

**CITY OF TUMWATER AND
THURSTON COUNTY
JOINT PLAN UPDATE**
**(CITY RESOLUTION NO. R2021-004/
COUNTY ORDINANCE NO. TO BE ASSIGNED)**
STAFF REPORT
**JOINT CITY AND COUNTY
PLANNING COMMISSION BRIEFING**

Issue

The Tumwater and Thurston County Joint Plan was adopted in 1995 with minor amendments in 2009. This is the first substantial update of the Joint Plan since its adoption in 1995.

Suggested Focus for this Briefing

While the Planning Commissioners are encouraged to review all the materials in the meeting packet, in preparing for this briefing, staff suggests that the Planning Commissioners read the staff report and focus on the following areas of the Joint Plan:

1) Introduction to the draft Joint Plan.

In the draft Joint Plan, read Sections 1.1 *Background* and 1.2 *Purpose of Joint Planning* (pages 1 – 2 in the version of the Plan with the edits turned off).

2) Description of the Joint Plan.

In the draft Joint Plan, read Chapter 2 *Description of Joint Plan Area* (pages 5 – 8 in the version of the Plan with the edits turned off).

3) Land Use Demand and Capacity.

In the draft Joint Plan, read Section 3.3 *Land Supply Analysis* (pages 31 – 43 in the version of the Plan with the edits turned) and in the staff report, read Item 1 in *Suggested Areas for Discussion*. Staff intends to review and discuss the land supply analysis with the Planning Commissions in more detail at the briefing.

4) Land Use Goals and Policies.

In the draft Joint Plan, read Section 3.2 *Goals and Policies* (pages 19 – 31 in the version of the Plan with the edits turned off) or in Appendix 1 of the staff

report, and in the staff report read Item 2 in *Suggested Areas for Discussion*. Staff intends to review and discuss the Land Use goals and policies with the Planning Commissions in more detail at the briefing.

5) Joint Plan Land Use Map Amendments.

In the staff report, read Item 3 in *Suggested Areas for Discussion* and review the attached maps that show the proposed Joint Plan land use designation and corresponding zone district amendments.

The focus of the joint Planning Commission worksession in April 2021 will be on the other parts of the Joint Plan (Chapters 4 – 10), including Section 10.2 Public Facilities and Services Element Goals and Policies, Joint Plan implementation (Chapter 11), as well as any questions that the Planning Commissions raise for staff to address at the March 31, 2021 briefing.

The other materials in the packet are available for reference.

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Summary

The Tumwater and Thurston County Joint Plan is a comprehensive plan for the unincorporated portion of the City of Tumwater urban growth area prepared jointly by the City and the County. The Joint Plan is a component of both the City and County's Comprehensive Plans.

The purpose of the Joint Plan is to provide a framework to guide future development in the Joint Plan area (or Urban Growth Area, the terms are interchangeable) during its transition from rural- to urban-level development. The Plan serves as the basis for future planning decisions by each jurisdiction in the Joint Plan area. The Plan is intended to allow the City and the County to create a mutual vision with the public participation for the future of the City's Urban Growth Area to guide development code adoption.

The Joint Plan was adopted in 1995 with minor amendments in 2009. This is the first substantial update of the Joint Plan since its adoption.

Background

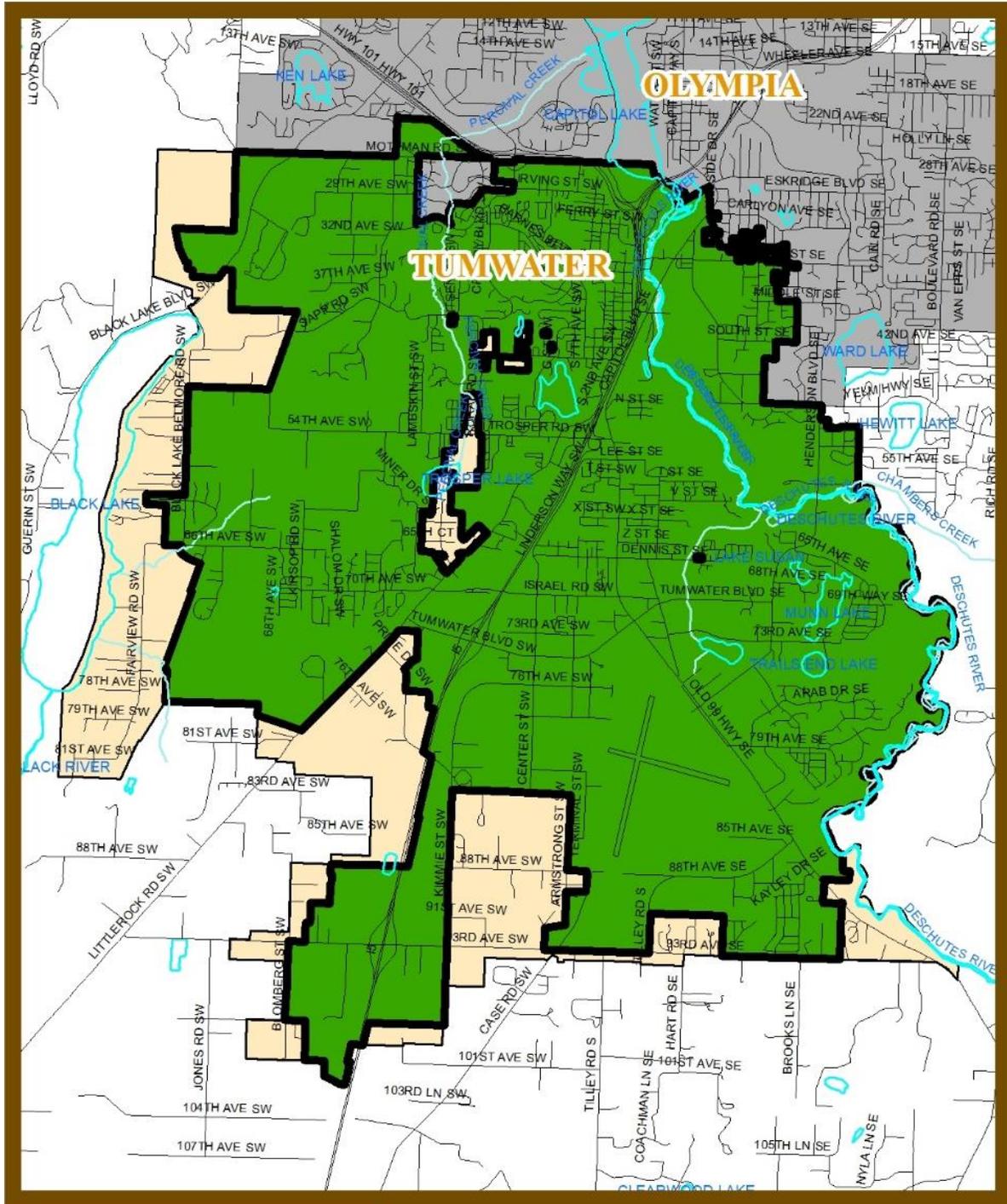
The Cities of Lacey, Olympia, and Tumwater and Thurston County formally started joint planning in the 1988. After the adoption of the Growth Management Act in 1990, Thurston County and each of its Cities adopted a Comprehensive Plan, established a 20-year urban growth boundary jointly for each urban area, and Thurston County created County-Wide Planning Policies.

The Tumwater City Council and Thurston County Commissioners authorized work to begin on the City and County Joint Plan for the City's Urban Growth Area in 1993. The Plan was adopted in 1995 to meet the intent of the County-wide Planning Policies. The Plan is intended to guide future development in the Joint Plan area during its transition from rural to urban-level development.

