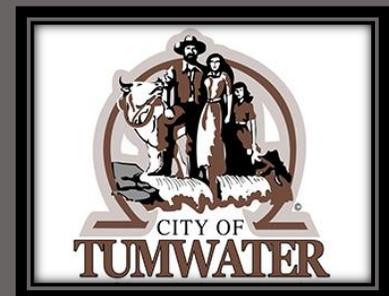


# Tumwater City Plan 2035

## Land Use and Housing Elements

September 6, 2016  
City Council – General Government Committee



# Summary

- Discuss draft Land Use Element, including
  - Neighborhood Appendix
  - Future Land Use Maps
- Discuss draft Housing Element

# Background

- Started Comprehensive Plan update in 2015
- Not a wholesale update of Plan
- Finishing an Element-by-Element review with Planning Commission
- Complete draft ready by end of September 2016
- Joint City Council and Planning Commission review and adoption October - November 2016



# Land Use Element

## Tumwater Comprehensive Plan

# Land Use Element

Based on Community Survey findings, citizens want:

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

Tumwater City Plan 2035  
Land Use Element

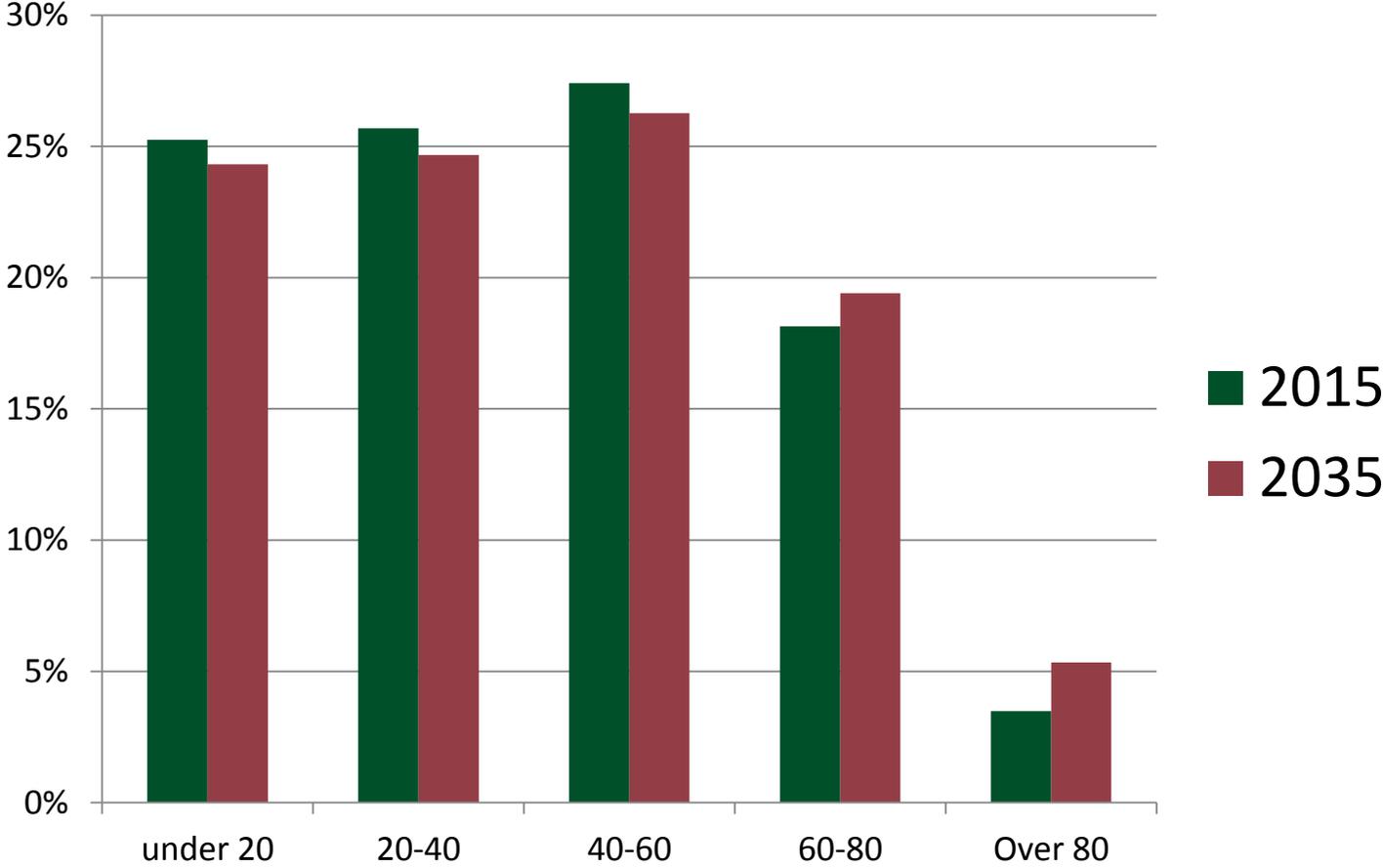


# Population Forecast

TUMWATER AND URBAN GROWTH AREA 20 YEAR POPULATION FORECAST				
	2015 Population (includes annexed areas)	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%



