City of Tumwater and Thurston County
Joint Plan Update

March 31, 2021

City of Tumwater and Thurston County Planning Commissions Joint Briefing

Summary

- Intent of the joint briefing
- Purpose of the Joint Plan
- Overview of the City of Tumwater Urban Growth Area
- Summary of the proposed updates to the Joint Plan
- Discussion of implementation and next steps

Intent of the Joint Briefing

1. The Joint Plan is an Element of both the City and County Comprehensive Plans
2. The Joint Plan was last substantially updated more than 25 years ago
3. The City completed its last required Growth Management Act update in 2016
4. The objective is to update and amend the Joint Plan to reflect current conditions as well as:
   - Changes to the Urban Growth Area
   - Amendments made to the City and County's Comprehensive Plans

The Purpose of the Joint Plan

- The Joint Plan is a framework to guide future development in the Urban Growth Area (also referred to as the Joint Plan area) during its transition from rural- to urban-level development
- The Joint Plan serves as the basis for future planning decisions by each jurisdiction in the Urban Growth Area
- In turn, the Joint Plan provides the policy framework for the development regulations in the Joint Plan area (Thurston County Code Title 22 – *Tumwater Urban Growth Area Zoning*)

Joint Plan Background

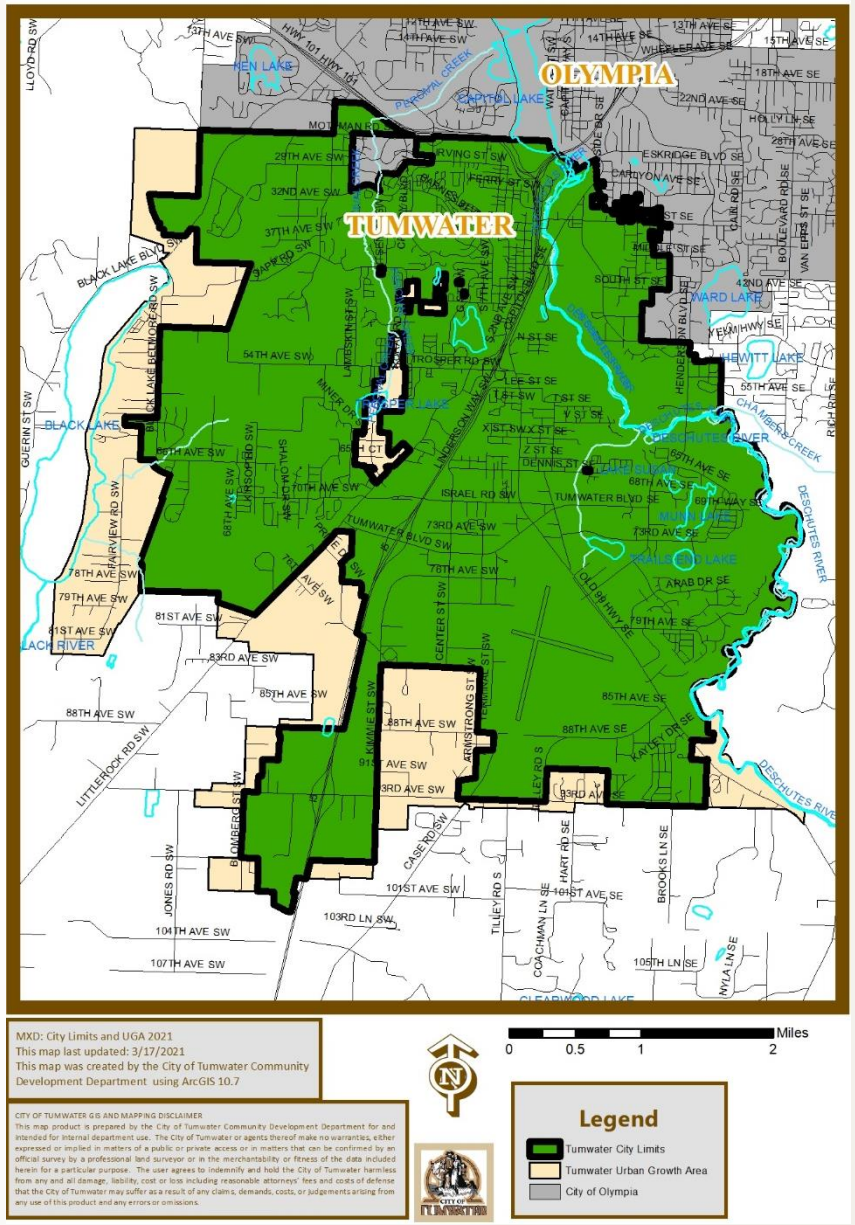
- The Cities of Lacey, Olympia, and Tumwater and Thurston County have been jointly planning in their shared Urban Growth Areas since 1988
- The Growth Management Act requires County-wide Planning Policies that call for joint planning and a process for modifying Urban Growth Area boundaries, as warranted
- The Joint Plan was adopted in 1995 by the City and County to meet the intent of the County-wide Planning Policies
- Minor amendments to the Joint Plan were made in 2009
- This is the first substantial update to the Joint Plan since 1995

Current Urban Growth Area

The map to the right shows the current area of the City of Tumwater in green and the Tumwater Urban Growth Area in tan

In 1995, the Tumwater Urban Growth Area was ~8,253 acres

In 2021, it is ~2,820 acres



Summary of the 2021 Joint Plan Update

- The City started its required Comprehensive Plan update in 2015 and completed it in 2016
- City and County started work on an update to the Joint Plan in 2016 – 2017
- Staff restarted the update process in 2020 with intent of adopting the update in 2021
- Primary goals of the update:
  1. Address current community interests
  2. Align with current goals and policies of the City
  3. Meet current state requirements

