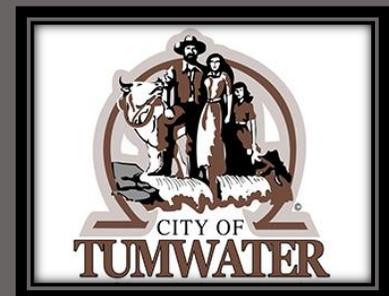


Tumwater City Plan 2035

Joint Work Session

October 11, 2016
City Council and Planning Commission



Summary

- Purpose of the Joint Work Session
- Reasons for 2016 Comprehensive Plan Update
- Discuss updated Elements
- Review proposed land use designation and zoning map amendments

Background

- Started Comprehensive Plan Update February 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
 - Adhere with current state requirements

Recent Activities

- Sent Notice of Intent to Commerce August 22, 2016
- Finished Planning Commission Element-by-Element review September 27, 2016
- SEPA DNS comment period ended October 7, 2016
- Responding to comments from the Mayor
- Joint City Council and Planning Commission review and adoption October - November 2016

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

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 Engagement

Based on Community Survey findings, citizens wanted:

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

Staff compiled public input and drafted amendments to the Elements

Common Updates to All Elements

- Updated planning period to 2015 – 2035
- 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

- Added list of foundational plans and data to each Element
- 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



Land Use Element

Tumwater Comprehensive Plan

Statistical Updates

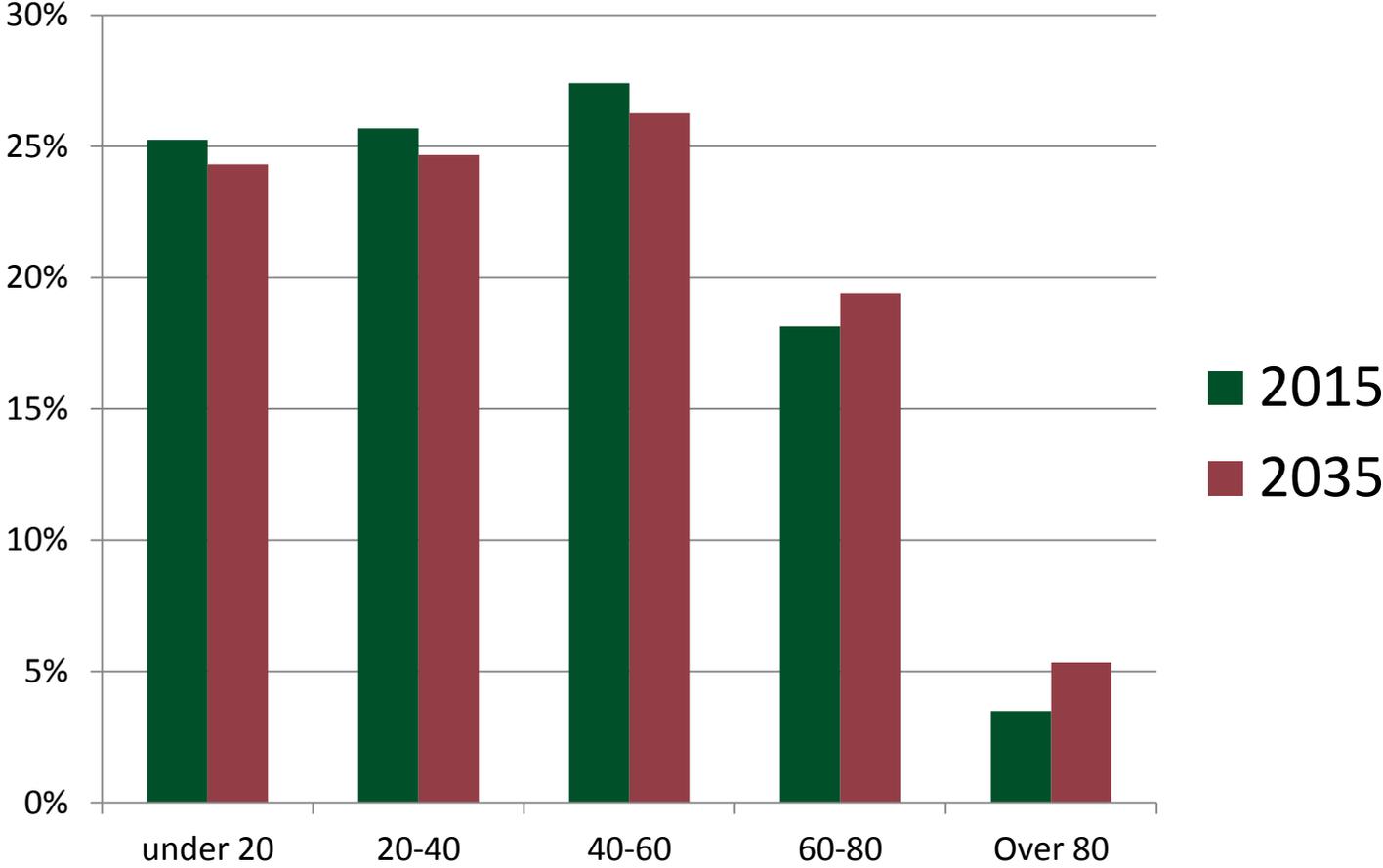
- 20-Year population projections for Tumwater and its Urban Growth Area
- Existing land uses in the City and by neighborhood
- Buildable commercial and industrial land supply
- Residential vacant land supply and future development capacity
- Potential new dwelling units required for next 20 years

