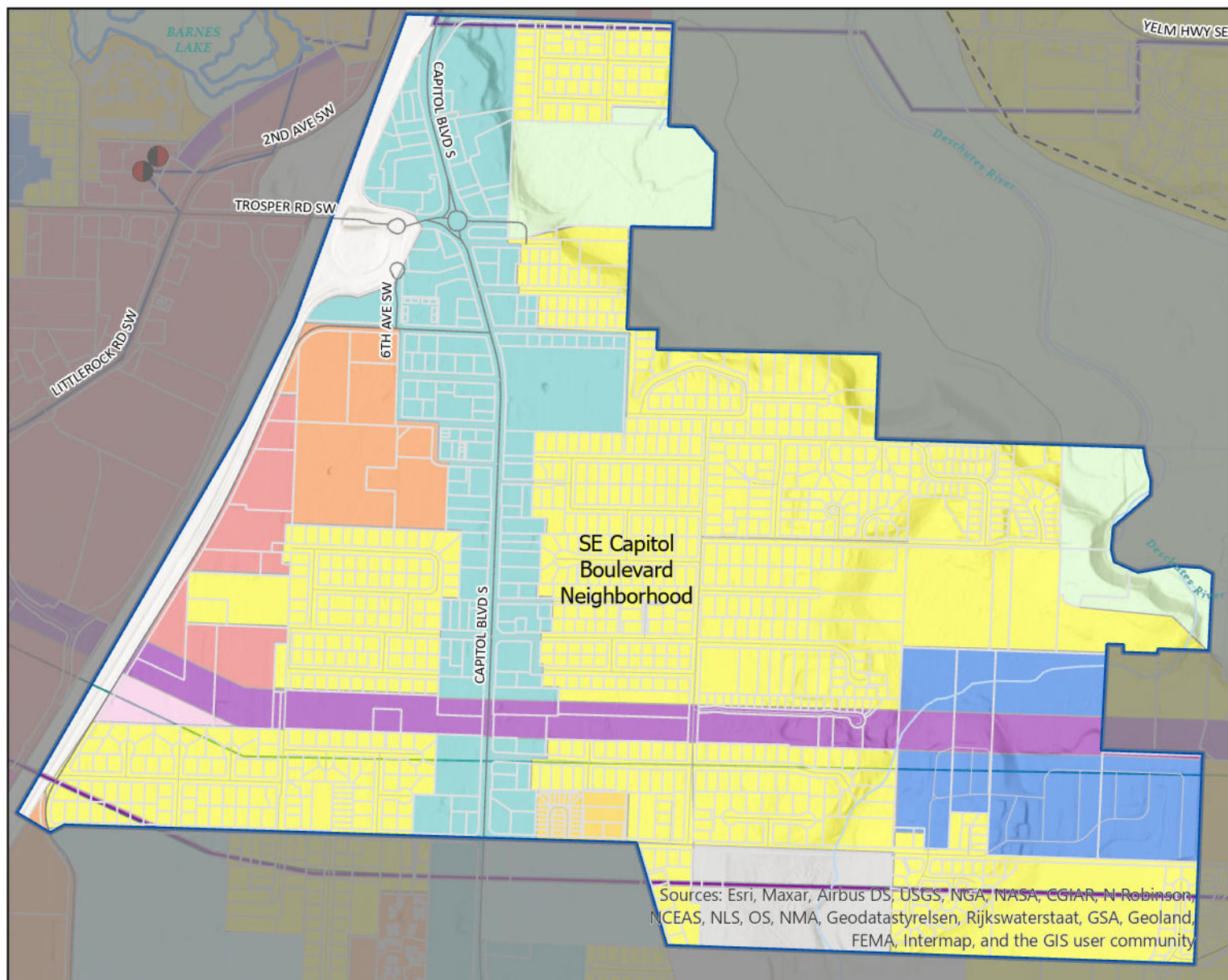
New Market Future Land Use



- Airport Related Industrial
- Capitol Boulevard Community
- Tumwater Town Center
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public Institutional
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Utilities
- Light Industrial
- City Limits