2021 Joint Plan Update Process

- The Planning Commissions will review drafts of the Joint Plan update
- The Joint Plan update approval process:
  1. The Planning Commissions will hold a joint public hearing and issue a joint recommendation
  2. City Council reviews joint recommendation and recommends approval
  3. Board of County Commissioners adopts the Joint Plan Update
- After the Joint Plan update is approved, work will start on the implementing actions, including updating the Thurston County Code Title 22 for consistency with the Tumwater Municipal Code

Community Outreach

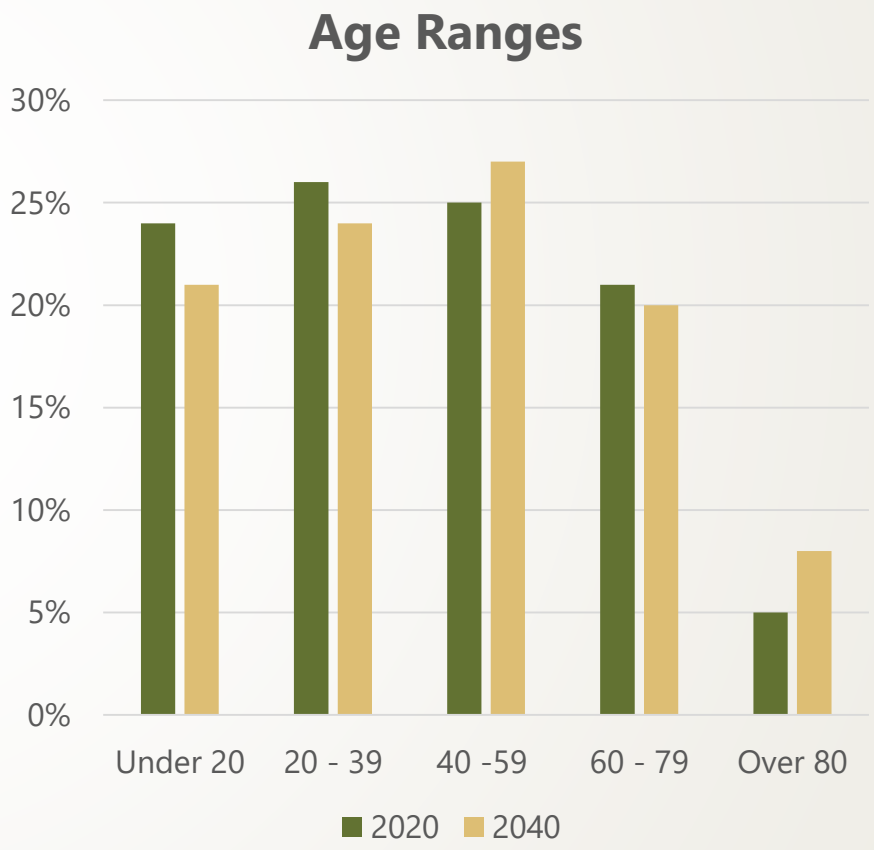
- Growth Management Act (GMA) requires "**early and continual citizen participation"** in the development and updates of local comprehensive plans
- The Planning Commissions will serve as the primary means for obtaining community input on the Joint Plan Update

2020 Population Forecast

City of Tumwater and Urban Growth Area 20 Year Population Forecast				
	2020 Population	**2040 Population**	**Population Increase**	**Percent Increase 2020 - 2040**
City of Tumwater	24,600	35,930	12,740	52%
Urban Growth Area	3,330	9,020	5,690	172%
Combined City and UGA	27,930	44,950	17,200	62%

2020 and 2040 Demographic Trends – Age

Age	2020	2040
Under 20	24%	21%
20 – 39	26%	24%
40- 59	25%	27%
60 – 79	21%	20%
Over 80	5%	8%



Current Land Use Designation Size

Designation Abbreviation and Density Per Acre	Full Designation	Acreage
R/SR 2-4	Residential/Sensitive Resource	165
SFL 4-7	Single Family Residential Low Density	1,195
SFM 6-9	Single Family Residential Medium Density	224
MFM 9-15	Multifamily Residential Medium Density	224
MU	Mixed Use	23
NC	Neighborhood Commercial	16
GC	General Commercial	95
LI	Light Industrial	566
HI	Heavy Industrial	22
P/OS	Parks/Open Space	210
UT	Utilities	111

Residential Supply Versus Demand 2020 and 2040

	2020 Dwelling Units	2040 Dwelling Units	Future Demand 2020-2040	Future Supply 2020-Plus	Excess Capacity	Percent Excess Capacity
City and Urban Growth Area	12,150	20,820	8,670	10,800	2,130	20%

Land Supply and Capacity

- The draft *2020 Buildable Land Report for Thurston County* noted that the urban areas in the County (cities plus the unincorporated Urban Growth Areas), contains sufficient land to accommodate the projected population growth
- Based on adopted policies in Thurston County as of 2017, the evaluation shows that:
  - There is a sufficient land supply to accommodate projected population growth to the year 2040 in Thurston County's urban areas; and
  - Each urban area in Thurston County has designated sufficient land supply to accommodate its projected population growth to the year 2040

Land Supply and Capacity – Questions

- 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
  - The difficulty of extending sewer service to some parts of the Urban Growth Areas

Land Use Policy Discussion

1. 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
2. The Land Use goals and policies are intended to ensure coordination with other City and County Comprehensive Plan elements, regional plans, and County-Wide Planning Policies
3. Additionally, the goals and policies serve to define the action plan for implementing the Joint Plan recommendations found in Chapter 11, *Implementation*

Joint Plan Land Use Goals

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

Joint Plan Land Use Goals

4. Encourage land use patterns that will increase the availability of affordable housing for all economic segments of the City of Tumwater population
5. Ensure that development patterns that will encourage efficient multimodal transportation systems are coordinated with regional, City of Tumwater, and Thurston County *Transportation Plans*
6. Reduce impacts from flooding, encourage efficient stormwater management, and protect and preserve the City of Tumwater's groundwater