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

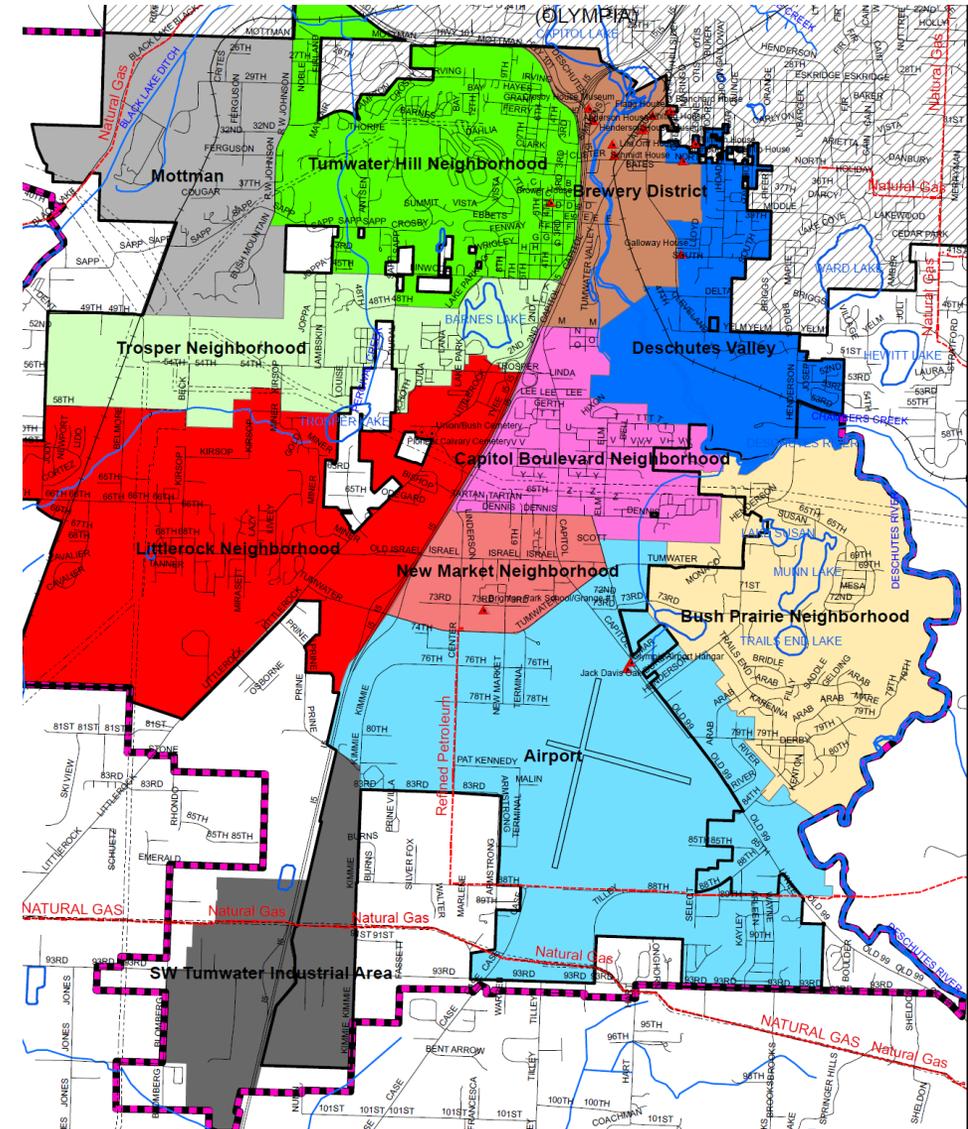
Age	2015	2035
Under 20	25%	24%
20-40	26%	25%
40-60	27%	26%
60-80	18%	19%
Over 80	3%	5%