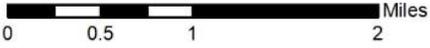
The Joint Plan was subsequently amended in 2009.

In 1995, the City of Tumwater Joint Plan area was approximately 8,253 acres. In 2021, it is now approximately 2,820 acres.

See a map of the Joint Plan areas on the next page.



MXD: City Limits and UGA 2021
 This map last updated: 3/17/2021
 This map was created by the City of Tumwater Community Development Department using ArcGIS 10.7



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 This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgments arising from any use of this product and any errors or omissions.



Legend

- Tumwater City Limits
- Tumwater Urban Growth Area
- City of Olympia

The current effort is the first substantial update to the Joint Plan since 1995. The Tumwater City Council included the Joint Plan update in the City's 2021 Long Range Planning work program approved on January 19, 2021.

Structure of the Tumwater and Thurston County Joint Plan

The Joint Plan is organized into eleven chapters.

Chapter 1, Introduction, includes background information that provides the context in which the Joint Plan was developed. It also states the purpose of the Joint Plan and describes the public involvement process that was used in its development.

Chapter 2, Description of Joint Planning Area, describes the study area of the Joint Plan. It also discusses the urban growth boundary established by the Joint Plan, as well as how that boundary is different from the urban growth boundary established by the 1988 *Memorandum of Understanding: An Urban Growth Management Agreement*.

Chapter 3 through Chapter 10 address an element of the Joint Plan as required or suggested by the Growth Management Act. Chapter 3 addresses land use, including maps showing future land use designations that will be applied within the Joint Plan area. Chapters 4 through 8 incorporate into the Joint Plan the Lands for Public Purposes, Housing, Parks, Recreation, and Open Space, and Economic Development Elements of the City of Tumwater Comprehensive Plan, respectively. Chapters 9 and 10 address future transportation and other public facilities and services that will be needed to serve the projected development within the Joint Plan area over the next 20 years.

Chapter 11 describes how the Joint Plan should be implemented. It includes recommendations for zoning changes, coordination between local governments and other service providers to ensure smooth transitions of service provision as the planning area urbanizes, plan amendments, and other necessary considerations to accomplish the goals of the Joint Plan.

Suggested Areas for Discussion

The Joint Plan is a large document. Here are some areas to focus the Planning Commissions discussion at the briefing. Another list of areas to review will be created for the joint Planning Commission worksession in April.

- 1. Land Use Demand and Capacity**

The draft 2020 *Buildable Land Report for Thurston County* noted that the urban areas in the County, which are the cities plus the unincorporated Urban Growth Areas, contains sufficient land to accommodate the projected

20-year population growth. Based on adopted policies in Thurston County as of 2017, the evaluation showed that:

- There is sufficient residential, commercial, and industrial land supply to accommodate projected population growth to the year 2040 in Thurston County's urban areas.
- Each urban area in the County has designated sufficient land supply to accommodate its projected population growth to the year 2040.

Urban residential densities are being met. The draft 2020 *Buildable Land Report for Thurston County* noted that "...overall, Thurston County urban areas are achieving urban densities greater than the rule of thumb threshold of four dwelling units per acre.

- With the exception of Grand Mound, which saw a small number of new homes permitted, all Thurston County urban areas with sewer service are achieving urban densities. For health code reasons, densities must be lower than four units per acre when sewer service is not available.
- Achieved densities are higher within incorporated city limits than the unincorporated urban growth area."

Questions remain as to how much of the residential land supply will be available for development due to federal endangered species listings, the availability of water, and the difficulty of extending sewer service to some parts of the Urban Growth Areas.

For the Joint Plan update this means:

1. Staff is not recommending a change in the size of the Joint Plan area (Urban Growth Area) for the City of Tumwater.
2. Aside from the specific Joint Plan land use map amendments and associated rezones below, no adjustments to the balance of residential, commercial, industrial lands is recommended as part of the Joint Plan update.
3. No adjustments are needed to the minimum densities required in residential land use designations and zone districts. However, there is a gap between net and gross densities.

Density ranges for the residential land use designations are based on net density. *Net density* means the total number of dwelling units divided by the net area of the site or area. Net area typically excludes streets; streams, ponds, and other water areas; and areas with environmental constraints such as floodplains, wetlands, and steep slopes. Net density can also be defined as developable land.

Gross density means the total number of dwelling units divided by the total land area of the site or area excluding nothing. The difference

between gross and net density is critical. Roads and parking, both included in gross density, often require up to 20% of a site.

When calculating densities for a specific residential development project the City uses net density, while the County uses gross density. In the Joint Plan area, staff recommends that net density be used in the Joint Plan area to reflect the urban development level.

2. Policy Review

- A. **Section 3.2 Land Use Element Goals and Policies** – The Land Use Element is the largest section of the Joint Plan and it covers the goals and policies that establish the direction for the future growth of the Joint Plan area. The goals and policies are intended to ensure coordination with other City and County Comprehensive Plan elements, regional plans, and County-Wide Planning Policies. Additionally, the goals and policies serve to define the action plan for implementing the Joint Plan recommendations found in Chapter 11, *Implementation*, which will be discussed at the joint Planning Commission worksession in April.

3. Joint Plan Land Use Map Amendments

The following land use map and zoning map amendments are under consideration by County Community Planning and the City for the Joint Plan update. These amendments would allow for more seamless future annexations to City from an administrative standpoint, while providing consistent standards and predictability for the public.

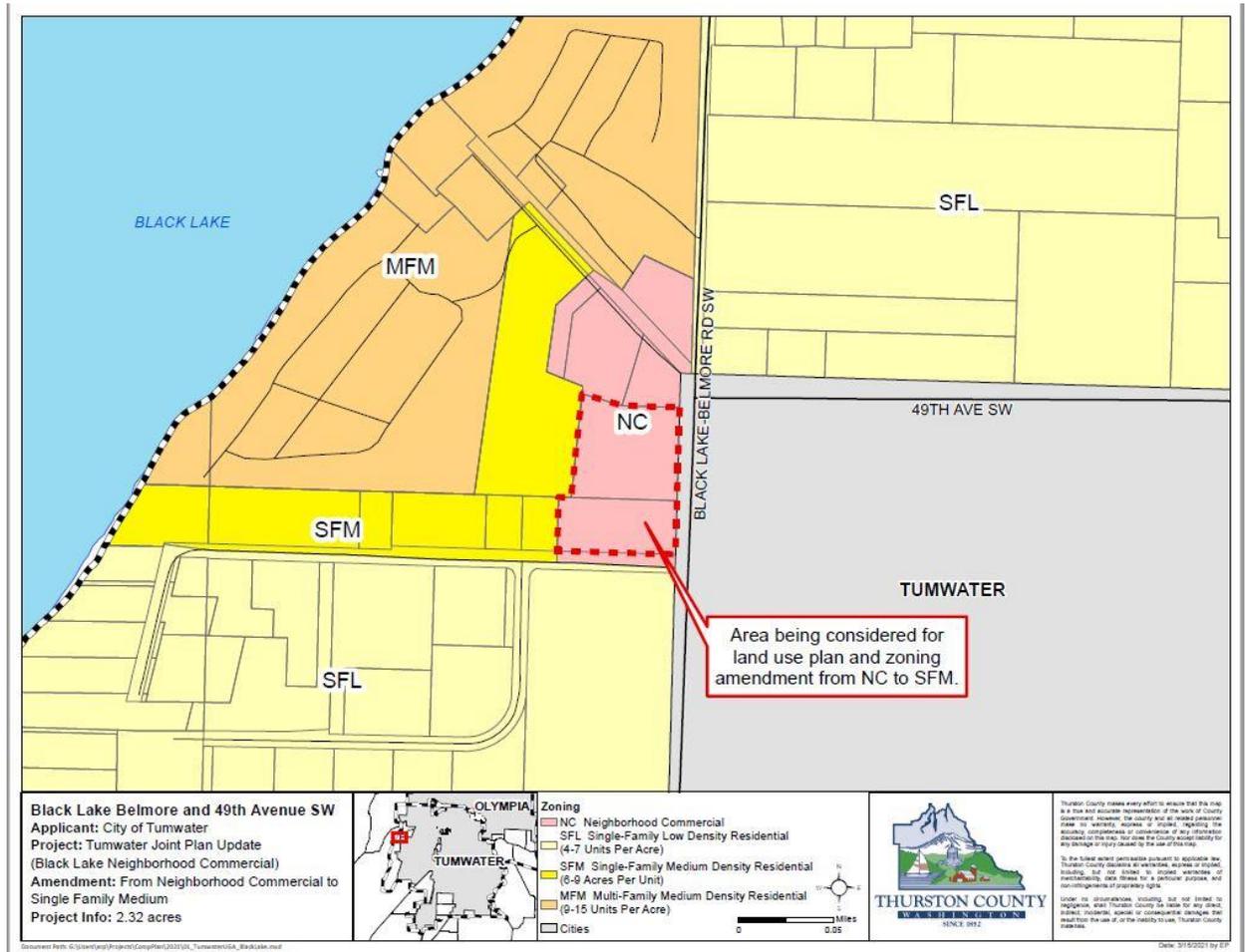
A. Black Lake-Belmore Road and 49th Avenue SW