Joint Plan Land Use Goals

7. Encourage the retention of open space, parks, trails, and development of recreational opportunities within the Joint Plan area
8. Observe the physical limitations of the land during the development process
9. Create and protect vibrant residential areas
10. Create and protect active commercial and industrial areas and uses
11. Promote energy efficiency in new development

Joint Plan Land Use Goals

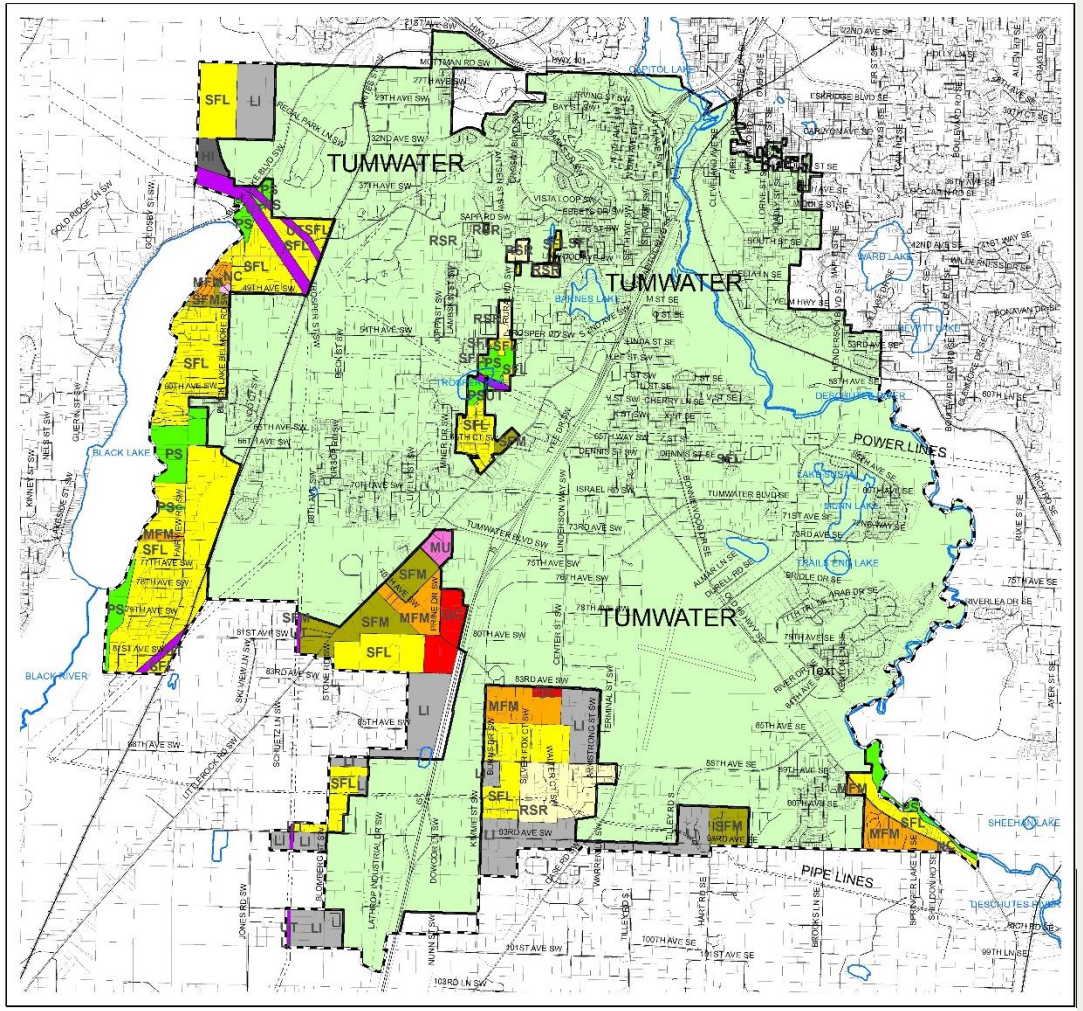
12. Promote the preservation of sites of historical and cultural significance
13. Protect the Olympia Regional Airport from incompatible land uses and activities that could affect present and future use of airport facilities and operations. Regulations and criteria should reflect the urban environment adjacent to the airport