Land Use Element Changes

New Appendix A -
Neighborhoods:

- Added Bush Prairie and SW Tumwater chapters
- Updated rest of neighborhood chapters to reflect current development



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

Transportation Choice Policies

- Create vibrant centers and activity nodes along transit corridors for 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

Land Use Map Revisions

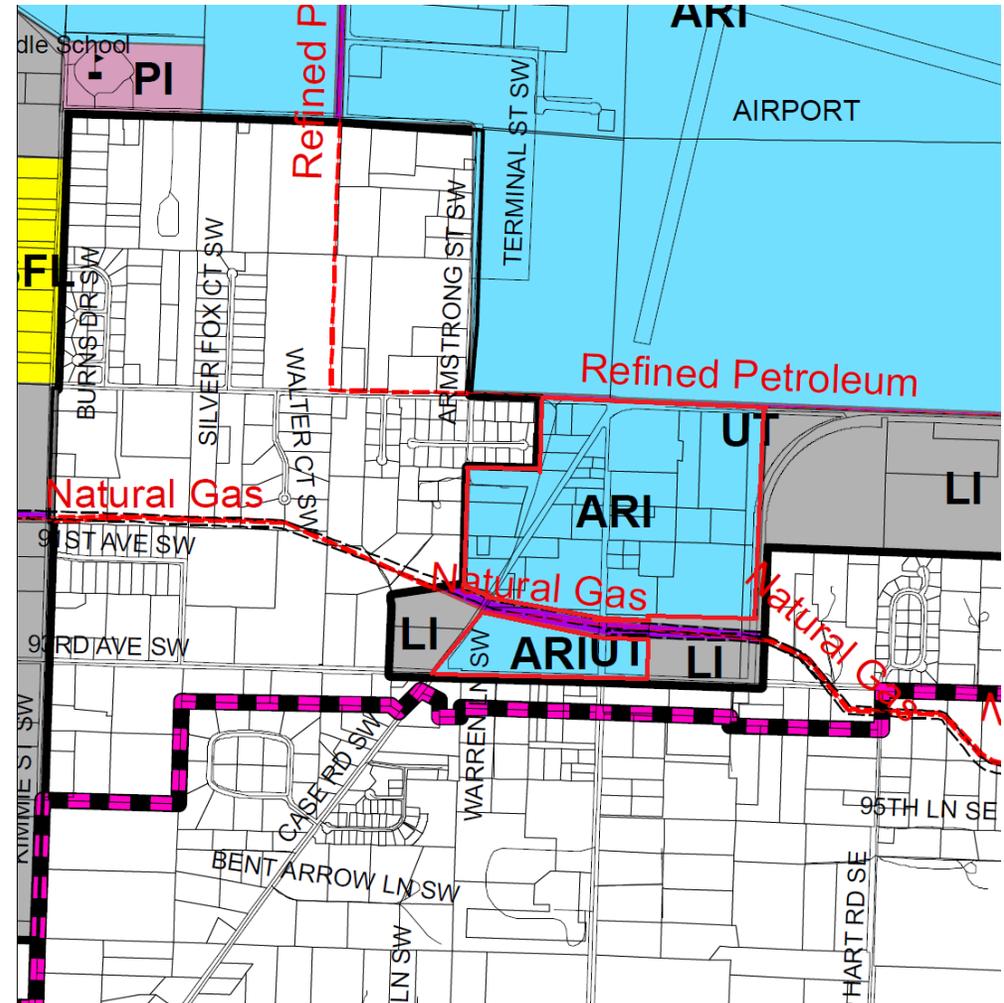
Updated City-Wide Future Land Use Map and neighborhood maps to reflect:

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

Proposed Map Amendments

Parcels owned primarily by the Port of Olympia immediately south of the Olympia Airport runway from Light Industrial to Airport Related Industrial for Land Use and Zoning Maps

Port of Olympia request



Proposed Map Amendments

Parcel south of the intersection of Crosby Blvd and Barnes Blvd from Neighborhood Commercial (NC) to Multi-Family Medium Density Residential (MFM) for Land Use and Zoning Maps