Several parcels at the intersection of Belmore Road and 49th Avenue SW are designated Neighborhood Commercial (NC) in the Joint Plan area land use map and zoning map.

As part of the City's 2018 Comprehensive Plan amendment process, the City studied all the Neighborhood Commercial (NC) areas in the City and the Joint Plan area to determine if the designation was still appropriate, based on the size of the areas designated and the likelihood of projected development at each location.

The final Tumwater City Council recommendation to the Thurston County Board of Commissioners as part of Ordinance No. O2018-006, was that the area designated Neighborhood Commercial (NC) at the intersection of Belmore Road and 49th Avenue SW should be smaller to allow for redevelopment as Neighborhood Commercial (NC) and that two parcels (1283-22-32102 and 1283-23-20205), currently developed with single-family homes, should change from Neighborhood

Commercial (NC) to Single Family Medium Density Residential (SFM).
The two parcels total approximately 2.32 acres.



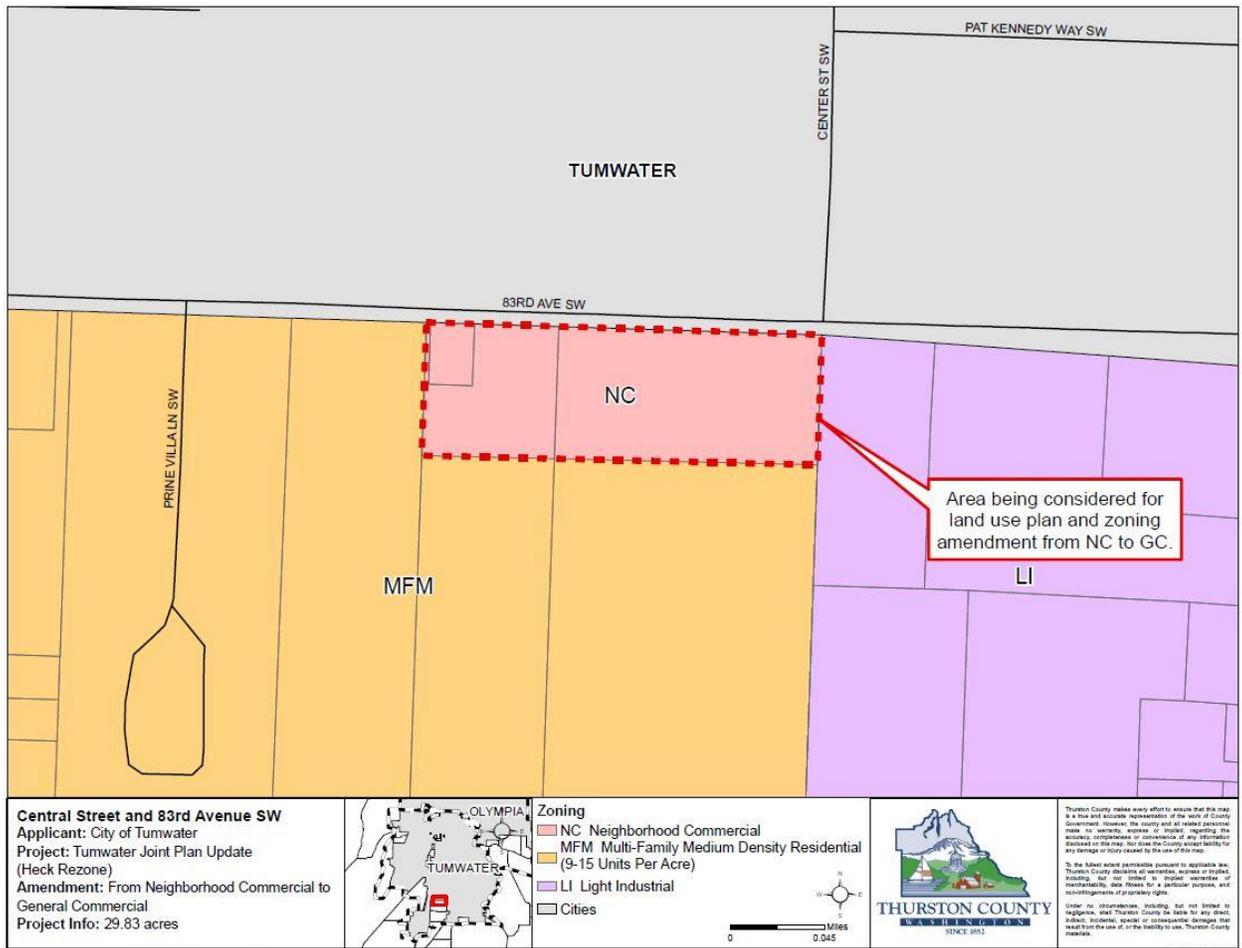
B. Center Street and 83rd Avenue SW

The northern ends of two parcels (1271-52-10100 and 1271-52-10201) near Center Street and 83rd Avenue SW are designated Neighborhood Commercial (NC) in the Joint Plan area land use map and zoning map.

As part of the City’s 2018 Comprehensive Plan amendment process, the City studied all the Neighborhood Commercial (NC) areas in the City and the Joint Plan area to determine if the designation was still appropriate, based on the size of the area designated and the likelihood of projected development.