0 0.05 0.1 0.2 Miles

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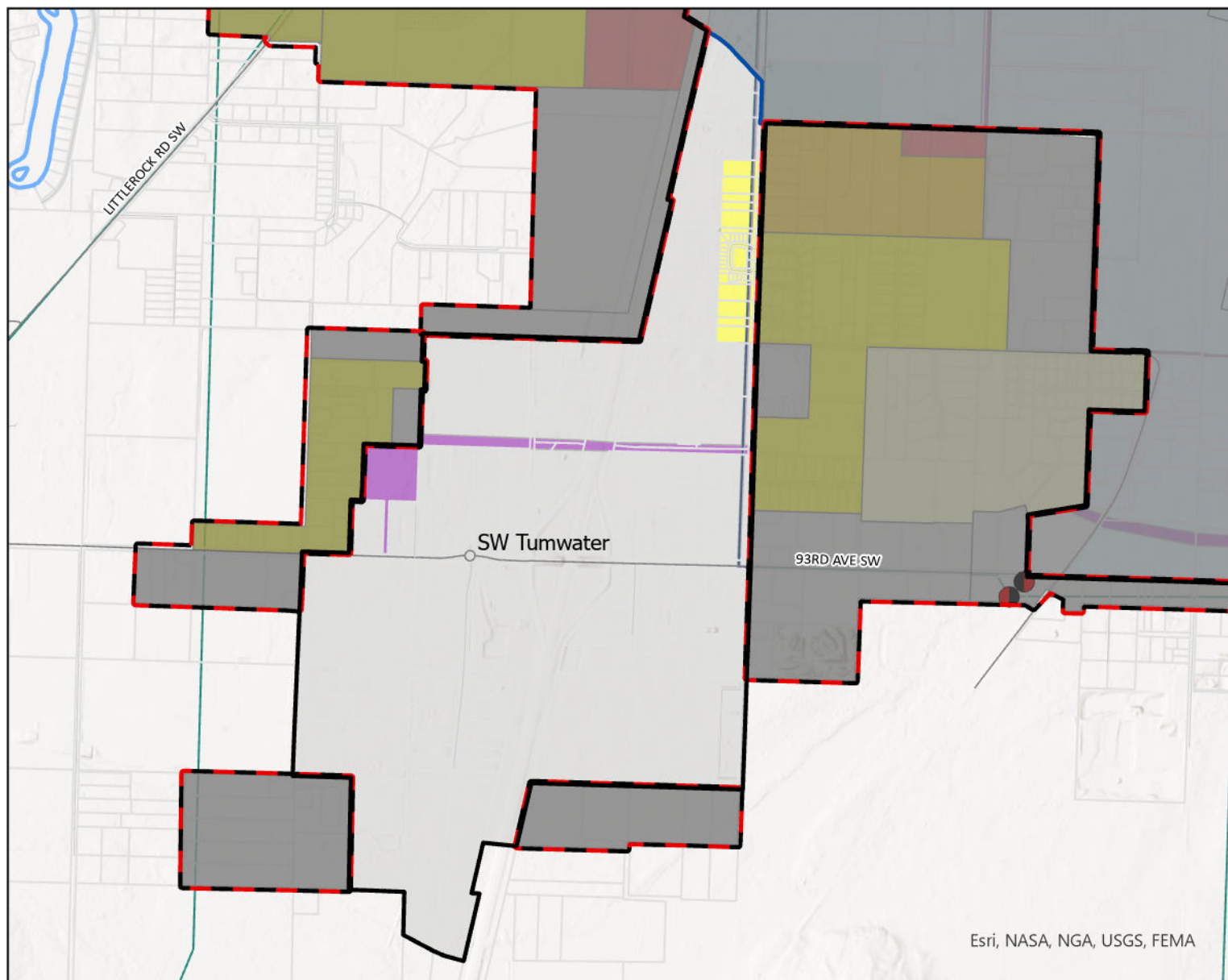
SE Capitol Boulevard Future Land Use

0 0.07 0.15 0.3 Miles



- Capitol Boulevard Community
- Manufactured Home Park
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parks/Open Space
- Public Institutional
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Utilities
- Light Industrial
- City Limits

