

City of Tumwater / Thurston County Joint Plan Update Joint Work Session

April 19, 2017

City of Tumwater / Thurston County Planning Commissions

Summary

- Purpose of the Joint Work Session
- Background for the Joint Plan Update
- Overview of the Urban Growth Area
- Discuss updated Joint Plan Elements
- Review implementation

Purpose

- Joint Plan is an Element of both City and County Comprehensive Plans
- Last part of the City's 2016 GMA Comprehensive Plan update process
- Update Joint Plan to reflect:
 - Changes to the Urban Growth Area
 - Amendments made to City's Comprehensive Plan in December 2016

Background

- City started Comprehensive Plan Update early 2015
- Element-by-Element review rather than a complete overhaul of the plan
- Primary goals of the update:
 - Address current community interests
 - Align with current goals and policies of the City
 - Meet current state requirements



Joint Plan Update Process

City of Tumwater / Thurston County Joint Plan Update

General Update Process

- Review draft version of Joint Plan
 - Includes mark-up of 2009 draft, County staff comments, and our responses
- Joint Plan Update approval process
 - Joint recommendation by Planning Commissions
 - Approved by City Council and Board of County Commissioners
- TCC Title 22 amendments for consistency with Tumwater Municipal Code

Recent Activities

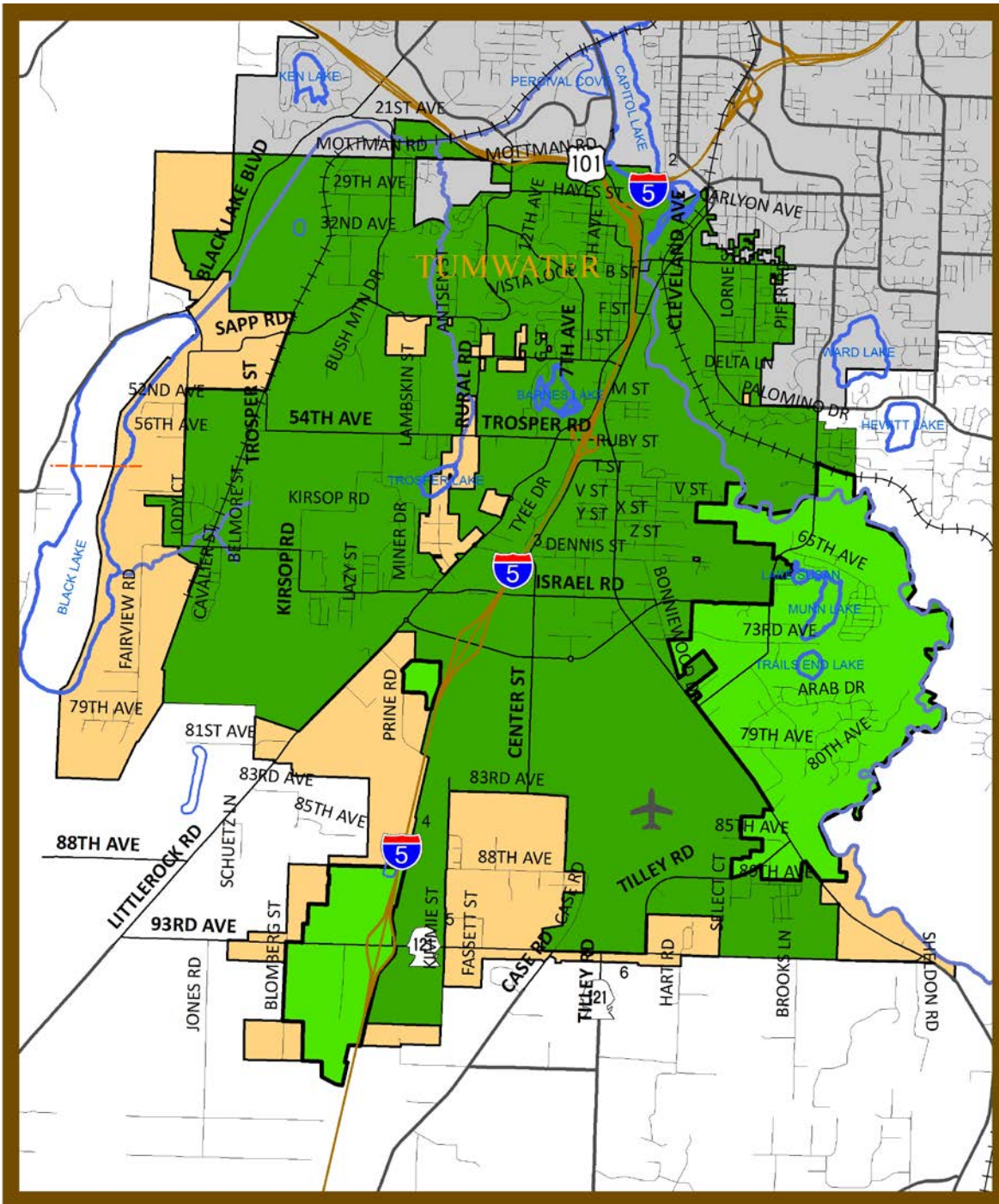
- City staff sent draft revised Joint Plan to County staff November 30, 2016
- County staff provided City staff with their comments on March 13, 2017
- City staff reviewed and responded to County staff comments on March 21, 2017
- City staff received comments from the Mayor on April 11, 2017