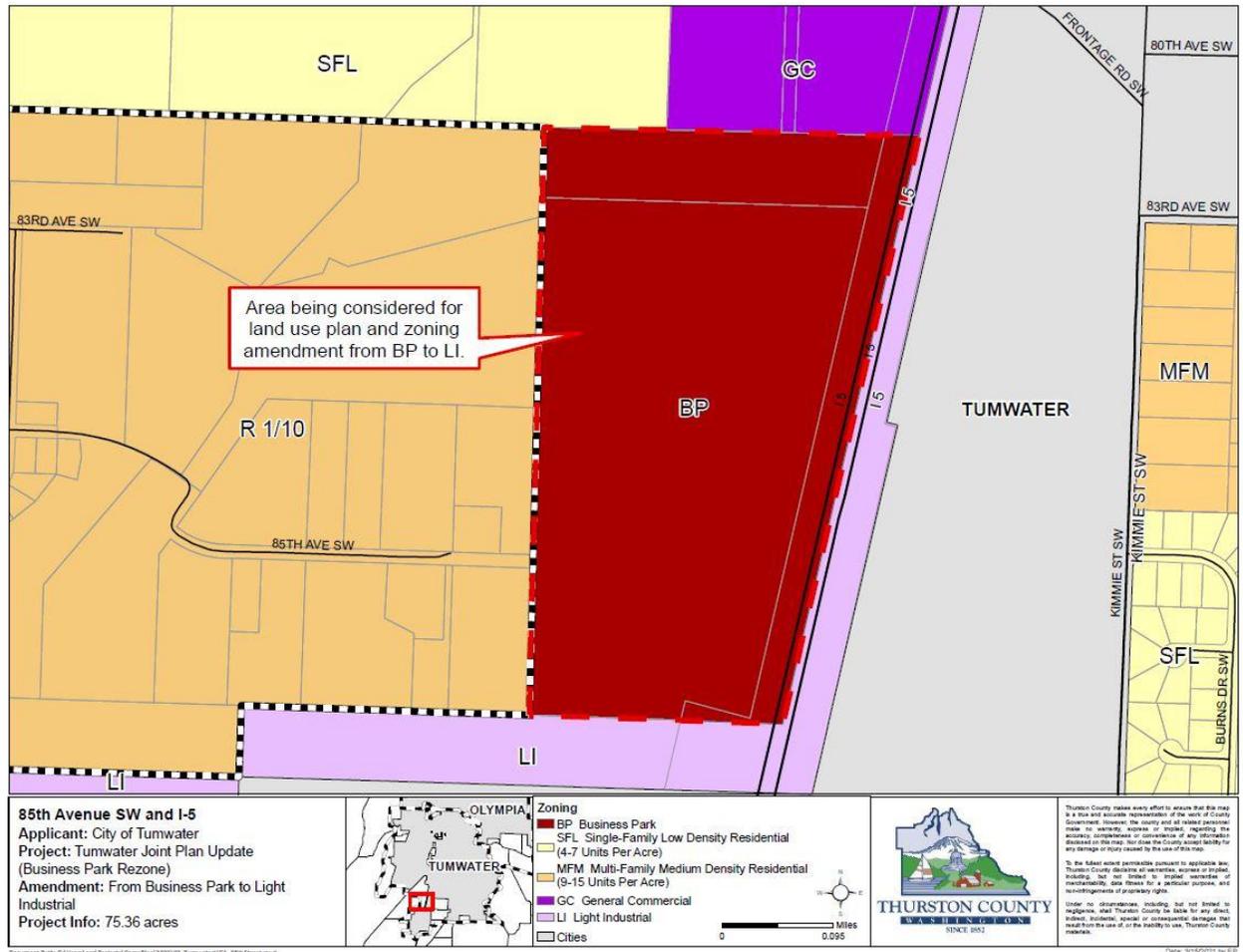
The final Tumwater City Council recommendation to the Thurston County Board of Commissioners as part of Ordinance No. O2018-006, was that the area designated Neighborhood Commercial (NC) near Center Street and 83rd Avenue SW should change from Neighborhood Commercial (NC) to General Commercial (GC), which would be a more appropriate designation with the surrounding land use designations

and zone districts, which are Airport Related Industry (ARI), Light Industrial (LI), and Multifamily Medium Density Residential (MFM). One parcel contains a small, private RV park. The second parcel has a single-family residence. The total area under consideration is 7.6 acres.



C. 85th Avenue SW and Interstate-5

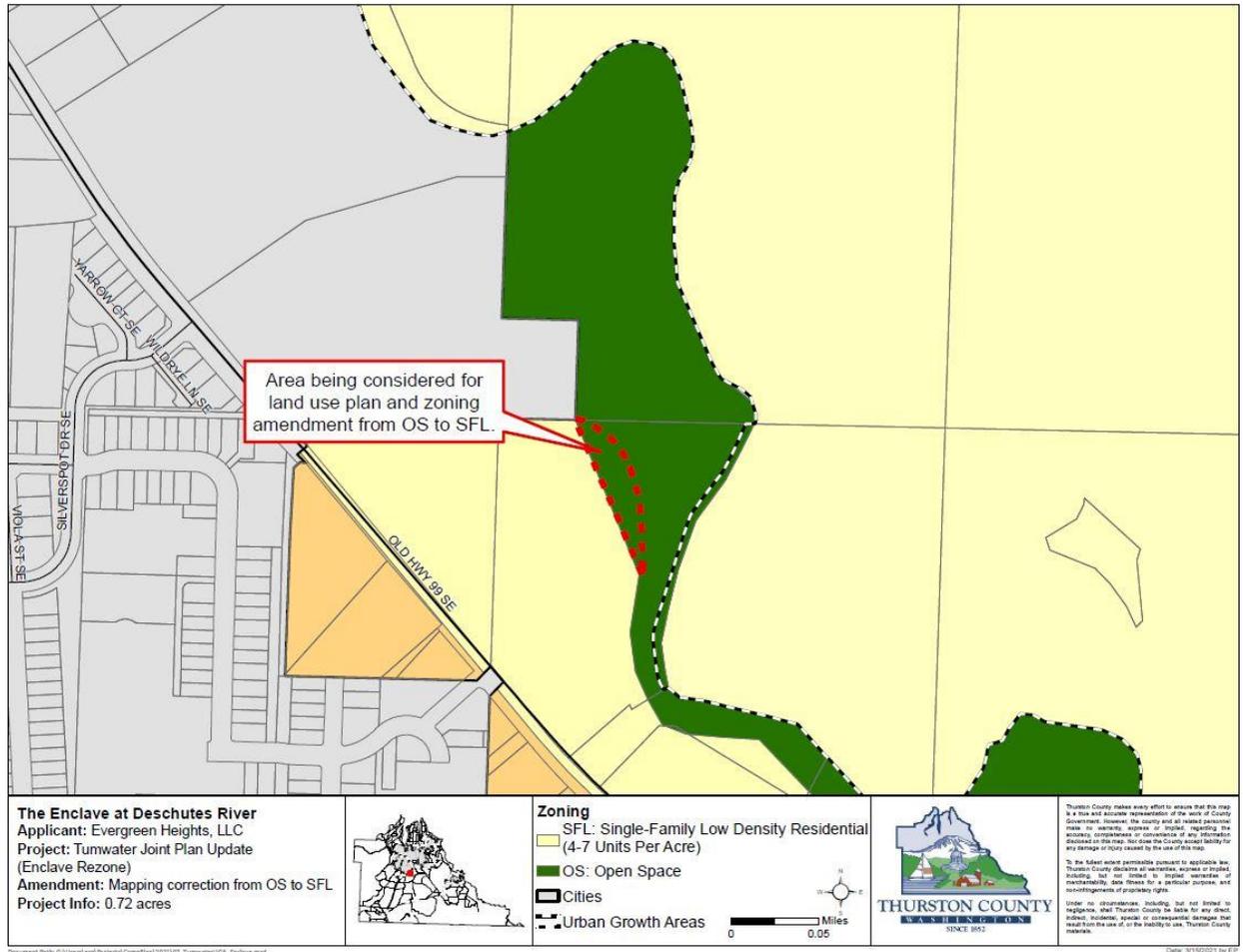
The Tumwater City Council repealed the Business Park (BP) zone district in 2017 by Ordinance O2017- 017 and requested that Thurston County also replace the Business Park (BP) land use designation and zone district with Light Industrial (LI). There is only one parcel (0952-00-05000) in the Joint Plan area that has this land use designation and zoning district. The total acreage under consideration is 75.36 acres.