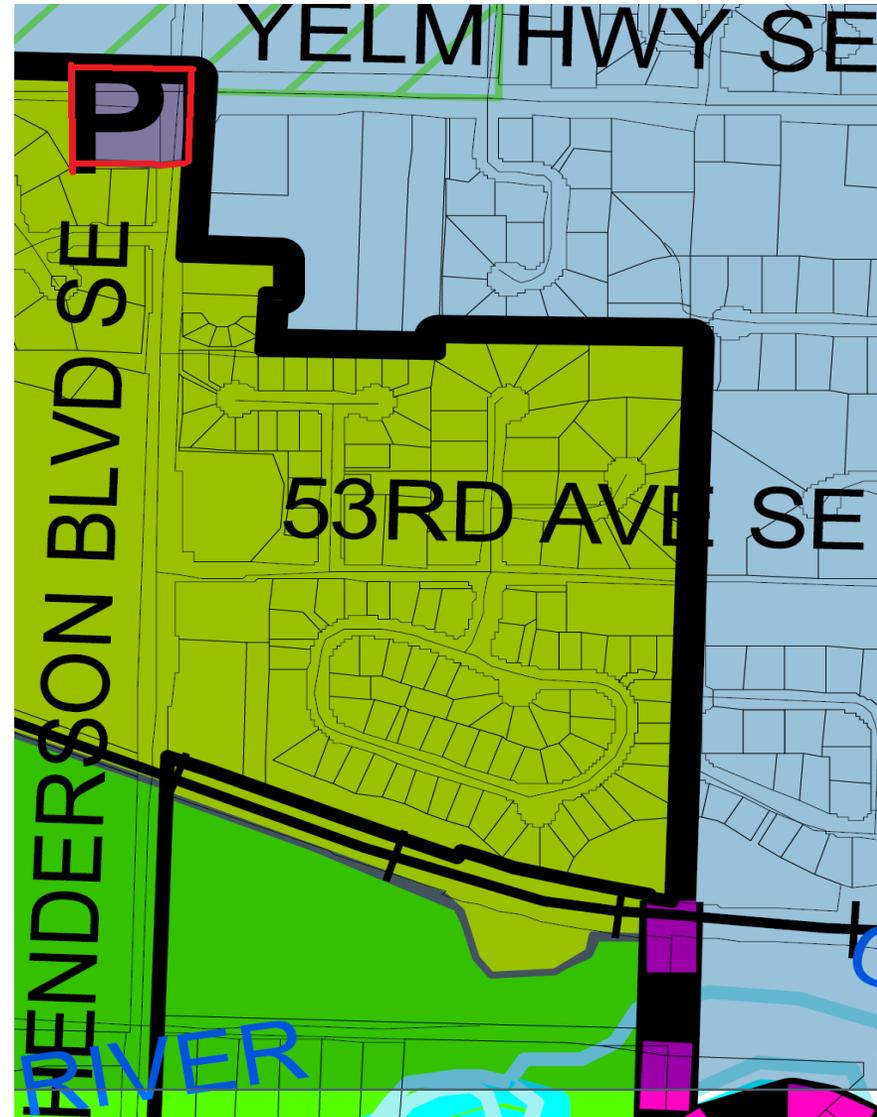
Property Owner Request



Proposed Map Amendments

Parcel on the southwest corner of Yelm Highway and Henderson Boulevard from Single Family Low Density (SFL) to Community Services (CS) zoning district for Zoning Map only

Property Owner Request





Housing Element

Tumwater Comprehensive Plan

Background

Based on Community Survey findings, citizens want:

- Equitable, affordable housing
- Expanded housing choices, both types and locations

