

# 2025 Comprehensive Plan Update Land Use Element

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



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# Overview

- State Requirements
- Housing, Population, and Jobs Forecasts
- Land Use Designations
- Future Land Use Map
- Discussion



# State Requirements

- Growth Management Act RCW 36.70A.070
- Designate land 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
- Include population densities, building intensities, and estimates of future population growth
- Environmental justice - avoid creating or worsening environmental health disparities (HB 1181)



# State Requirements

- Protect groundwater used for public water supplies
- 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
- 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



# State Requirements

- 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:
  - 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;
  - Reduce wildfire risks to residential development in high-risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes; and
  - Protect existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures



# Housing, Population, and Jobs Forecasts

Type	Number
<b>Housing</b>	
Housing Units Needed (2020-2045)	<b>9,192 Units</b>
Household Size (2020)	2.39 People per Household
<b>Population</b>	
Population (2020)	28,707
Projected Population Increase (2020-2045)	17,363
Projected Population (2045)	<b>46,070</b>
<b>Jobs</b>	
Employment Estimate (First Quarter, 2017)	27,030 Jobs
Projected Employment Increase (2017-2025)	10,730 Jobs
Employment Forecast (2045)	<b>37,760 Jobs</b>



# Land Use Designations

- NEED: Uses population, housing and job forecasts
- CAPACITY: Land use constrained by physical and environmental features, historic use, current use, community concerns and goals.
- Areas subdivided into 11 neighborhoods based on historic uses, physical features and community vision



# Needs

- Only have space for 35 more houses than required for 80% AMI and less
- Space for commercial and industrial is sufficient
- Reduce distance to jobs and daily needs to provide opportunities for mode shift





# Constraints

- Wetlands
- Slopes
- Wellhead protection zones
- Frequently flooded areas
- Wildlife habitat conservation areas
- Maximizing opportunities for infill to minimize impacts
- Supporting mixed-use developments



# Proposed Land Use Designation Updates

Current		Proposed	
Land Use Designation	Net Dwelling Units Per Acre	Land Use Designation	Net Dwelling Units Per Acre
Single-Family Low	Minimum: 4 Maximum: 7	Low Density Residential	Minimum: 6 Maximum: 9
Single-Family Medium	Minimum: 6 Maximum: 9	Low Density Residential	Minimum: 6 Maximum: 9
Multifamily Medium	Minimum: 9 Maximum: 15	Medium Density Residential	Minimum: 10 Maximum: 19
Multifamily High	Minimum: 14 Maximum: 29	High Density Residential	Minimum: 20 Maximum: None



# Proposed Updates

Land Use Designation	Current Net Dwelling Units Per Acre	Proposed Net Dwelling Units Per Acre
Brewery District Knoll	No Density Specified	Minimum: 30
Capitol Boulevard Community	CBC Capitol Boulevard Community	Minimum: 30
General Commercial	No Density Specified	Minimum: 30
Mixed Use	Minimum: 14	Minimum: 20
Neighborhood Commercial	Minimum: 4	Minimum: 6
	Maximum: 8	Maximum: 9

# Proposed Map Updates

- Future Land Use Map included as Attachment E
- Map Tool includes Conservation Element maps to show environmental constraints

<https://experience.arcgis.com/experience/e8975a26b0094deab58c8b500c176194>





## Discussion & Questions



# Next Steps

- Complete final round of stakeholder input and engagement
- Ensure input and feedback was incorporated
- Comprehensive Plan Adoption Process – Fall 2025 to Winter 2026
- Comprehensive Plan Ordinance Briefing – Planning Commission – October 28, 2025



# Submitting Comments or Questions

Written comments or questions are welcome at any time during the periodic update process

- Update website: [2025 Comprehensive Plan Update](#)
- Periodic update email: [compplan@ci.tumwater.wa.us](mailto:compplan@ci.tumwater.wa.us)
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