Urban Growth Area

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Urban Growth Area



Legend

-  Annexations 2009-2016
-  City of Tumwater 2017
-  Urban Growth Area (UGA) 2017
-  City of Olympia



Community Outreach

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Community Outreach

The City of Tumwater has a long history of successful community involvement. We pride ourselves on having a small town atmosphere and a culture of working together. This collaborative spirit is fundamental to how the city is governed and it is reflected in our approach to updating the City's Comprehensive Plan.

–Mayor Pete Kmet



Growth Management Act (GMA) requires “**early and continual citizen participation**” in the development and updates of local comprehensive plans

Community Engagement

The City community engagement process included:

- A public outreach survey
- Coffee talks with civic groups and organizations
- Briefings and work sessions with City Commissions, Council Committees, and City Council

Community Survey

Based on survey findings, residents wanted:

- Transportation choices – walking, cycling, and trails
- Equitable, affordable housing
- More economic opportunities
- Strong neighborhoods and community



Population Forecast

City of Tumwater / Thurston County Joint Plan Update

Statistical Updates

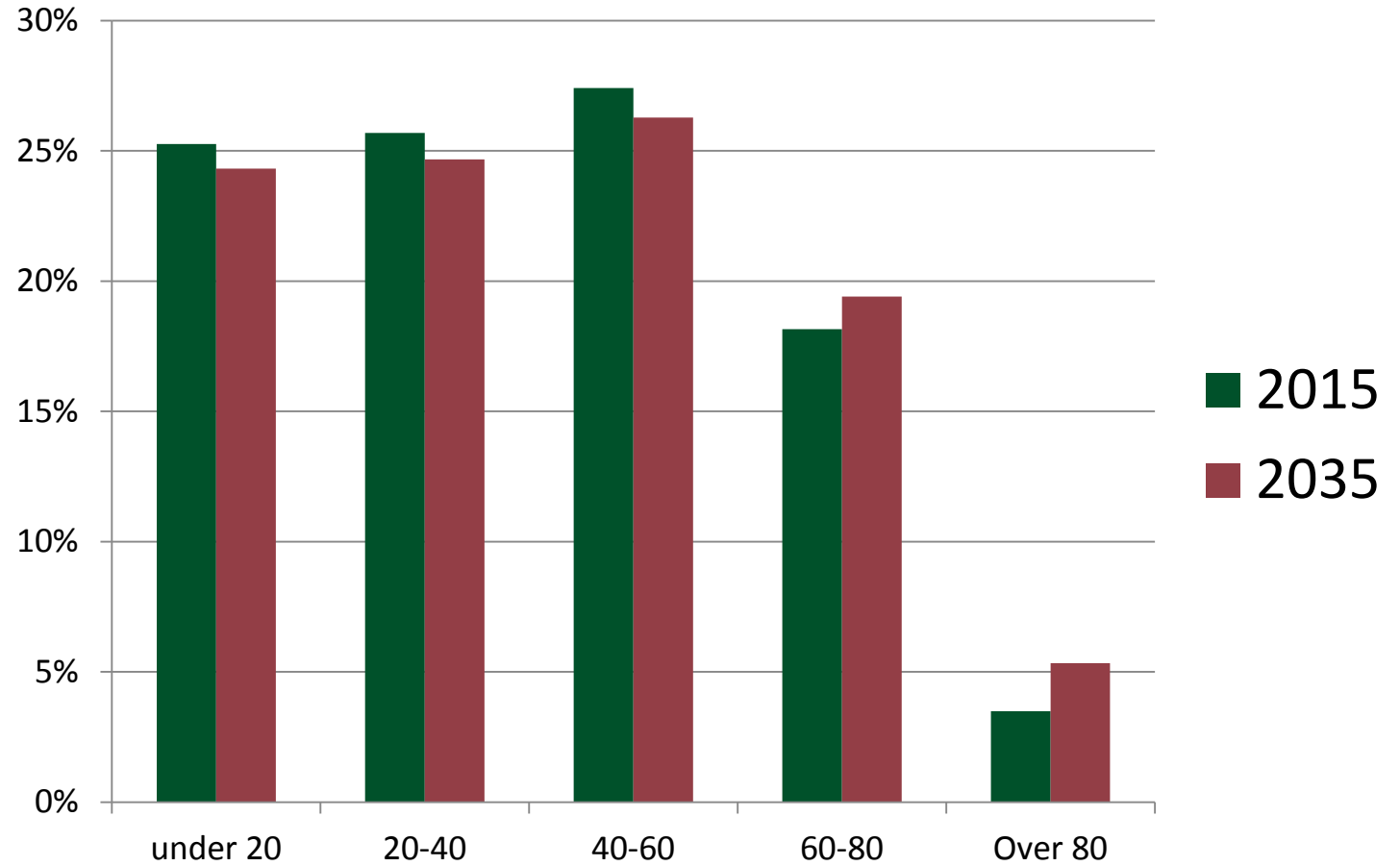
- 20-Year population projections for Tumwater and its Urban Growth Area
- Buildable commercial and industrial land supply
- Residential vacant land supply and future development capacity
- Potential new dwelling units required for next 20 years

Population Forecast

TUMWATER AND URBAN GROWTH AREA 20 YEAR POPULATION FORECAST				
	2015 Population (All annexed areas are part of City total)	2035 Population	Population Increase	% Increase 2015-2035
Tumwater	21,940	34,680	12,740	58%
Urban Growth Area	3,250	8,200	4,950	152%
Combined areas	25,190	42,880	17,690	70%