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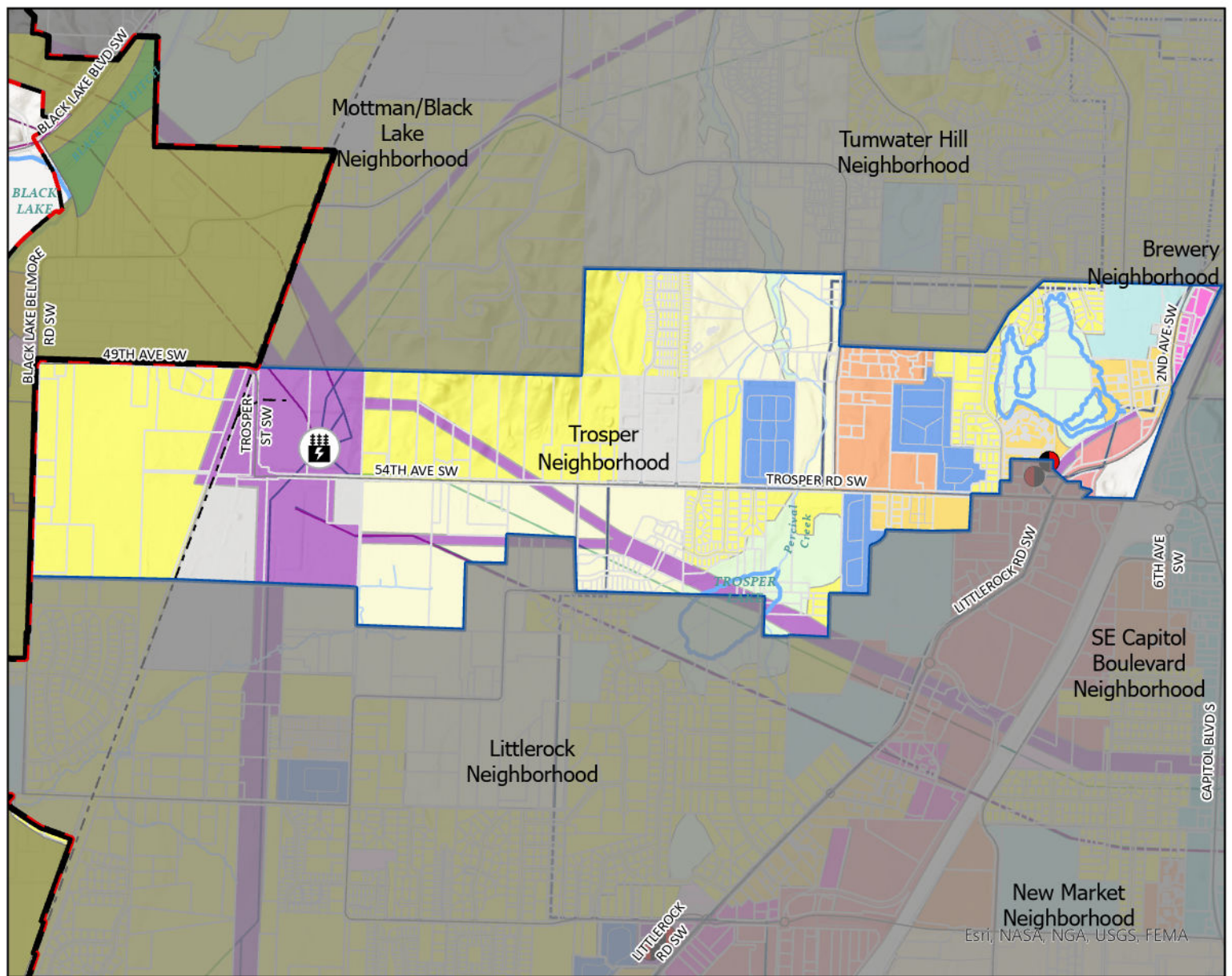
SW Tumwater Future Land Use



- Airport Related Industrial
- Low Density Residential
- Public Institutional
- Utilities
- Light Industrial
- Tumwater UGA
- City Limits