# Work on Land Use Element Update

- Previous update completed in 2004 with minor amendments annually thereafter
- Planning Commission Briefings and Work Sessions
- General Government Committee Briefing

# Land Use Element Changes

- Updated planning period to 2015 – 2035
- New Appendix A - Neighborhoods:
  - Added Bush Prairie and SW Tumwater chapters
  - Updated rest of neighborhood chapters to reflect current development
- Added a list of foundational plans and documents to Element and as Appendix E

# Vision, Goals, and Policies

- 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
- Added appropriate Sustainable Thurston Goals

# Incorporated Other Plans

Incorporated Plans adopted by City since 2004:

- Economic Development Plan
- Shoreline Master Program update
- Brewery District Plan
- Capitol Boulevard Corridor Plan
- Natural Hazards Mitigation Plan

# Statistical Updates

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

# Land Use Map Revisions

Updated City-Wide Future Land Use Map and neighborhood maps to reflect:

- Recent annexations
- Addition of two new neighborhoods
- Removal of Shoreline Environment land use designation

# Land Use Map Revisions

Included requests for land use designation changes:

- South of Airport from Light Industrial to Airport Related Industrial (Port of Olympia)
- Southwest corner of Yelm Highway and Henderson Boulevard from Single Family Low Density to Neighborhood Commercial (Property Owner)

# Additions to Element

- 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

# Sustainability Policies and Actions

- Implement the goals of Sustainable Thurston
- Reduce the City's carbon footprint and move towards a carbon-neutral community
- Implement low impact development
- Encourage access healthy food choices:
  - Food trucks at work sites to supply fresh food
  - Farm stands in residential areas to supply fresh food
  - Healthy corner stores within residential areas

# Environment Policies

- Preserve environmentally sensitive and resource lands by developing compact urban areas
- Replaced references to older management plans with updated Shoreline Master Program
- Emphasize sustainable practices while encouraging economic development

# Economic Opportunity Policies

- Encourage industry clusters to create jobs and increase revenue circulation locally
- Ensure adequate supply of developable land along primary transportation corridors and invest in commercial and industrial redevelopment
- Protect designated mineral resource lands from incompatible development

# Transportation Choice Policies

- Create vibrant centers and activity nodes along transit corridors to support active transportation and housing, jobs, and services
- Encourage creation of a new city center
- Expand bicycle and pedestrian data collection efforts
- Establish a bicyclist and pedestrian advisory body
- Support the efforts of the local traffic safety campaigns to educate bicyclists and pedestrians

# Strong Neighborhoods Policies

- Create safe and vibrant neighborhoods to build community and encourage active transportation
- Engage residents in neighborhood planning
- Increase housing types and densities in corridors and centers to meet needs of a changing population

# Coordination Policies

- Coordinate with local, state, or national initiatives that support the City's vision
- Coordinate of capital budget decisions in six-year Capital Facilities and Transportation Improvement Plans with Comprehensive Plan



# Housing Element

## Tumwater Comprehensive Plan

# Housing Element

Based on Community Survey findings, citizens want:

- Equitable, affordable housing
- Expand location of housing choices to increase mobility and lower combined cost of housing and transportation

Tumwater City Plan 2035  
Housing Element



# Housing Element Update

- Previous update completed in 2008
- Planning Commission Briefing and Work Sessions
- Planning Commission recommendation
- General Government Committee Briefing and Work Session

# Vision, Goals, and Policies

- Added list of foundational plans and data to Element
- Updated discussion of affordable housing policies from County-Wide Planning Policies and incorporated 2015 amendments
- Adopted appropriate Sustainable Thurston Goals
- Incorporated Capitol Boulevard Corridor and Brewery District Plans