Tumwater City Plan 2035
Housing Element

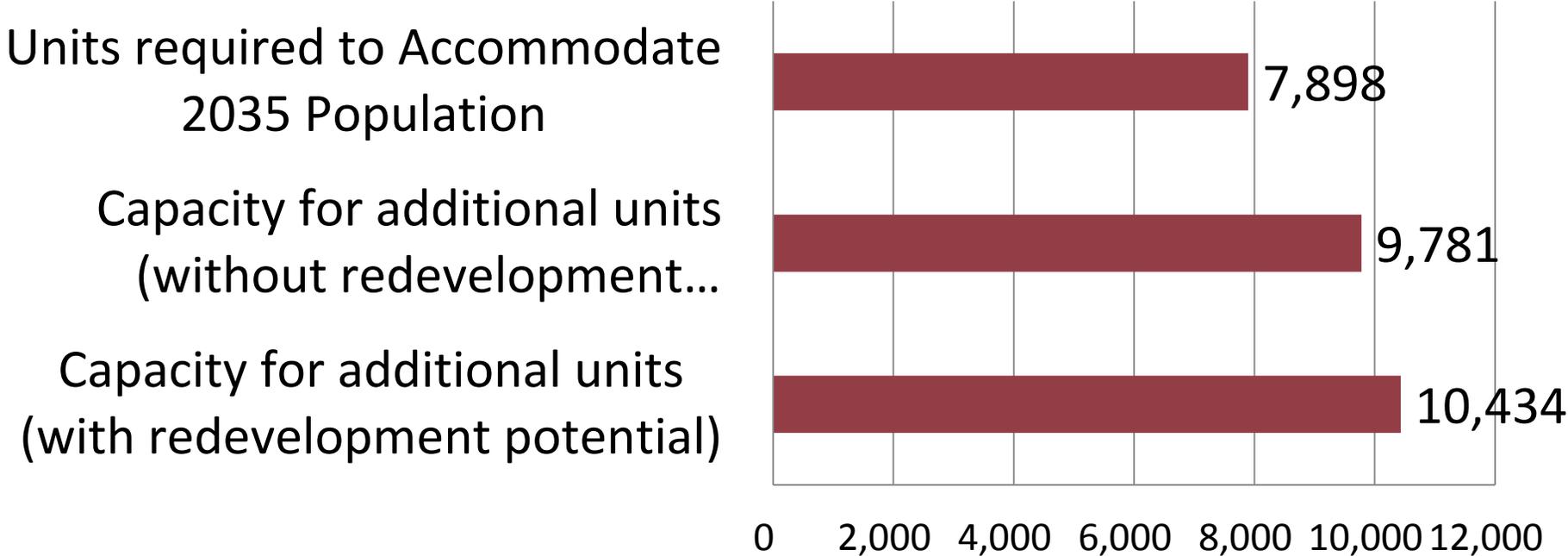


Statistical Updates

- Updated housing patterns, trends, and projections to 2035
- Updated information on Federal, State, and local financing programs
- Updated information on affordable housing needs

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

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



Transportation Element

Tumwater Comprehensive Plan

Background

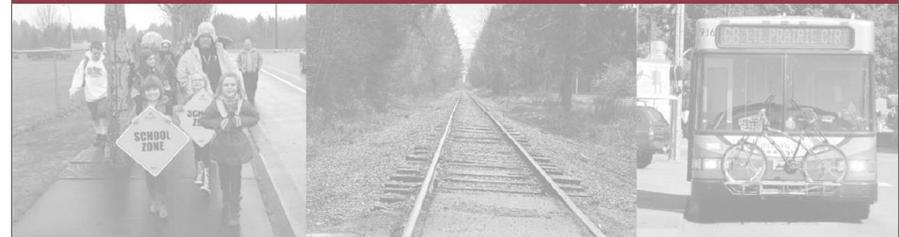
Address GMA requirements:

- Land Use Consistency
- Long-range Traffic Forecasts
- Motorized and Non-Motorized Level of Service
- Project Lists
- Funding Analysis and Strategies

Tumwater City Plan 2035 Transportation Master Plan

Growth and Opportunity:

Aligning efficient infrastructure investment and sustainable community development