D. The Enclave at Deschutes River

This proposed amendment includes two parcels (1271-31-30000 and 1271-34-20102) that lie between Old Highway 99 and the Deschutes River. The parcels have split land use and zone district designations, which are Open Space (OS) and Single Family Low Density Residential (SFL). The request for this land use and zoning change was made by the property owner in 2019.

The County and the City recognized this as a mapping error and agreed to review the land use and zoning amendment with the Joint Plan. The boundary line between Single Family Low Density Residential (SFL) and Open Space (OS) land use and zone district designations should follow the steep slope above the Deschutes River. Correcting the error will allow approximately 0.5 acres to be added to the Single Family Low Density Residential (SFL) land use and zone district designations. The required Shoreline Master Plan (SMP) setbacks and other critical area regulations would not be altered.

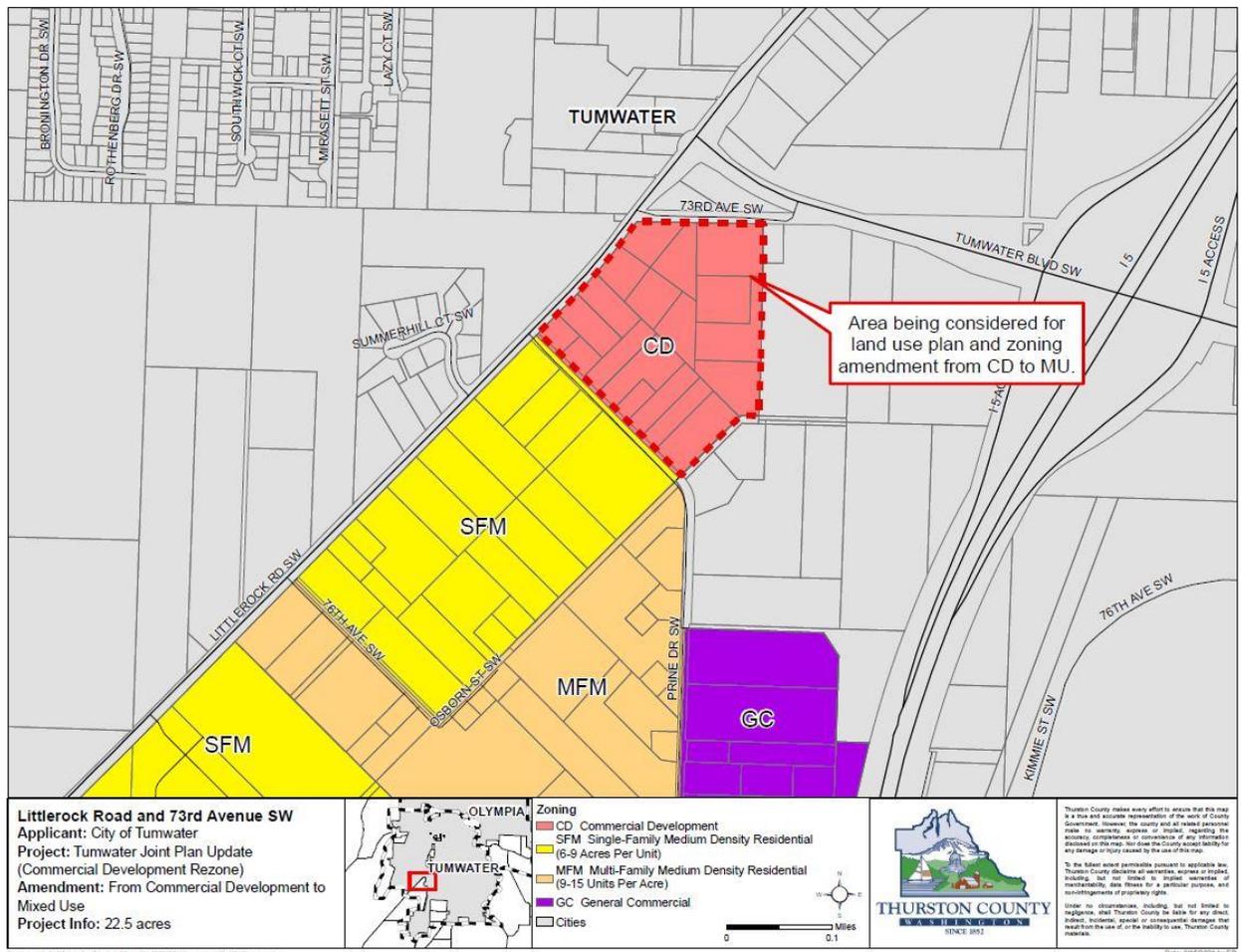


E. Littlerock Road and 73rd Avenue SW

The City no longer has a Commercial Development (CD) land use designation or zone district. The City proposal is to change the land use designation and zone district from Commercial Development (CD) to Mixed Use (MU) for an area of 19 parcels.

Thurston County would repeal the Commercial Development (CD) zoning district in Title 22 *Tumwater Urban Growth Zoning* of the Thurston County Code. The County currently has development standards for Mixed Use (MU) zone district.

This proposed amendment would streamline the development code and development standards, and reflect the Mixed Use (MU) land use designation and zone district at the intersection of Littlerock Road and Israel Road SW in the City immediately to the north.