0 0.13 0.25 0.5 Miles

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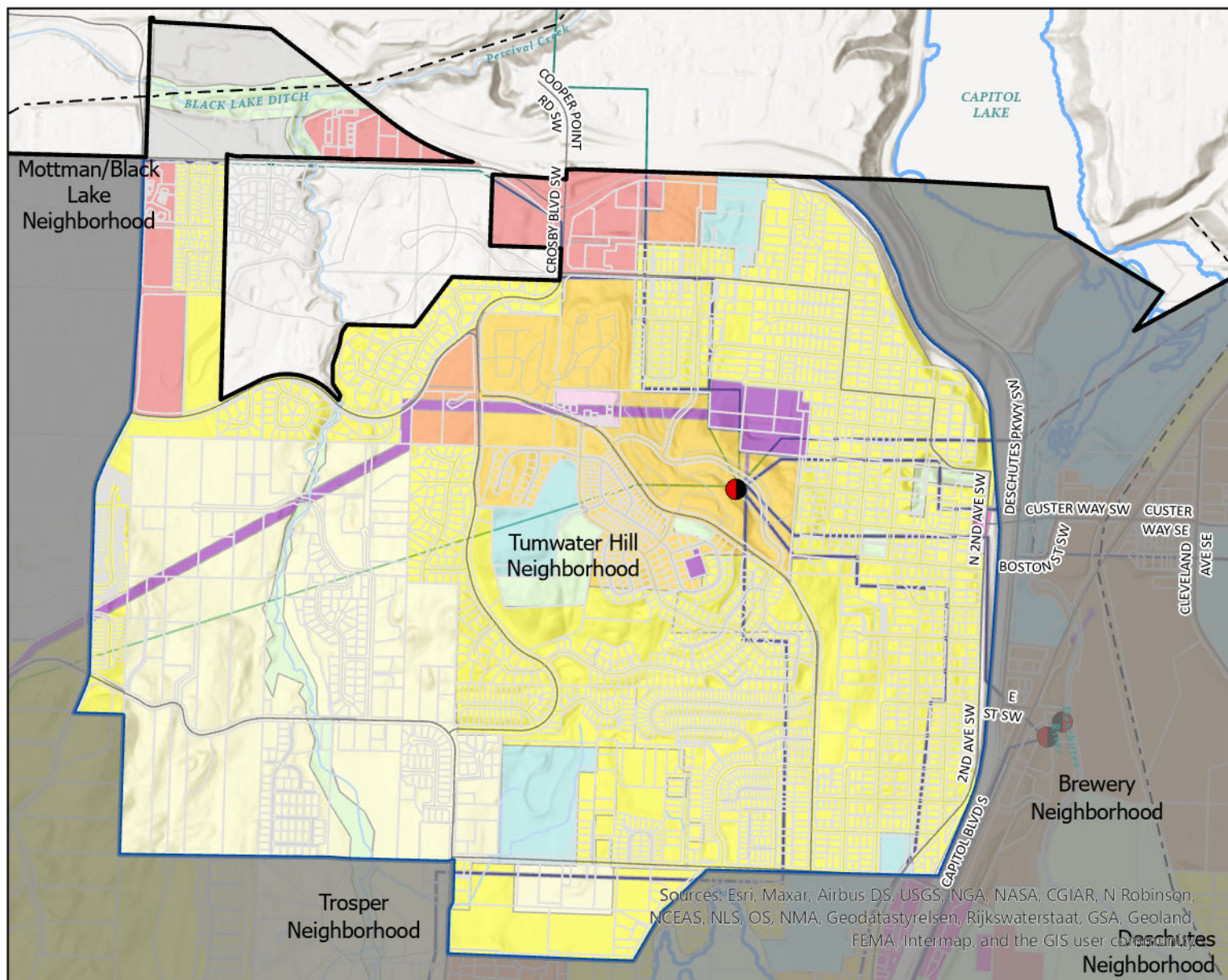
Trosper Future Land Use



- | | |
|--------------------------------|-------------------------|
| Capitol Boulevard Community | Mixed Use |
| Manufactured Home Park | Neighborhood Commercial |
| Tumwater Town Center | General Commercial |
| Residential/Sensitive Resource | Utilities |
| Low Density Residential | Heavy Industrial |
| Medium Density Residential | Light Industrial |
| High Density Residential | Tumwater UGA |
| Parks/Open Space | City Limits |
| Public Institutional | |