FINAL REVIEW DRAFT: 27 September 2016



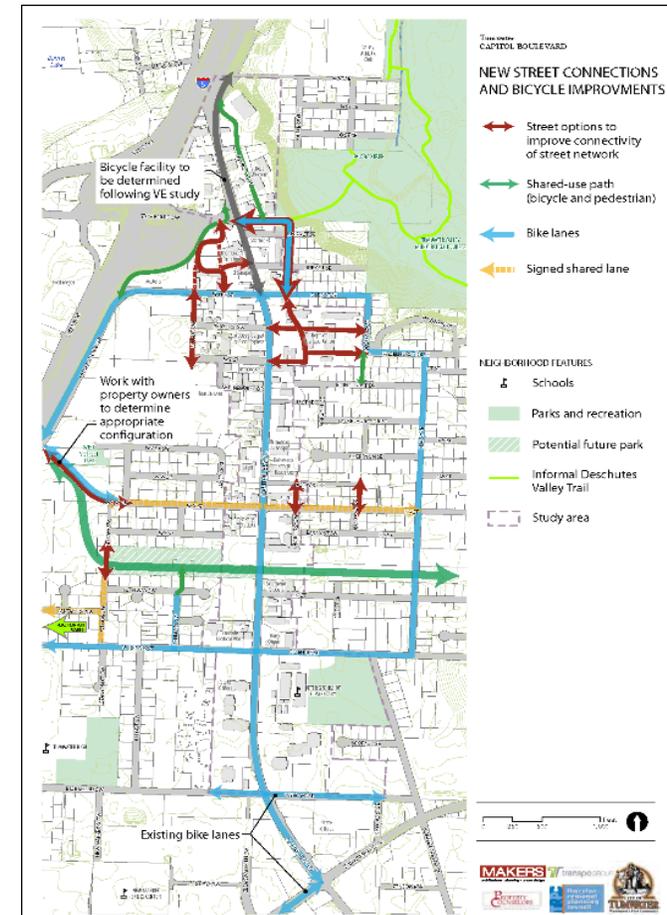
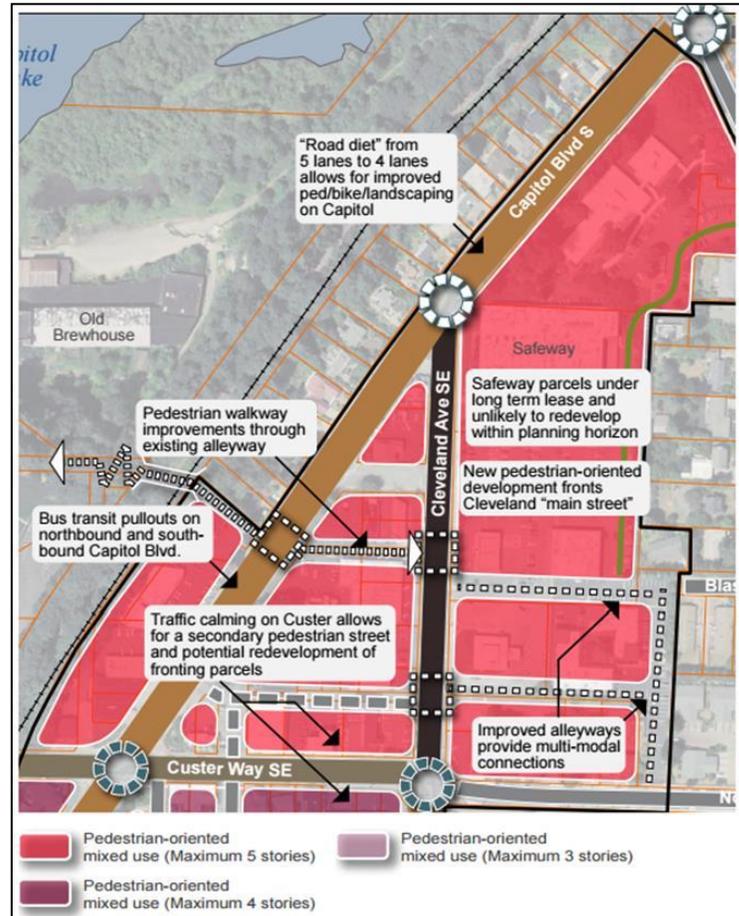
City's Strategic Plan – Initiative C

Create and Maintain a Transportation System for All Modes of Travel

Interconnected bike and pedestrian system / E Street Connection / System maintenance / Capitol Boulevard transformation / Ground and surface water mitigation / Practical design solutions for pedestrian facilities