Proposed Land Use Maps Amendments

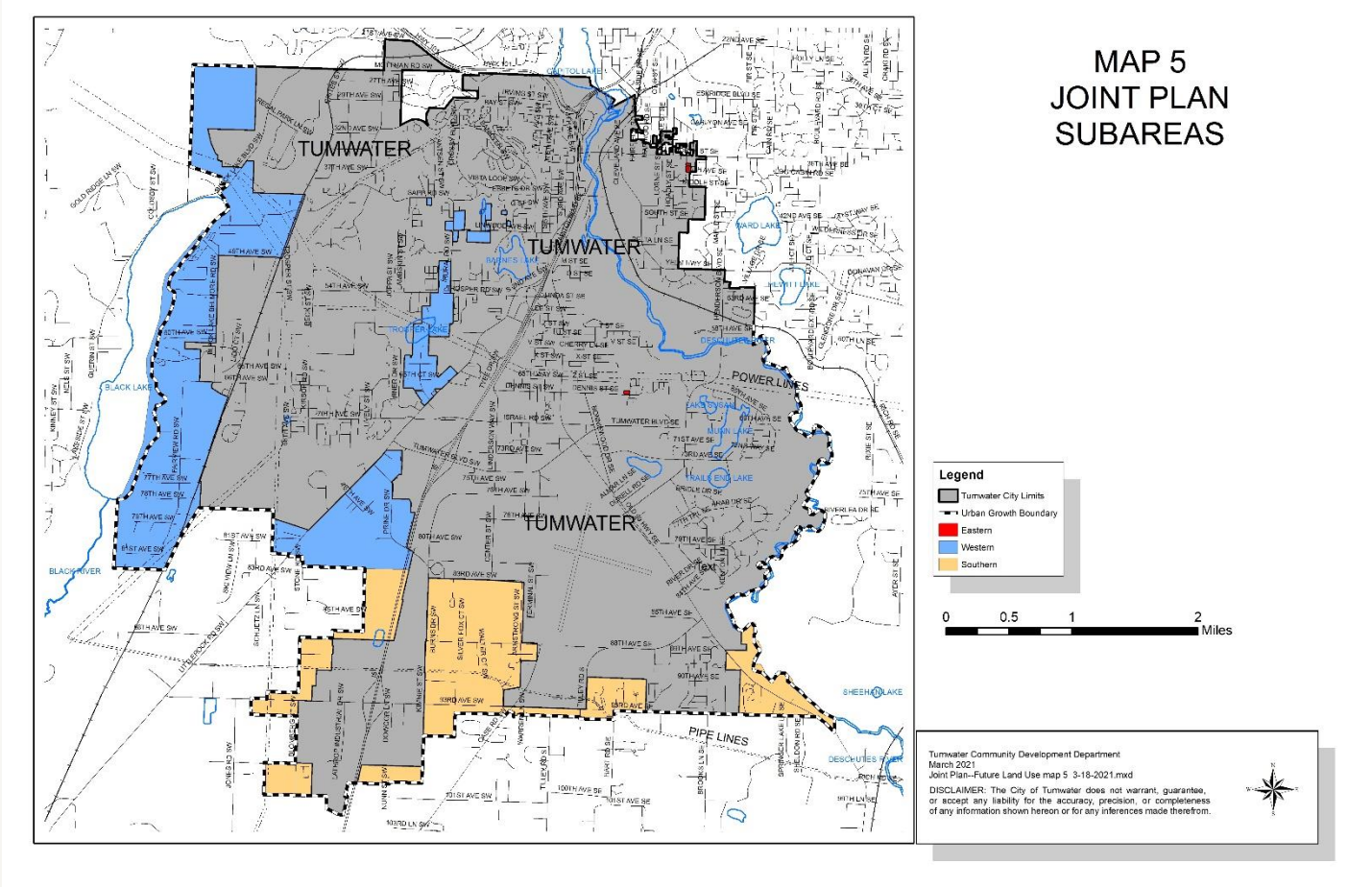
1. Black Lake – Belmore Road and 49th Avenue SW
2. Center Street and 83rd Avenue SW
3. 85th Avenue SW and Interstate 5
4. The Enclave at Deschutes River
5. Littlerock Road and 73rd Avenue SW
6. Airport Overlay zone

Joint Plan Future Land Use Designations

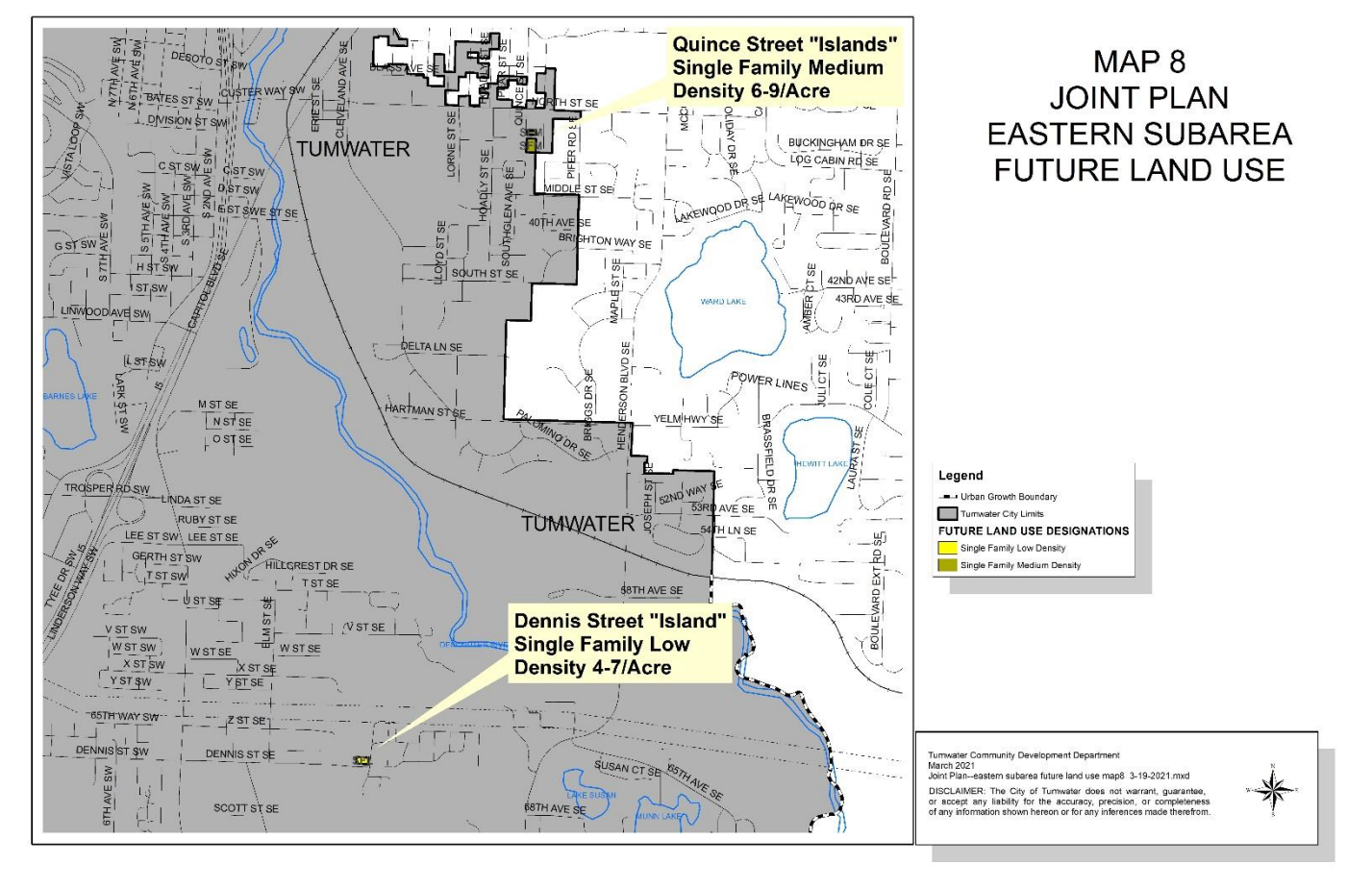
The map to the right shows the proposed future land use designations of the Tumwater Urban Growth Area