# Statistical Updates

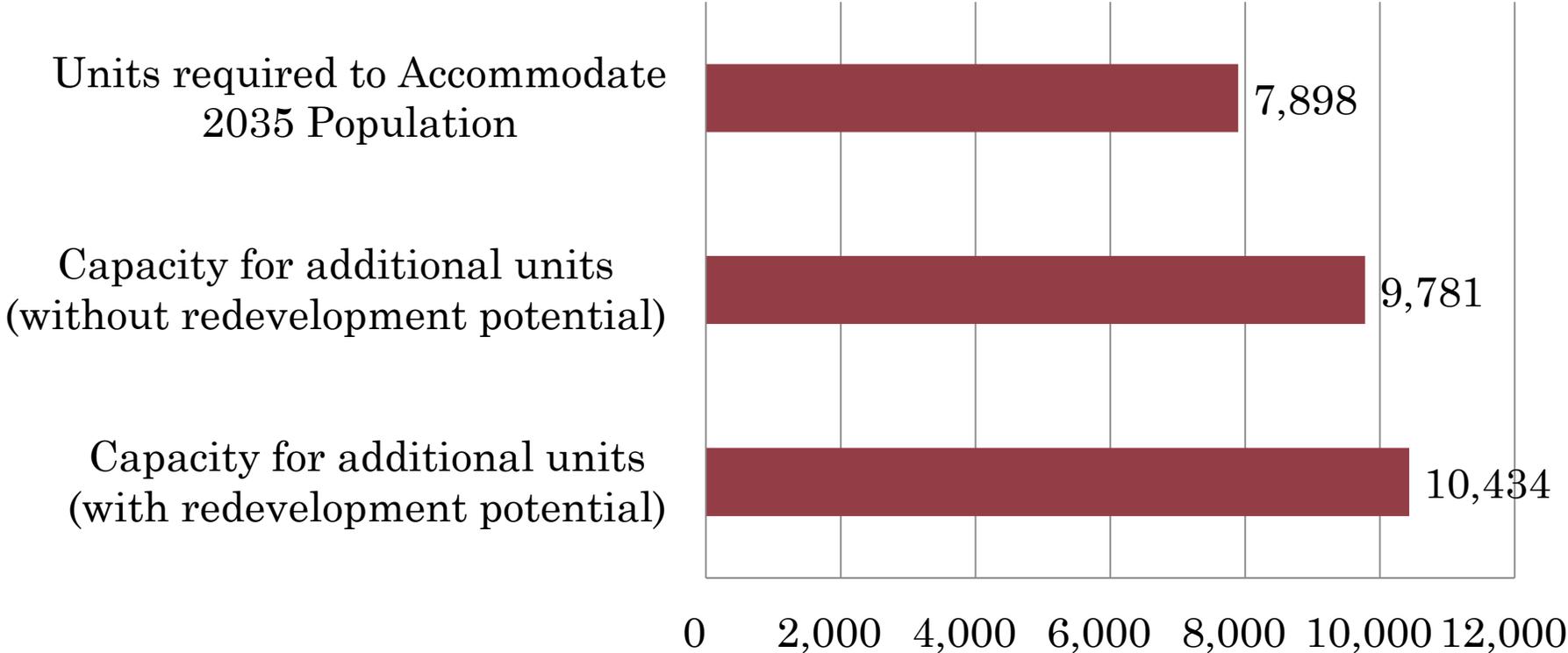
- Updated housing patterns, trends, and projections to 2035
- Updated information on Federal, State, and local financing programs
- Updated housing services provided by public and private service agencies
- Updated information on affordable housing needs

# Other Updates

- Incorporated provisions of draft Natural Hazards Mitigation Plan as appropriate
- Updated regulatory barrier assessment, citywide housing needs, and existing and future housing needs to year 2035

# Housing Demand Analysis

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



# Additions to Element

- Addressed accessory dwelling units as an affordable housing strategy
- Considered policies to support rental/residential inspections programs
- Added new policies and supporting actions

# Housing and Transportation Policies

- Support increasing housing opportunities along urban corridors and centers
- Encourage the construction of range of affordable housing types within walking distance of goods and services
- Encourage manufactured housing areas to locate near transit services

# Preservation and Renovation Policies

- Increase code enforcement efforts
- Build public private partnerships to encourage renovations of unfit structures for transitional or affordable housing

# Homeless Policies

- Work with Tumwater School District and other agencies for grant funding to implement transitional housing strategies for families with children
- Encourage alternative housing strategies for homeless youth

# Housing and Environment Policies

- Train developers and staff on implementation of Low Impact Development
- Consider the risks from natural hazards when locating manufactured home parks

# What's Next?

**September 13** – Planning Commission

Work Session on Conservation Element

Work Session on Land Use Element

**September 27** – Planning Commission

Work Session on Utility Element

Work Session on Capital Facilities Plan and  
Lands for Public Purposes Element

**October 11** – Joint City Council/Planning Commission

Work Session: Comprehensive Plan  
Update

# Update Contact Information

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