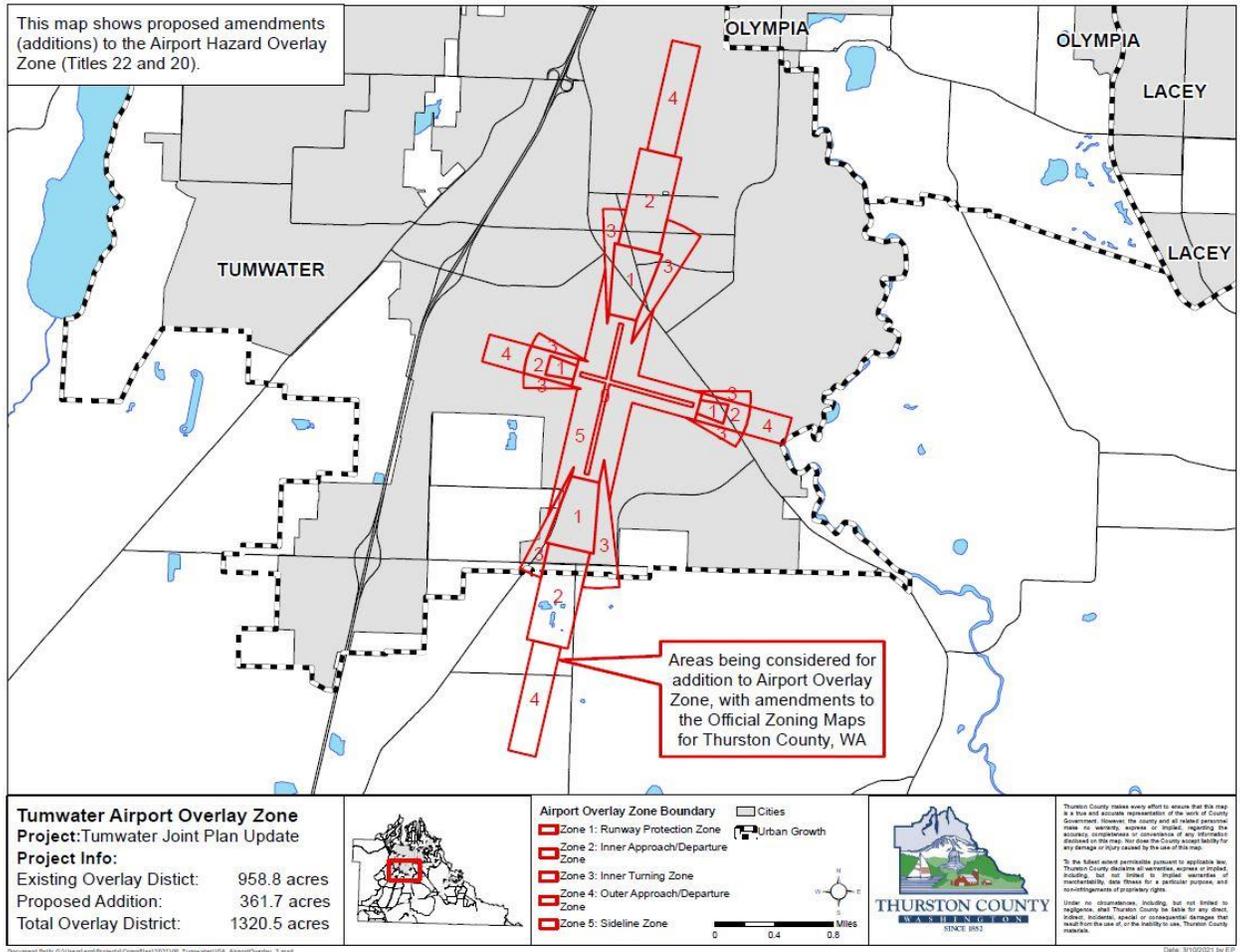


F. Airport Hazard Overlay Zone

The County has only adopted a part of the Airport Hazard Overlay (AH) zone in the past, and consequently the County’s current Airport Hazard Overlay (AH) zone is smaller than what is needed for current and future airport traffic. The County proposes to amend the Airport Hazard Overlay (AH) zone to include an additional 362 acres for consistency with City’s currently adopted Airport Overlay (AH) zone. The underlying land use designations and zone districts would not change for affected properties. This change is needed to protect the public health and safety of County citizens.

The County’s current Airport Hazard Overlay (AH) zone has very limited development standards—nothing more than general restrictions on lighting, uses that encourage large groups of people, and flammable substances. Repealing and replacing Chapter 22.32 *Airport Hazard Overlay* of the Thurston County Code with standards that align with the City’s Airport Overlay development standards would add clarity to the county’s development code and provide consistency in the City’s Urban Growth Area.

The amended Airport Hazard Overlay (AH) zone would include some additional prohibited uses, such as schools, day cares, churches, hospitals, and additional regulations on density, flammable and combustible materials, noise, land divisions, and requirement of a disclosure statement. A new chapter would also be added to Title 20 *Zoning*, the rural County Zoning Ordinance, to include standards for the rural county, where the amended overlay zone would impact.



Joint Plan Public Approval Process

The City and County Planning Commissions will hold a preliminary briefing introducing the update process on the Joint Plan update on March 31, 2021.

The City and County Planning Commissions will schedule a worksession in April 2021 to further discuss the proposed Joint Plan update.

An Environmental Checklist for a non-project action for the Joint Plan update will be prepared by the County under the State Environmental Policy Act (Chapter

43.21C RCW), pursuant to Chapter 197-11 WAC, as well as a Determination of Non-Significance.

The City Council's General Government Committee will receive an introduction to the Joint Plan update process in a briefing on April 13, 2021.

The City resolution adopting the Joint Plan update will be sent by the City to the Washington State Department of Commerce for the required 60-day review before the ordinance is adopted, in accordance with RCW 36.70A.106.

The ordinance adopting the Joint Plan update will be sent by the County to the Washington State Department of Commerce for the required 60-day review before the ordinance is adopted, in accordance with RCW 36.70A.106.

A Notice of Public Hearing for the City and County Planning Commissions will be issued prior to the public hearing on the Joint Plan update. The notice will be posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.

The City and County Planning Commissions will schedule a joint public hearing for the proposed Joint Plan update in May 2021. Following the public hearing and deliberations, the City and County Planning Commissions will send their joint recommendation to the Tumwater City Council and the Thurston County Board of Commissioners.

The City Council's General Government Committee will review the Joint Plan update in a briefing on June 9, 2021.

The City Council is scheduled to hold a worksession to review the Joint Plan update on June 22, 2021.

The City Council is scheduled to consider a recommendation that the County Board of Commissioners adopt the proposed Joint Plan update at a regular meeting on July 6, 2021.

The County Board of Commissioners will schedule meetings in the summer 2021 for a briefing, public consideration, and decision on the proposed Joint Plan update after the City Council finishes their process.

Once the County Board of Commissioners adopts the Joint Plan update, the City Council will include the Joint Plan update approved by the County Board of Commissioners as one of the amendments consider as part of the City's 2021 annual Comprehensive Plan amendment process in the fall of 2021.

Public Notification

A Notice of Joint Public Hearing for the City and County Planning Commission will be issued, posted, and published in *The Olympian* after the City and County Planning Commissions sets the public hearing date.

Conclusions

1. Based on the above review and analysis, City and County staffs are expected to conclude that the proposed Joint Plan update will be consistent with Goals and Policies of the City and the County's Comprehensive Plans.
2. Based on the above review and analysis, City and County staff are expected to conclude that the proposed Joint Plan update will be consistent with the requirements of the Washington State Growth Management Act, the Thurston County-Wide Planning Policies, and the goals of Sustainable Thurston.

Recommendation

1. Staff expects to recommend approval of the Joint Plan update for consideration by the City and County Planning Commissions.

Effects of the Proposed Joint Plan Update

After the adoption of the draft Joint Plan update, the Joint Plan will include a list of measures that the City and County will undertake to implement the updated Joint Plan. These measures include:

1. Updates to Title 22 *Tumwater Urban Growth Zoning* of the Thurston County Code.
2. Other actions for City and County staff to take to improve processes and coordination in the Joint Plan area.

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Appendix 1 – Land Use Policies

From pages 19 – 31 of the Joint Plan:

3.2 Goals and Policies

This section of the Joint Plan specifies the goals and policies that set forth the direction for the future growth of the Joint Plan area. The goals and policies ensure coordination with other City of Tumwater and Thurston County Comprehensive Plan elements, regional plans, and County-Wide Planning Policies. Additionally, they serve to define the action plan for implementing the Joint Plan recommendations found in Chapter 11, Implementation. The goals and policies of this section and actions in Chapter 11, Implementation, should be looked at in conjunction with Chapter 10, Public Facilities and Services, Section 10.2, Goals and Policies, and Chapter 3, Land Use, Subsection 3.5.1, Definitions and Criteria for Land Use Designations. These are meant to work together as a whole.

GOAL #1

Ensure that the Joint Plan Land Use Element is implementable and coordinated with all applicable City of Tumwater and Thurston County plans and regulations and the plans of other jurisdictions in the Thurston region.