0 0.13 0.25 0.5 Miles

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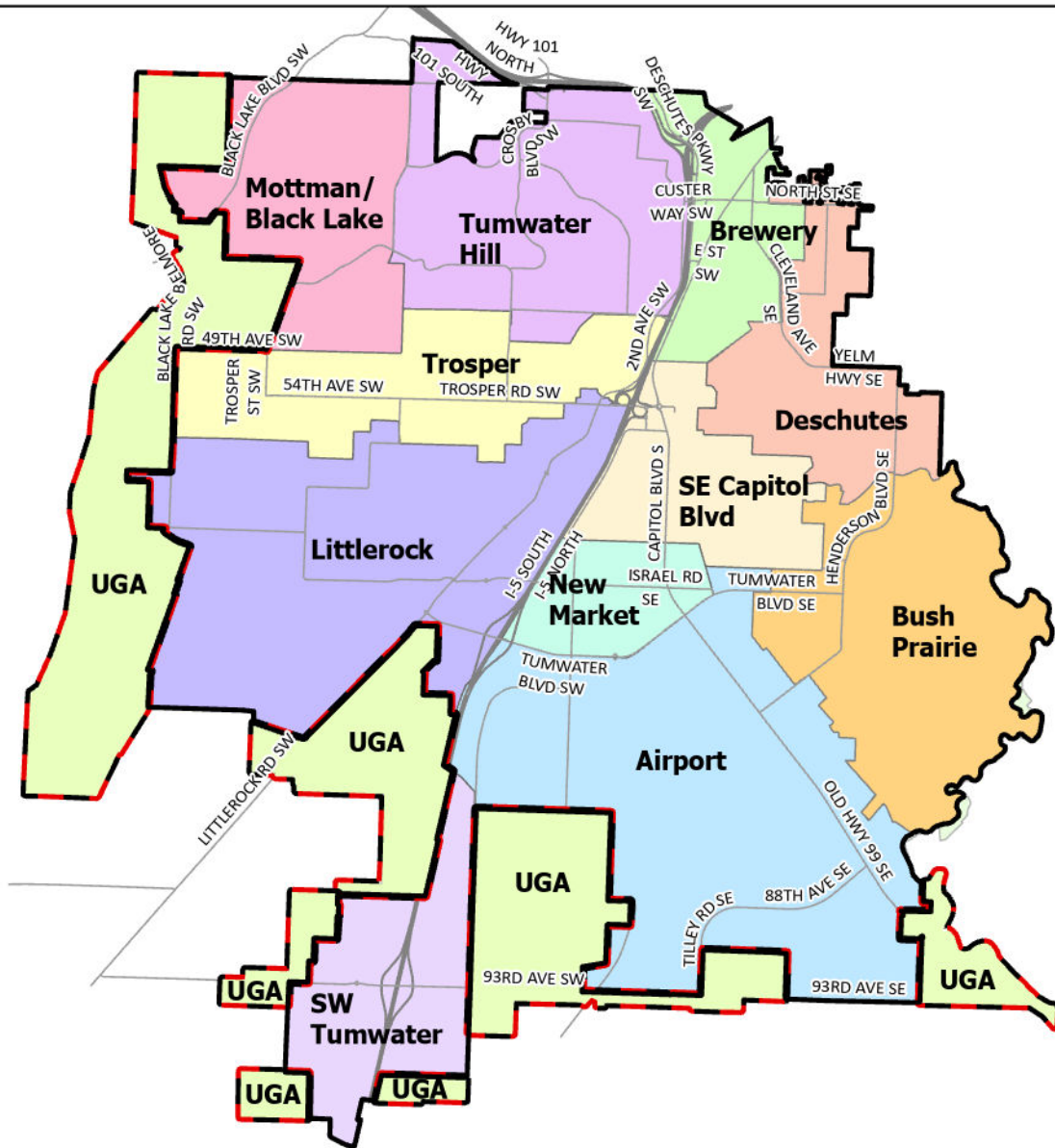
Tumwater Hill Future Land Use



- | | |
|--------------------------------|-------------------------|
| Brewery District | Public Institutional |
| Manufactured Home Park | Mixed Use |
| New Market Historic District | Neighborhood Commercial |
| Residential/Sensitive Resource | General Commercial |
| Low Density Residential | Utilities |
| Medium Density Residential | Light Industrial |
| High Density Residential | City Limits |
| Parks/Open Space | |

0 0.1 0.2 0.4 Miles

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Neighborhoods of Tumwater



- | | |
|--------------|----------------------|
| City Limits | Mottman/Black Lake |
| UGA | New Market |
| Airport | SE Capitol Boulevard |
| Brewery | SW Tumwater |
| Bush Prairie | Trospen |
| Deschutes | Tumwater Hill |
| Littlerock | |

0 0.4 0.8 1.6 Miles

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