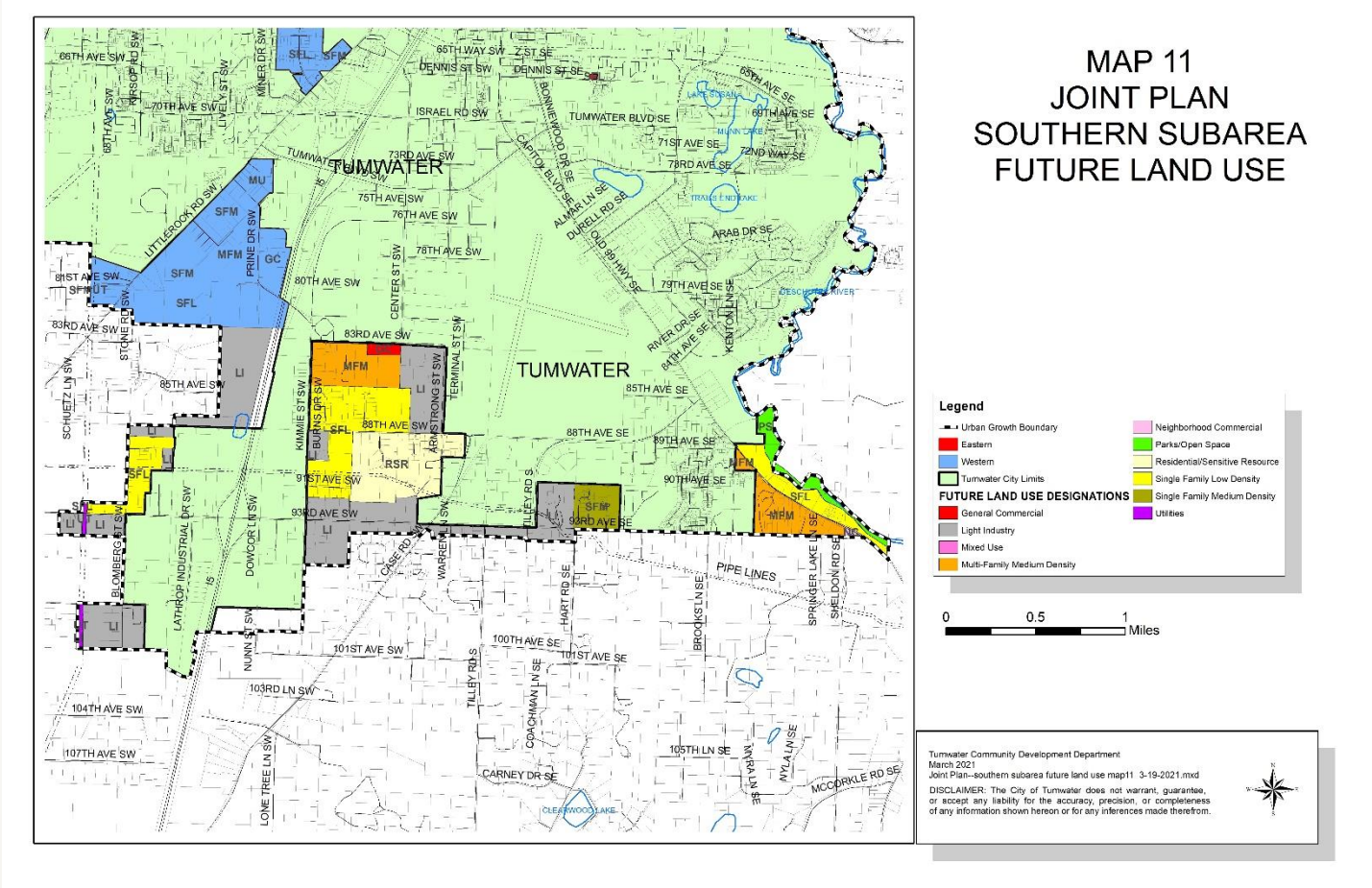
Joint Plan Subareas



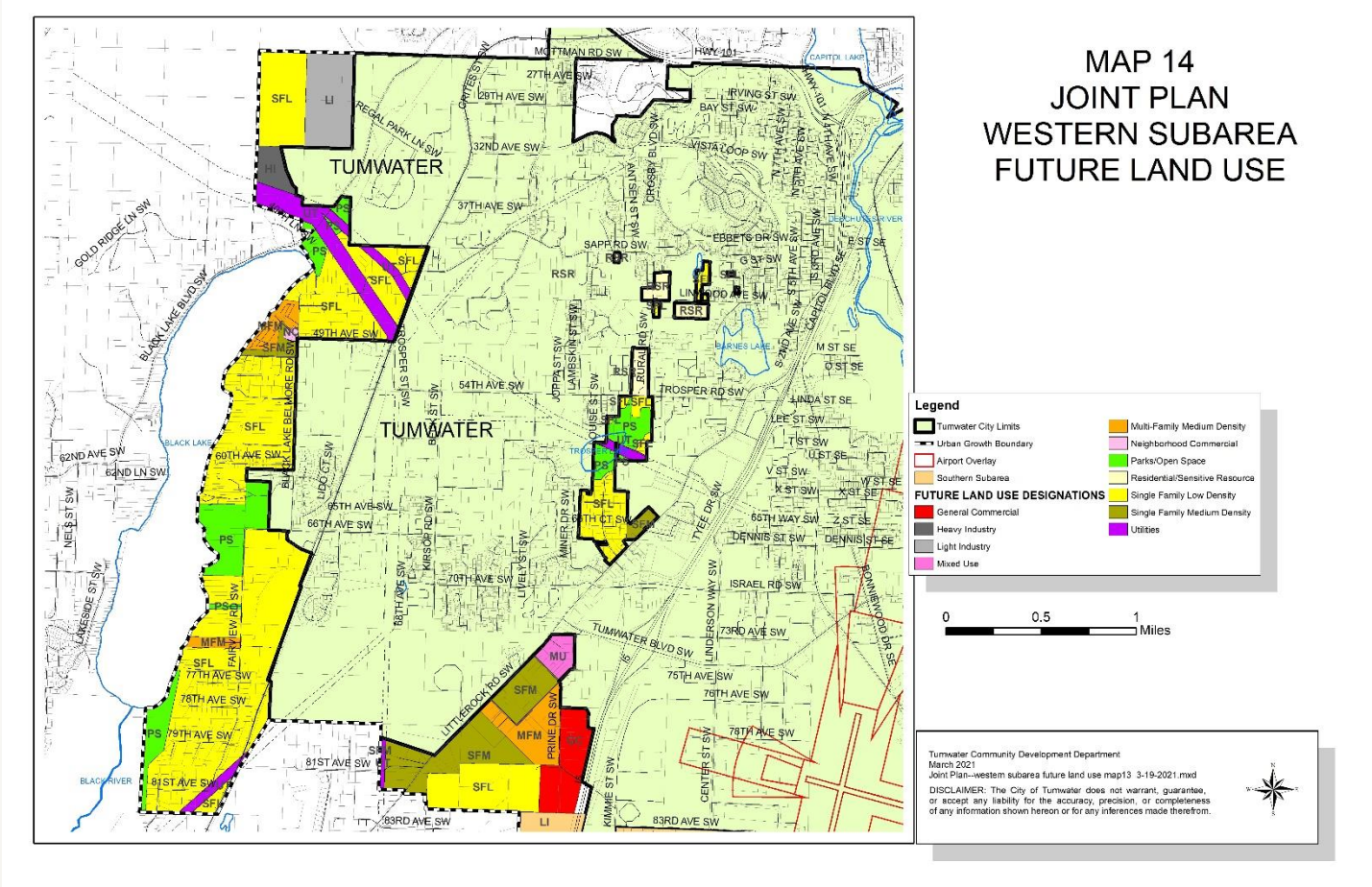
