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
City of Tumwater / Thurston County Joint Plan Update
Urban Growth Area

Legend
- Green: Annexations 2009-2016
- Green: City of Tumwater 2017
- Orange: Urban Growth Area (UGA) 2017
- Grey: City of Olympia
Community Outreach
City of Tumwater / Thurston County Joint Plan Plan Update
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
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

<table>
<thead>
<tr>
<th></th>
<th>2015 Population (All annexed areas are part of City total)</th>
<th>2035 Population</th>
<th>Population Increase</th>
<th>% Increase 2015-2035</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tumwater</td>
<td>21,940</td>
<td>34,680</td>
<td>12,740</td>
<td>58%</td>
</tr>
<tr>
<td>Urban Growth Area</td>
<td>3,250</td>
<td>8,200</td>
<td>4,950</td>
<td>152%</td>
</tr>
<tr>
<td>Combined areas</td>
<td>25,190</td>
<td>42,880</td>
<td>17,690</td>
<td>70%</td>
</tr>
</tbody>
</table>
## Demographic Trends - Age

<table>
<thead>
<tr>
<th>Age</th>
<th>2015</th>
<th>2035</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 20</td>
<td>25%</td>
<td>24%</td>
</tr>
<tr>
<td>20-40</td>
<td>26%</td>
<td>25%</td>
</tr>
<tr>
<td>40-60</td>
<td>27%</td>
<td>26%</td>
</tr>
<tr>
<td>60-80</td>
<td>18%</td>
<td>19%</td>
</tr>
<tr>
<td>Over 80</td>
<td>3%</td>
<td>5%</td>
</tr>
</tbody>
</table>

![Bar chart showing age demographics for 2015 and 2035]
Housing Demand Analysis

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

- Units required to Accommodate 2035 Population: 7,898
- Capacity for additional units (without redevelopment): 9,781
- Capacity for additional units (with redevelopment potential): 10,434
## Housing Demand Analysis

<table>
<thead>
<tr>
<th>Planning District</th>
<th>2015 Total Dwellings</th>
<th>2015 Single Family Units</th>
<th>2015 Multi-Family Units</th>
<th>2015 Manufactured Units</th>
<th>2035 Total Dwellings</th>
<th>2035 Single Family Units</th>
<th>2035 Multi-Family Units</th>
<th>2035 Manufactured Units</th>
<th>Total Capacity</th>
<th>Total Single Family Capacity</th>
<th>Total Multi-Family Capacity</th>
<th>Total Manufactured Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southside UGA</td>
<td>627</td>
<td>284</td>
<td>80</td>
<td>263</td>
<td>1,814</td>
<td>1,207</td>
<td>344</td>
<td>263</td>
<td>2,101</td>
<td>1,375</td>
<td>463</td>
<td>263</td>
</tr>
<tr>
<td>Westside UGA</td>
<td>582</td>
<td>338</td>
<td>38</td>
<td>206</td>
<td>1,287</td>
<td>986</td>
<td>95</td>
<td>206</td>
<td>1,539</td>
<td>1,189</td>
<td>144</td>
<td>206</td>
</tr>
<tr>
<td>Total UGA</td>
<td>1,209</td>
<td>622</td>
<td>118</td>
<td>469</td>
<td>3,101</td>
<td>2,193</td>
<td>439</td>
<td>469</td>
<td>3,640</td>
<td>2,564</td>
<td>607</td>
<td>469</td>
</tr>
</tbody>
</table>
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
City of Tumwater / Thurston County Joint Plan Update
# Draft Implementation

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

<table>
<thead>
<tr>
<th>Implementation Action</th>
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<th>Thurston County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review and modify, as necessary, existing plans to ensure consistency with the Joint Plan.</td>
<td>X Ongoing</td>
<td>X Ongoing</td>
</tr>
<tr>
<td>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.</td>
<td>X Ongoing</td>
<td>X Ongoing</td>
</tr>
<tr>
<td>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.</td>
<td>X Ongoing</td>
<td>X Ongoing</td>
</tr>
</tbody>
</table>
**Draft Implementation**

<table>
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<tr>
<th>Implementation Action</th>
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</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>X Ongoing</td>
<td>X Ongoing</td>
</tr>
<tr>
<td>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.</td>
<td>X Completed</td>
<td>X To Be Completed</td>
</tr>
<tr>
<td>Adopt standards for Mixed Use zoning designation.</td>
<td>X Completed</td>
<td>X To Be Completed</td>
</tr>
</tbody>
</table>
### Draft Implementation

<table>
<thead>
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<th>Thurston County</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>X Completed</td>
<td>X To Be Completed</td>
</tr>
<tr>
<td>Review and update urban growth area boundaries.</td>
<td>X Ongoing</td>
<td>X Ongoing</td>
</tr>
</tbody>
</table>
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