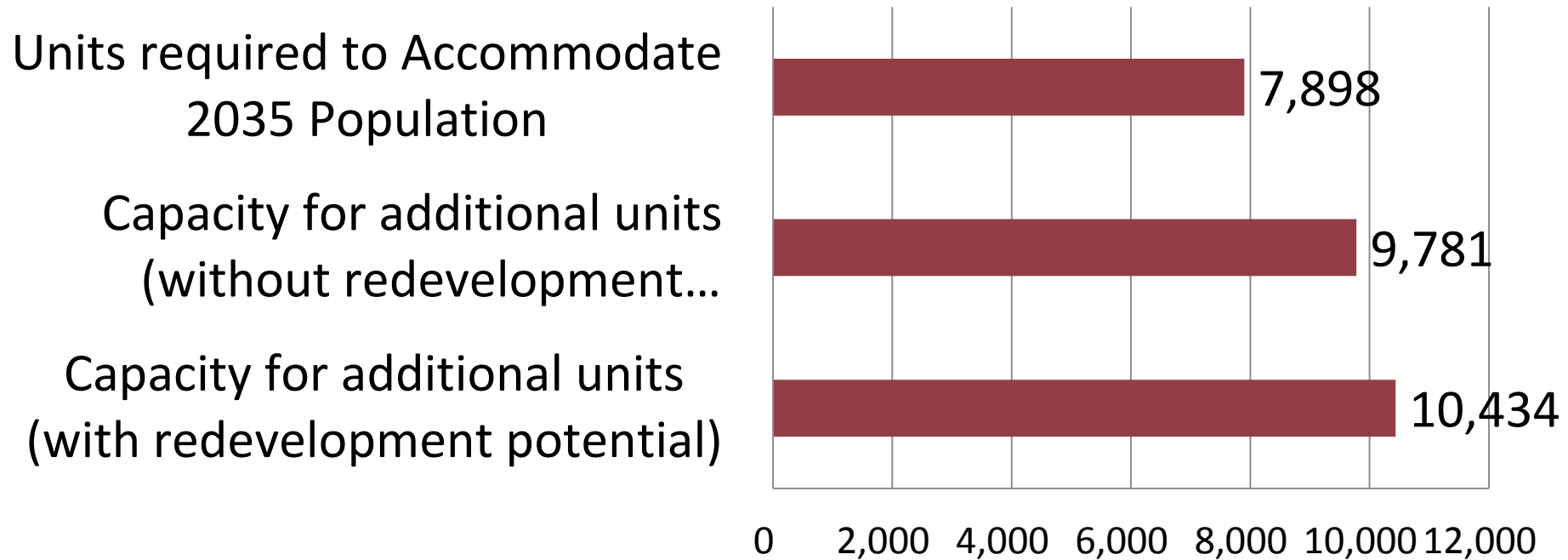
Demographic Trends - Age

Age	2015	2035
Under 20	25%	24%
20-40	26%	25%
40-60	27%	26%
60-80	18%	19%
Over 80	3%	5%



Housing Demand Analysis

Potential New Dwelling Units 20-Year Planning Period (2015-2035)



Housing Demand Analysis

Planning District	2015 Total Dwellings	2015 Single Family Units	2015 Multi-Family Units	2015 Manufactured Units	2035 Total Dwellings	2035 Single Family Units	2035 Multi-Family Units	2035 Manufactured Units	Total Capacity	Total Single Family Capacity	Total Multi-Family Capacity	Total Manufactured Capacity
Southside UGA	627	284	80	263	1,814	1,207	344	263	2,101	1,375	463	263
Westside UGA	582	338	38	206	1,287	986	95	206	1,539	1,189	144	206
Total UGA	1,209	622	118	469	3,101	2,193	439	469	3,640	2,564	607	469



Current and Future Land Use

City of Tumwater / Thurston County Joint Plan Update

Common Updates

- Revised planning period: 2002-2022 to 2016-2036
- Updated description of joint planning area including Urban Growth Boundary
 - Eastside UGA annexation, took in entire eastern UGA
- Updated discussion of GMA goals, including
 - Shoreline Master Program,
 - Subarea plans, and
 - Economic Development Plan, which City adopted since 2004 update

Common Updates

- Added City's Strategic Plan vision and mission statements as well as goals
- Updated discussion of Plan's compliance with Growth Management Act goals
- Updated discussion of County-Wide Planning Policies and incorporated 2015 amendments

Common Updates

Updated goals and policies to address Sustainable Thurston Plan, including:

- Creating vibrant city centers and activity nodes along transit corridors that support active transportation and housing, jobs, and services
- Creating safe and vibrant neighborhoods with places that build community and encourage active transportation

Sustainability

- Implement the goals of Sustainable Thurston
- Reduce the City's carbon footprint and move towards a carbon-neutral community
- Added a goal and supporting policies addressing new Low Impact Development requirements
- Encourage access healthy food choices

Land Use Element Additions

- Updated design review discussion to reflect new subarea plans and design guidelines
- Added innovative housing and urban planning approaches promoting physical activity
- Added new policies and supporting actions

Land Use Map Revisions

Updated City-Wide Future Land Use Map to reflect:

- Recent annexations and addition of two new neighborhoods
- Updated Shoreline Environment land use designation to Parks/Open Space

Amendments

Updated Chapter 4 through to reference updates to following Plan Elements as applicable:

- Chapter 4: Lands for Public Purposes
- Chapter 5: Utilities
- Chapter 6: Housing
- Chapter 7: Parks, Recreation, and Open Space
- Chapter 8: Transportation
- Chapter 9: Public Facilities and Services



Draft Implementation Actions

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Draft Implementation

Implementation Action	City of Tumwater	Thurston County
Amend County Code to include regulations related to the Airport Overlay	N/A	X To Be Completed
Adopt the City of Tumwater's Shoreline designations and policies for the Urban Growth Area	N/A	X To Be Completed
Adopt guidance for location of manufactured home parks	N/A	X To Be Completed
Adopt or reference the City of Tumwater Design Guidelines, where appropriate	N/A	X To Be Completed
Adopt or reference the City of Tumwater's updated Endangered Species Act Floodplain ordinance	N/A	X To Be Completed

Draft Implementation

Implementation Action	City of Tumwater	Thurston County
Review and modify, as necessary, existing plans to ensure consistency with the Joint Plan.	X Ongoing	X Ongoing
Participate in an annual joint capital facilities planning process to ensure the provision of adequate facilities and services for projected growth, as identified in the Joint Plan.	X Ongoing	X Ongoing
Coordinate critical areas regulations to make them as consistent as possible between jurisdictions as they are applied within the City of Tumwater urban growth area and to all portions of natural features that form the urban growth boundary, such as the Deschutes River, Black Lake, or the Salmon Creek Basin.	X Ongoing	X Ongoing

Draft Implementation

Implementation Action	City of Tumwater	Thurston County
Review and update the Joint Plan as necessary to ensure its consistency and to reflect changing conditions. Continue public involvement in the planning process so that decisions are reflective of general community goals and sensitive to the special interests of affected parties.	X Ongoing	X Ongoing
Apply Utilities designation to the power line substations and transmission corridors and natural gas and fuel transmission pipeline corridors to protect life and property, prevent incompatible development, and help to notify nearby property owners of its existence.	X Completed	X To Be Completed
Adopt standards for Mixed Use zoning designation.	X Completed	X To Be Completed

Draft Implementation

Implementation Action	City of Tumwater	Thurston County
Replace the “Shoreline Environment” land use designation with the “Parks/Open Space” land use designation. In 2016, City of Tumwater replaced the Shoreline Environment designation with the Parks/Open Space designation in the City of Tumwater’s Land Use Element. This change does not affect the application of rules and regulations of the City of Tumwater Shoreline Master Program.	X Completed	X To Be Completed
Review and update urban growth area boundaries.	X Ongoing	X Ongoing

Next Steps

Tumwater Planning Commission

- April 25, 2017 Work Session

Tumwater/Thurston County Planning Commission

- June 7, 2017 Joint Work Session to continue review draft Update Document
- July 2017 Joint Public Hearing

Update Contact Information

City of Tumwater, Brad Medrud, Planning Manager

Email: bmedrud@ci.tumwater.wa.us

Thurston County, Allison Osterberg, Senior Planner

Email: osterba@co.thurston.wa.us