Proposed Eastern Subarea Future Land Use



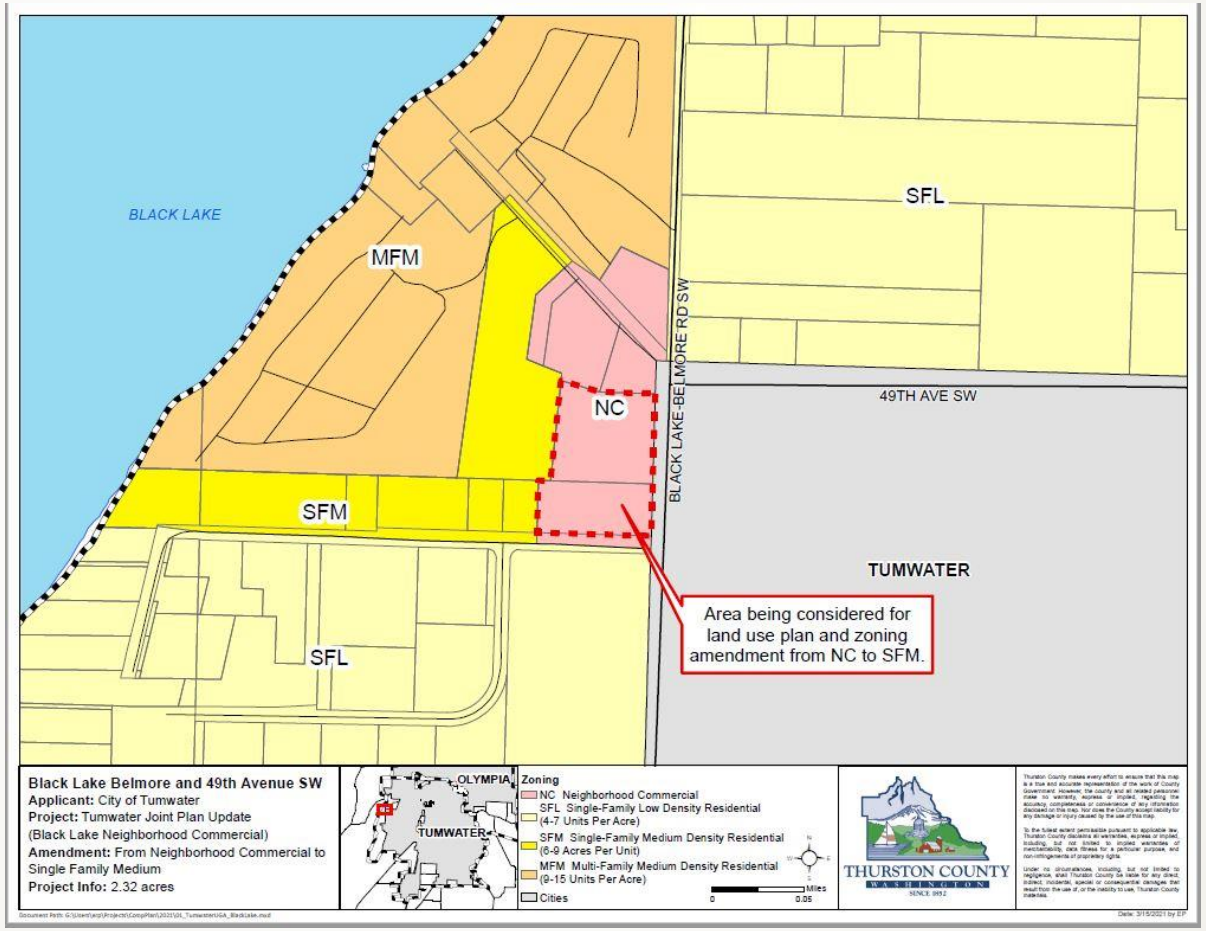
Proposed Southern Subarea Future Land Use