Land Use Consistency

- Brewery District Plan
- Capital Boulevard Corridor Plan
- Design Guidelines



Traffic Forecasts

Trip Generation

- *Do I need to go somewhere and, if so, for what purpose?*

Trip Distribution

- *Where will I go?*

Mode Choice

- *Will I drive, take the bus, bike, or walk?*

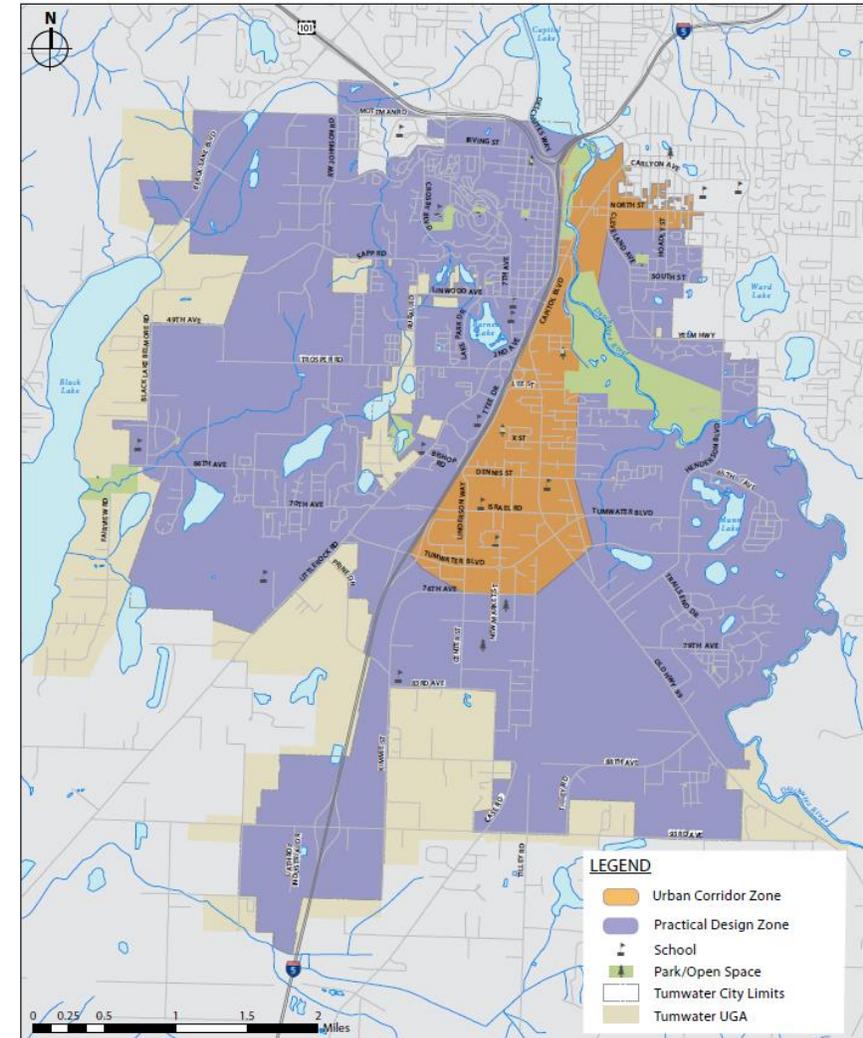
Route Assignment

- *What road, bus route, or path will I take?*

Multi-Modal Level of Service

Urban Corridor Zone - “Form” is as important as “Function”

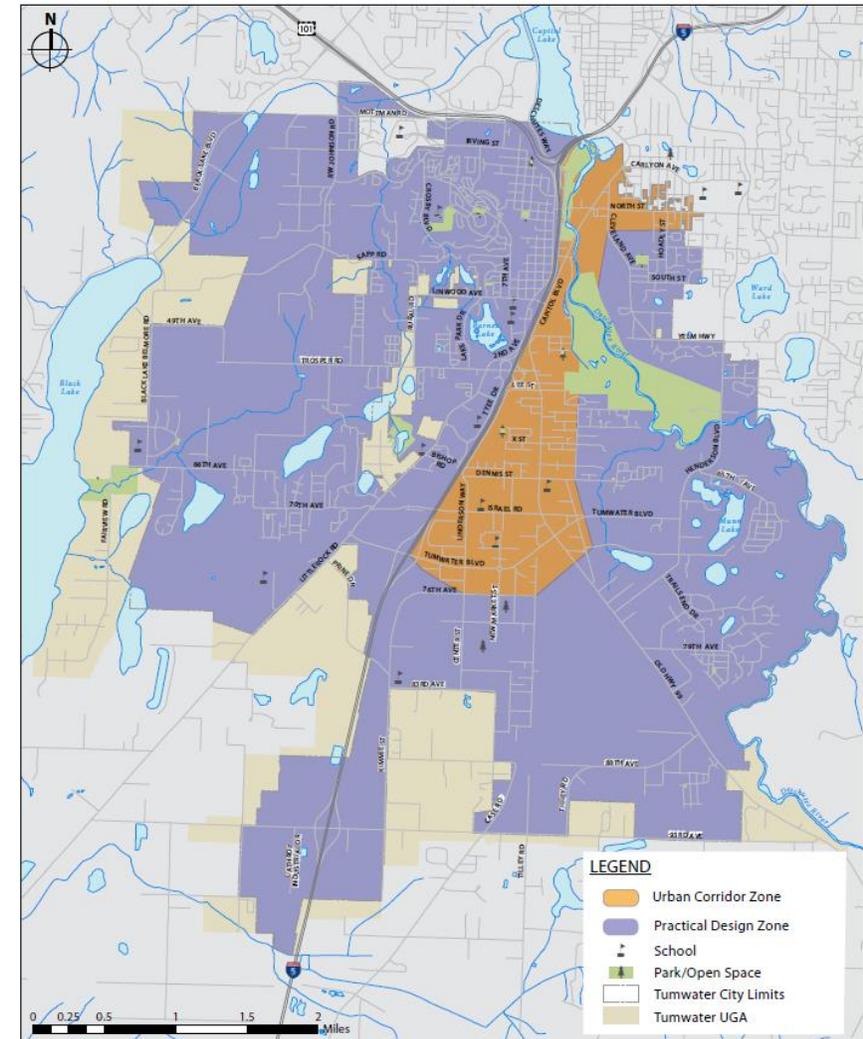
Adherence to carefully designed standards that are integrated with land use and site planning regulations