Policies

- 1.1 Ensure that the consistency of the Joint Plan Land Use Element with adopted County-Wide Planning Policies and the integration of transportation considerations into land use decisions, and vice versa.
- 1.2 Integrate the goals of the Sustainable Thurston Plan into the Joint Plan Land Use Element.
- 1.3 Seek active public involvement during updates of the Joint Plan.
- 1.4 Ensure consistency between the Joint Plan Land Use Element and all other elements of the City of Tumwater and Thurston County Comprehensive Plans and the Port of Olympia *Comprehensive Scheme of Harbor Improvements*.
- 1.5 Coordinate the Joint Plan Land Use Element with the Port of Olympia *Regional Airport Master Plan* and the Port of Olympia *Strategic Plan*.
- 1.6 Ensure that development in the Joint Plan area is consistent with the Thurston County Shoreline Master Program.

- 1.7 Ensure consistency between the Joint Plan Land Use Element and the City of Tumwater and Thurston County development regulations.
- 1.8 Coordinate the Joint Plan Land Use Element with local, state, and national initiatives that support the Joint Plan vision whenever practical to increase the chance of additional funding.
- 1.9 Update the Memorandum of Understanding between the City of Tumwater and Thurston County addressing Joint Plan area Zoning and Development Standards as needed to ensure it remains relevant.

GOAL #2

Ensure that development takes place in an orderly and cost-efficient manner in order to best utilize available land and public services, preserve open space, and reduce sprawl.

Policies

- 2.1 Encourage higher intensity growth to locate within the most appropriate areas.
- 2.2 Reduce the inappropriate conversion of undeveloped land into sprawling low-density development.
- 2.3 Encourage innovative land use management techniques such as density bonuses, cluster housing, planned unit developments, and transfer of development rights.
- 2.4 Consider presence of critical areas and efficiencies in providing public services such as police, fire, and emergency medical services in the Joint Plan area when determining the urban growth boundaries.
- 2.5 Ensure that new annexations adhere to the City of Tumwater Annexation Policies.
- 2.6 Coordinate the Joint Plan Land Use Element with the City of Tumwater *Citywide Design Guidelines*.
- 2.7 Ensure the processing of applications for development permits in a timely and fair manner, and coordinate processing between the City of Tumwater and Thurston County to enhance predictability.

- 2.8 Create vibrant centers, corridors, and neighborhoods that support active transportation and housing, jobs, and services.
- 2.9 Create safe and vibrant neighborhoods with places that build community and encourage active transportation.
- 2.10 Protect designated mineral resource lands from incompatible development.
- 2.11 Reduce the carbon footprint where possible and move towards a carbon-neutral community.

GOAL #3

Ensure that adequate public services, facilities, and publicly owned utilities are available to proposed and existing development.

Policies

- 3.1 Coordinate development with the City of Tumwater and Thurston County six-year *Capital Facilities Plans*.
- 3.2 Ensure that development is in conformance with the City of Tumwater *Water System Plan* and *Sanitary Sewer Comprehensive Plan*.
- 3.3 Analyze all proposed development for anticipated impact on services, either as a component of site plan review or as part of environmental impact assessment.
- 3.4 Give preference to providing adequate public facilities and services to settled areas rather than extending new services to sparsely settled or undeveloped areas.
- 3.5 Work with developers to determine where and when placing new public facilities to permit proper development of commercial and residential projects. Directly relate this process to the City of Tumwater and Thurston County six-year *Capital Facilities Plans* and site plan review in order to achieve concurrency.
- 3.6 Require residential and commercial development utilizing septic tanks for sewage disposal, which have sanitary sewer laterals readily available, to hook up to the sanitary sewer when the system fails, needs replacement, or requires major repairs, or when necessary for groundwater resource protection.

- 3.7 Require residences and businesses utilizing private wells for water systems that have City of Tumwater water service available to connect to it when the well fails, needs replacement, or requires major repairs.
- 3.8 Design and construct water and sewage conveyance, and disposal systems and stormwater facilities in conformance with adopted utility plans to facilitate future connection to the City of Tumwater systems when placing development in areas where growth is planned and full municipal utility connection is not yet available.
- 3.9 Consider water systems designed and built prior to full utility connection for integration into the water utility to maximize potential for water source development.

GOAL #4

Encourage land use patterns that will increase the availability of affordable housing for all economic segments of the City of Tumwater population.

Policies

- 4.1 Coordinate the Joint Plan Land Use Element with the City of Tumwater Housing Element.
- 4.2 Encourage innovative techniques for providing affordable housing that will result in an attractive product that will be an asset to the community.
- 4.3 Allow manufactured housing on individual lots in residential land use designations, as well as within mobile and manufactured home parks, to encourage affordable housing.
- 4.4 Permit consideration of new approaches to implementing regulations in 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 such as affordability can be achieved.
- 4.5 Encourage higher density residential uses in order to provide affordable housing. Blend these uses with the existing character of the community.

- 4.6 Treat mobile home parks legally established prior to adoption of the Joint Plan and located on lands designated Residential/Sensitive Resource, Single-Family Residential, or Light Industrial as a permitted use in the implementing zoning, except where the use ceases for three or more years. Do not allow expansion of the mobile home park area; however, enlargement of units within existing mobile home spaces should be permitted. Consider adding existing mobile home parks to the Manufactured Home Park (MHP) land use designation and zone district.
- 4.7 Increase housing types and densities in corridors and centers to meet the needs of a changing population.

GOAL #5

Ensure that development patterns that will encourage efficient multimodal transportation systems are coordinated with regional, City of Tumwater, and Thurston County *Transportation Plans*.

Policies

- 5.1 Ensure coordination of the City of Tumwater *Transportation Plan* and the *Thurston Regional Transportation Plans*.
- 5.2 Create vibrant urban centers and activity nodes along potential transit corridors that support active transportation and housing, jobs, and services.
- 5.3 Encourage provision of urban plazas and access to transit stops when new construction or major renovation is proposed. Seek incentives for providing such amenities.
- 5.4 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.
- 5.5 Reinforce the link between land use and public transportation by encouraging development to occur at urban residential densities along potential transit corridors, nodes and near commercial centers.
- 5.6 Ensure that the design of proposed capacity improvements to transportation systems in the Joint Plan area serve proposals that are contiguous to existing development, as a means to discourage the occurrence of "leap frog" development patterns.

- 5.7 Provide development incentives, such as increased density, increased square footage, increased height, for proposed land developments located adjacent to transportation corridors when amenities for transit users, bicyclists and pedestrians are included.
- 5.8 Encourage land development proposals to utilize the capacity of the existing transportation system, especially transit and non-motorized modes.
- 5.9 Require public and private development proposals to enhance the street side environment to maximize comfort for transit users and the pedestrians.
- 5.10 Require subdivision and commercial and retail project design to facilitate cost-effective transit and emergency service delivery.
- 5.11 Ensure that the Joint Plan, subdivisions, other land developments, as well as City of Tumwater and Thurston County transportation projects provide for alternative transportation modes, such as transit, bicycling, and walking.
- 5.12 Ensure coordination with the City of Tumwater *Parks, Recreation, and Open Space Plan* when establishing pedestrian and bicycle trail links with other parts of the City of Tumwater and surrounding jurisdictions.
- 5.13 Expand bicycle and pedestrian data collection efforts.
- 5.14 Establish a regional bicyclist and pedestrian advisory body.
- 5.15 Support efforts of the local traffic safety campaigns to educate bicyclists and pedestrians of the laws pertaining to walking and biking.

GOAL #6

Reduce impacts from flooding, encourage efficient stormwater management, and protect and preserve the City of Tumwater's groundwater.

Policies

- 6.1 Ensure that new development conforms to the requirements and standards of the *Northern Thurston Groundwater Protection Plan*.