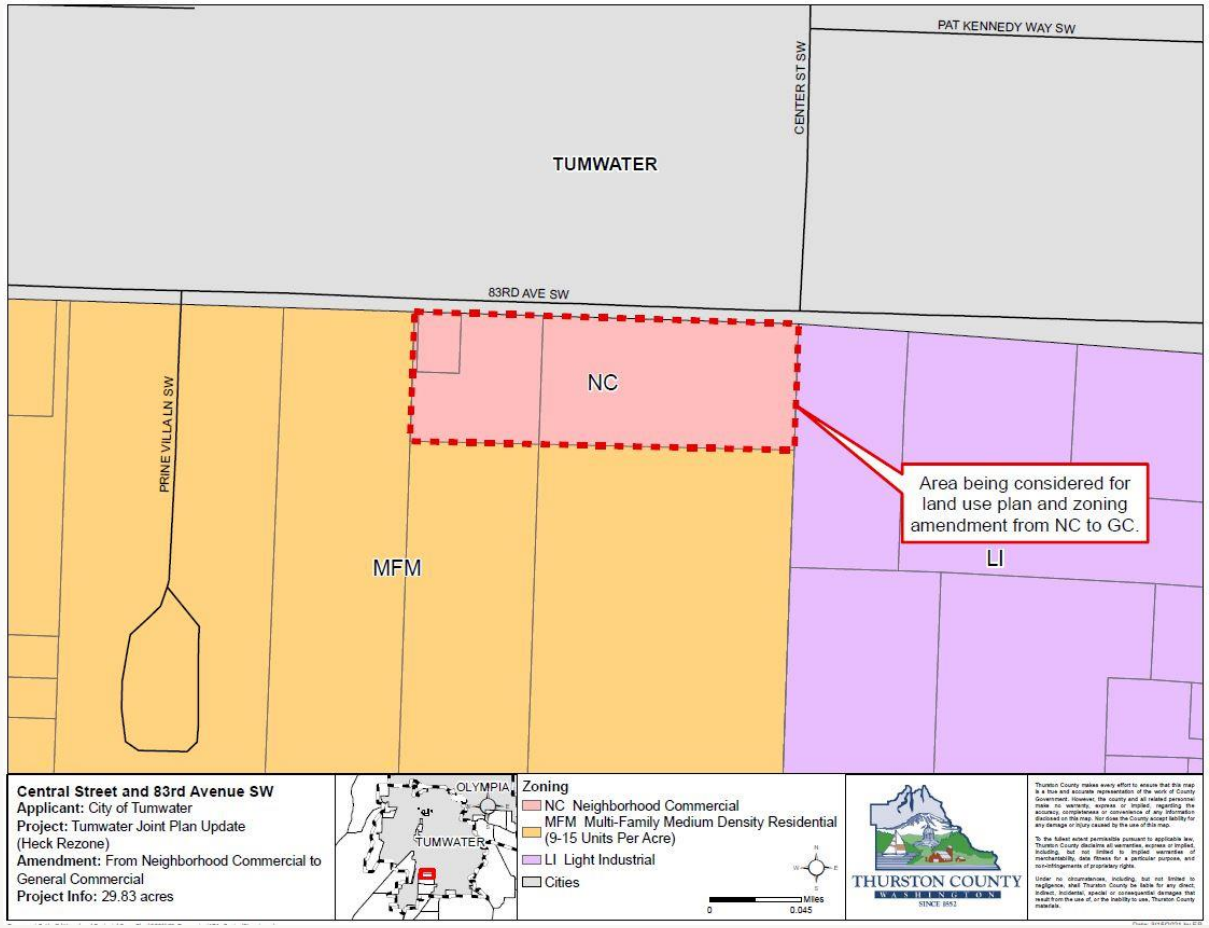
Proposed Western Subarea Future Land Use