Multi-Modal Level of Service

Practical Design Zone -
*“Function” can be more
important than “Form”*

Alternate designs can generate
more miles of safe and efficient
network than is achievable with
standard design



Project Lists

Street projects, includes bike and sidewalk facilities defined in City's design standards:

- Widening
- New connections
- Road diets

Intersection projects:

- Signalization
- Roundabouts
- Turn lanes

Project Lists

Stand-alone non-motorized projects

- From Brewery District & Capitol Boulevard plans
- From Capitol Boulevard plan
- Safe Routes to School projects
- From Capital Facilities Plan
- To increase multi-modal system performance

Funding Analysis and Strategies

To offset projected capital shortfall:

- New transportation state or federal revenue programs
- Local retail sales tax returns are higher than projected
- Updated impact fee rates generate more money

Funding Analysis and Strategies

- Developers continue to build frontage improvements
- Implement LID or bond financing for big projects
- Adopt a more urban, congestion-tolerant LOS by 2040
- Achieve greater infill and redevelopment within Urban Corridor Zone by 2040



Conservation Element

Tumwater Comprehensive Plan

Background

Address GMA requirements:

- Natural Resource Lands
- Critical Areas
- Added goals and policies

Tumwater City Plan 2035
Conservation Element



Natural Resource Lands

- Agriculture, Forest, and Mineral Resource Lands
- Sustainable Agriculture addressed in 2011 update
- Existing forested parcels would remain until converted to urbanized land uses
- Updating list of Mineral Resource Designation lands
- Removed 'Right to Mine' language now found in TMC 16.16 – Right to Mine

Wetland Areas

- Updated the Category I – IV Wetland descriptions to match current state law
- Removed wetland mitigation replacement ratios that are now found in TMC 16.28 – Wetland Protection Standards
- Next step is to update regulations in TMC 16.28

Critical Aquifer Recharge Areas

- Updated chapter to reflect current water system plans and water quality protection standards
- Removed Critical Aquifer Recharge Protection Zone District language found in TMC 16.24 – Aquifer Recharge Standards and TMC 16.26 – Wellhead Protection Standards
- Next step is to update regulations in TMC 16.24 and TMC 16.26

Frequently Flooded Areas

- Updated chapter to address recently adopted FEMA Floodplain Model Ordinance instituting best practices
- Updated definitions of ‘floodway’ and ‘base flood’
- Next step is to update TMC 18.38 FP Floodplain Overlay to reflect current requirements

Geologically Hazardous Areas

- Reviewed and updated chapter as needed
- Removed Geologically Hazardous Areas
Development Requirements now found in TMC
16.20 – Geologically Hazardous Areas
- Next step is to update regulations in TMC 16.20

Fish and Wildlife Habitat Areas

- Removed Fish and Wildlife Habitat Protection requirements now found in TMC 16.32 – Fish and Wildlife Habitat Protection
- Updated to address development of Habitat Conservation Plan
- Next step is to update regulations in TMC 16.32



Lands for Public Purposes Element

Tumwater Comprehensive Plan

Background

Address GMA requirements:

- Lands for Public Purposes
- Essential Public Facilities
- Added Goals and Policies

Tumwater City Plan 2035 Lands for Public Purposes Element



Primary Partners:



Tumwater School District

INTERcity
TRANSIT



Lands for Public Purposes

- Transportation System
- Solid Waste Management
- Sanitary Sewer System
- Stormwater System
- Water System
- Parks, Recreation, and Open Space
- Fire Protection and Emergency Medical Services
- Police Protection
- School, Library, and City Facilities

Essential Public Facilities

- Airports
- Terminal facilities
- State educational facilities
- State or regional transportation facilities
- State and local correctional facilities
- Solid waste handling facilities
- In-patient facilities including substance abuse, mental health, and group home facilities

Purpose of Essential Public Facilities

State law (RCW 36.70A.040) requires the Comprehensive Plan to include a process for identifying and siting essential public facilities

- Prohibits local agencies from precluding the siting of essential public facilities
- Removes liability for siting of secure community facilities in accordance with state law



Utilities Element

Tumwater Comprehensive Plan

Background

Address GMA requirements:

- **General location, proposed location, and capacity** of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines
- Added Goals and Policies

Tumwater City Plan 2035
Utilities Element



Utility Planning

For those utilities provided by private companies, the City:

- Encourages necessary and desired services by allowing private companies to use public facilities
- Ensures sufficient areas for placement of those facilities
- Provides for a reasonable regulatory climate

Update Contact Information

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