- 6.2 Ensure that new development is in conformance with requirements and standards of the Thurston County *Drainage Design and Erosion Control Manual*, as amended.
- 6.3 Use low impact development standards the Thurston County *Drainage Design and Erosion Control Manual* and the low impact development requirements in State law.
- 6.4 Ensure coordination with the *Percival Creek Comprehensive Drainage Basin Plan*.
- 6.5 Follow the recommendations of the *Salmon Creek Comprehensive Drainage Basin Plan* and keep the development regulations for high groundwater flooding hazards for both the City of Tumwater and Thurston County consistent.
- 6.6 Ensure that new development is in conformance with aquifer protection standards of the City of Tumwater Conservation Element and development regulations.
- 6.7 Avoid or mitigate negative effects on groundwater quality by regulating land use and development within wellhead protection areas in conformance with regional wellhead protection policies and adopted wellhead protection programs of the City of Tumwater and Thurston County.
- 6.8 Review and update regulations for land uses within wellhead protection areas as guided by critical areas protections.
- 6.9 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.
- 6.10 Limit new residential and commercial development in the 100-year floodplain to the extent legally feasible.
- 6.11 Encourage consistency between the City of Tumwater and Thurston County critical area regulations within the Joint Plan area and as they apply to natural features which form the City of Tumwater urban growth boundary, such as the Deschutes River, Black Lake, or the Salmon Creek Basin.

GOAL #7

Encourage the retention of open space, parks, trails, and development of recreational opportunities within the Joint Plan area.

Policies

- 7.1 Coordinate the Joint Plan Land Use Element with the City of Tumwater *Parks, Recreation, and Open Space Plan* and support implementation of the plan.
- 7.2 Ensure coordination of the Joint Plan with the open space retention and natural area preservation standards of the City of Tumwater Conservation Element.
- 7.3 Preserve environmentally sensitive lands, farmlands, mineral resources, and prairies, by developing compact urban areas.
- 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 the quality of living.

GOAL #8

Observe the physical limitations of the land during the development process.

Policies

- 8.1 Ensure that new development conforms to the applicable standards and requirements for critical areas.
- 8.2 Reserve the right to prohibit or set conditions on development based on anticipated adverse environmental impact.
- 8.3 Ensure that development in the Joint Plan area 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 Thurston County Shoreline Master Program and floodplain regulations adopted by Thurston County.
- 8.4 Ensure that new development is in conformance with the standards of the City of Tumwater Protection of Trees and Vegetation Ordinance.

- 8.5 Revise and update critical area maps and regulatory language in the Joint Plan and the City of Tumwater and Thurston County development regulations to reflect best available science, as needed.
- 8.6 Support the actions of the accepted *Thurston Climate Mitigation Plan* to reduce communitywide greenhouse gas emissions 45 percent below 2015 levels by 2030 and 85 percent below 2015 levels by 2050 to ensure that local communities do their part to keep the global average temperature from rising more than 2° C.
- 8.7 Integrate the goals, objectives, policies, and actions of the City of Tumwater *Urban Forestry Management Plan* into the protection and maintenance of the urban forest in the Joint Plan area.

GOAL #9

Create and protect vibrant residential areas.

Policies

- 9.1 Create safe and vibrant neighborhoods with places that build community and encourage active transportation.
- 9.2 Protect residential developments from excessive noise, odors, dirt, glare, and other nuisances emanating from commercial, industrial, or other uses.
- 9.3 Allow for multifamily residential development through appropriate zoning on multimodal transportation corridors and near centers of community services.
- 9.4 Integrate existing natural systems into the design features of new residential areas and the layout and siting of dwelling units. Preserve trees and significant ecological systems, as feasible.
- 9.5 Permit consideration of new forms of residential development in implementing regulations while maintaining or improving amenities of open space, privacy, and visual quality and achieving flexible solutions to land use problems.
- 9.6 Do not permit private residential gated communities to prevent isolating neighborhoods and limiting transportation options.
- 9.7 Promote nearby access to healthy food for residential developments.

GOAL #10

Create and protect active commercial and industrial areas and uses.

Policies

- 10.1 Make the Joint Plan land use designations consistent with the City of Tumwater *Economic Development Plan*.
- 10.2 Encourage industry clusters to create jobs and increase revenue circulation locally.
- 10.3 Ensure adequate supply of developable land along primary transportation corridors and invest in commercial and industrial redevelopment.
- 10.4 Encourage developers to concentrate non-residential land uses in integrated centers in order to insure convenient access and prevent strip development.
- 10.5 Group commercial, industrial, and manufacturing uses into landscaped, urban park quality centers rather than disperse throughout the Joint Plan area.
- 10.6 Develop future commercial, manufacturing, and light industrial areas in the Joint Plan area on a comprehensive, integrated planning scheme incorporating the City of Tumwater Citywide Design Guidelines.
- 10.7 Employ land use regulations to guide new industrial development into areas and patterns that minimize heavy trucking through residential and business areas.
- 10.8 Ensure commercial and industrial structures are low profile when feasible, and provide landscaping including lawns, trees, and shrubs.
- 10.9 Locate commercial and industrial land uses close to arterial routes and freeway access and rail facilities.
- 10.10 Encourage neighborhood commercial uses that supply nearby residents with everyday convenience shopping goods to reduce traffic generation. Generally, these uses should be small, not generate excessive traffic, and be compatible with nearby residences.

- 10.11 Provide landscaping and buffering between lands designated residential and industrial and commercial land uses.
- 10.12 Provide direct access for light industrial development on properties east of Interstate 5 and south of 93rd Avenue SW from either 93rd Avenue SW or Kimmie Road SW.
- 10.13 Encourage businesses to allow food trucks at work sites to bring diverse meal options and fresh produce to workers.
- 10.14 Emphasize sustainable practices while encouraging economic development.

GOAL #11

Promote energy efficiency in new development.

Policies

- 11.1 Promote the potential energy efficiencies associated with mixed-use developments and centers.
- 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.
- 11.3 Aggressively pursue conservation and system improvements as a potential means to defer the siting and development of new facilities where appropriate.
- 11.4 Recognize the savings in energy usage for heating and cooling purposes associated with common wall construction.
- 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.
- 11.6 Orient development sites to take advantage of the potential energy savings through optimally using solar energy.
- 11.7 Consider the impact of new development and landscaping on solar accessibility of adjoining lots and mitigate wherever feasible.

- 11.8 Encourage development and integration of new energy technologies in the design of new development and redevelopment that result in energy and cost savings.
- 11.9 Develop a program to encourage energy retrofits of existing buildings to improve their energy efficiency.

GOAL #12

Promote the preservation of sites of historical and cultural significance.

Policies

- 12.1 Ensure coordination of the Joint Plan Land Use Element with the City of Tumwater and Thurston County historic preservation programs.
- 12.2 Make land use decisions that protect designated state and national landmarks and cultural resources of indigenous peoples identified by the State Department of Archaeology and Historic Preservation.

GOAL #13

Protect the 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.

Policies

- 13.1 Promote the safe operation of the 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.
- 13.2 Coordinate the protection of the Olympia Regional Airport with Thurston County and the Port of Olympia by developing consistent implementing regulations.
- 13.3 Amend Title 22, Tumwater Urban Growth Zoning, Thurston County Code including the Airport Hazard (AH) Overlay Zone, to protect the Olympia Regional Airport from incompatible land uses and activities. Consider the Washington 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**].¹

¹ Bracketed, bold text was approved by the Tumwater City Council in September 2003, but was not approved by the Thurston County Board of Commissioners.