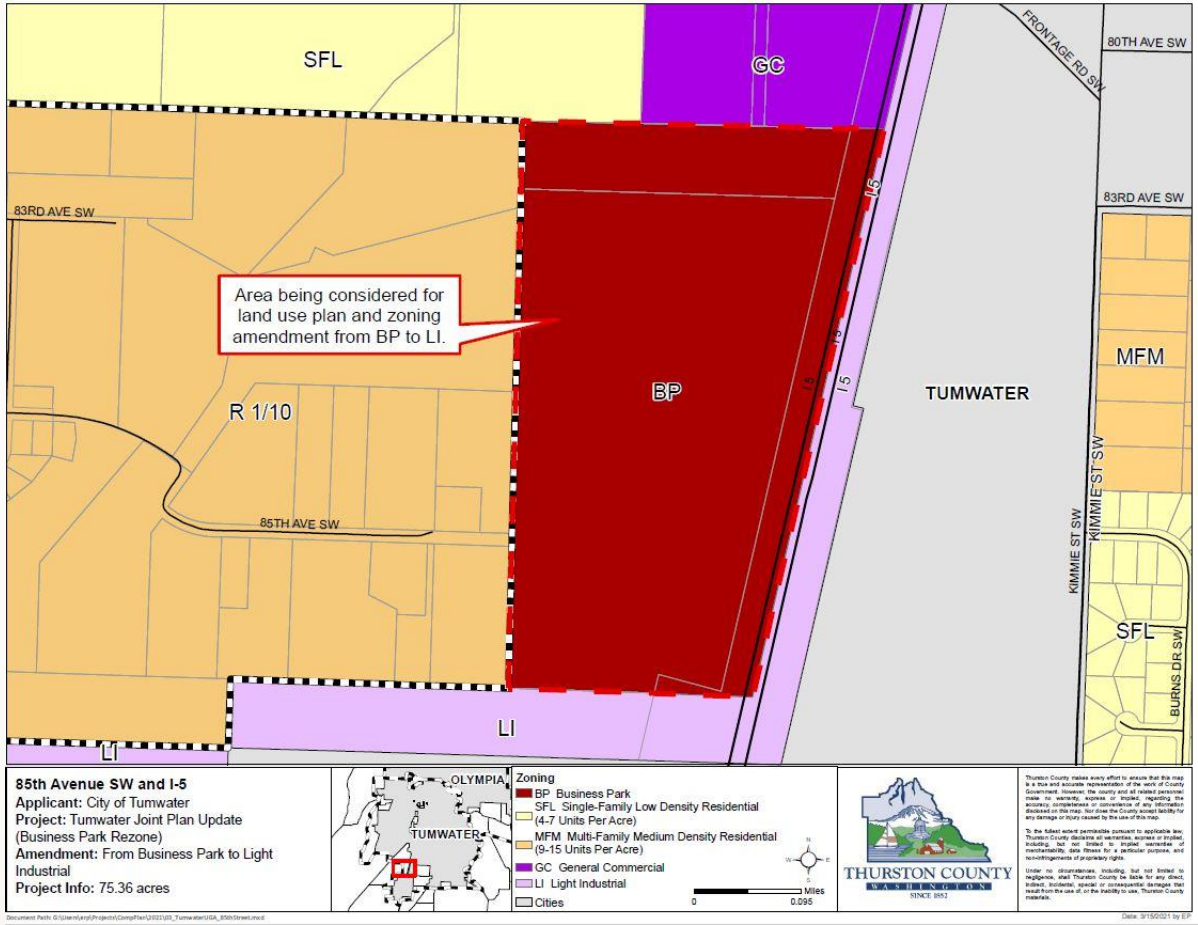
Black Lake-Belmore Road and 49th Avenue SW Land Use Map Amendment



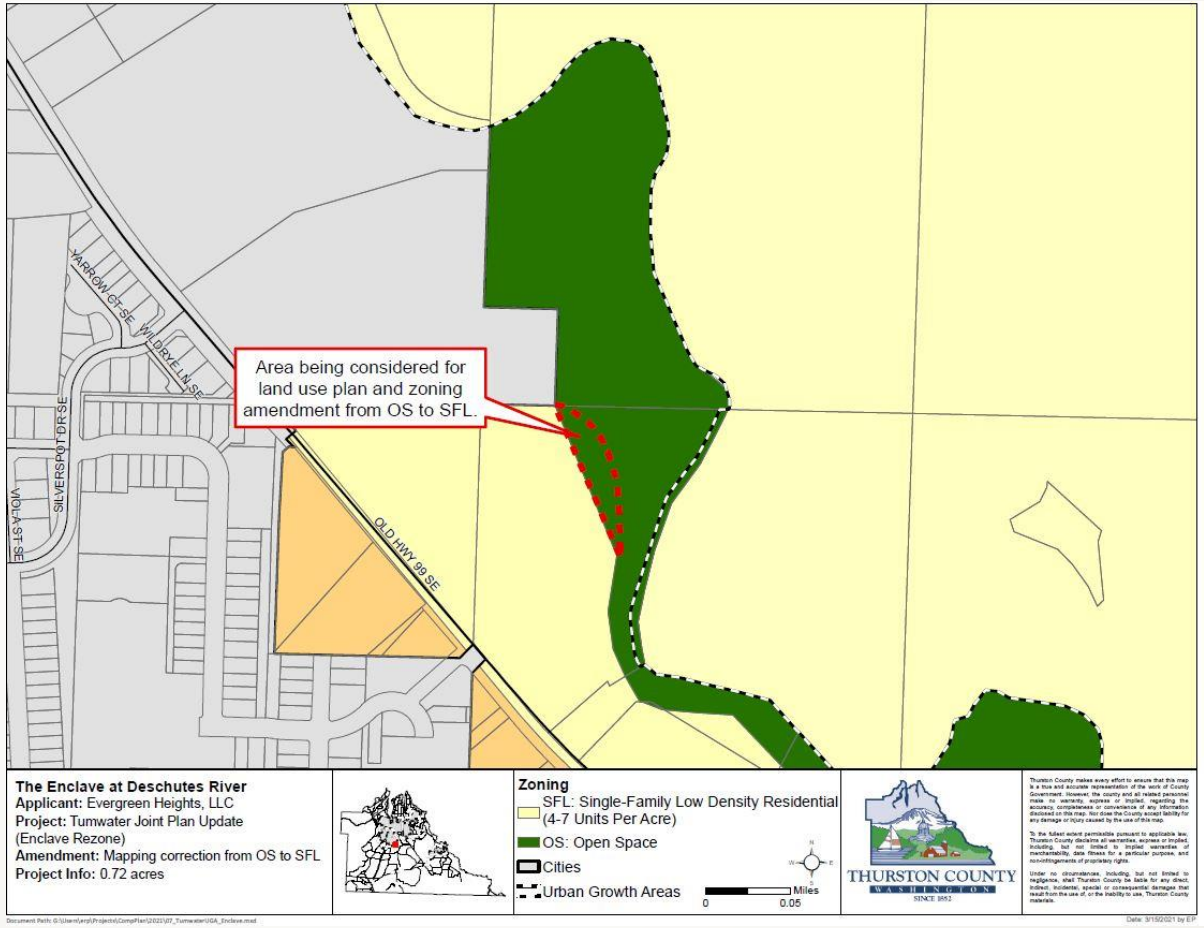
Center Street and 83rd Avenue SW Land Use Map Amendment



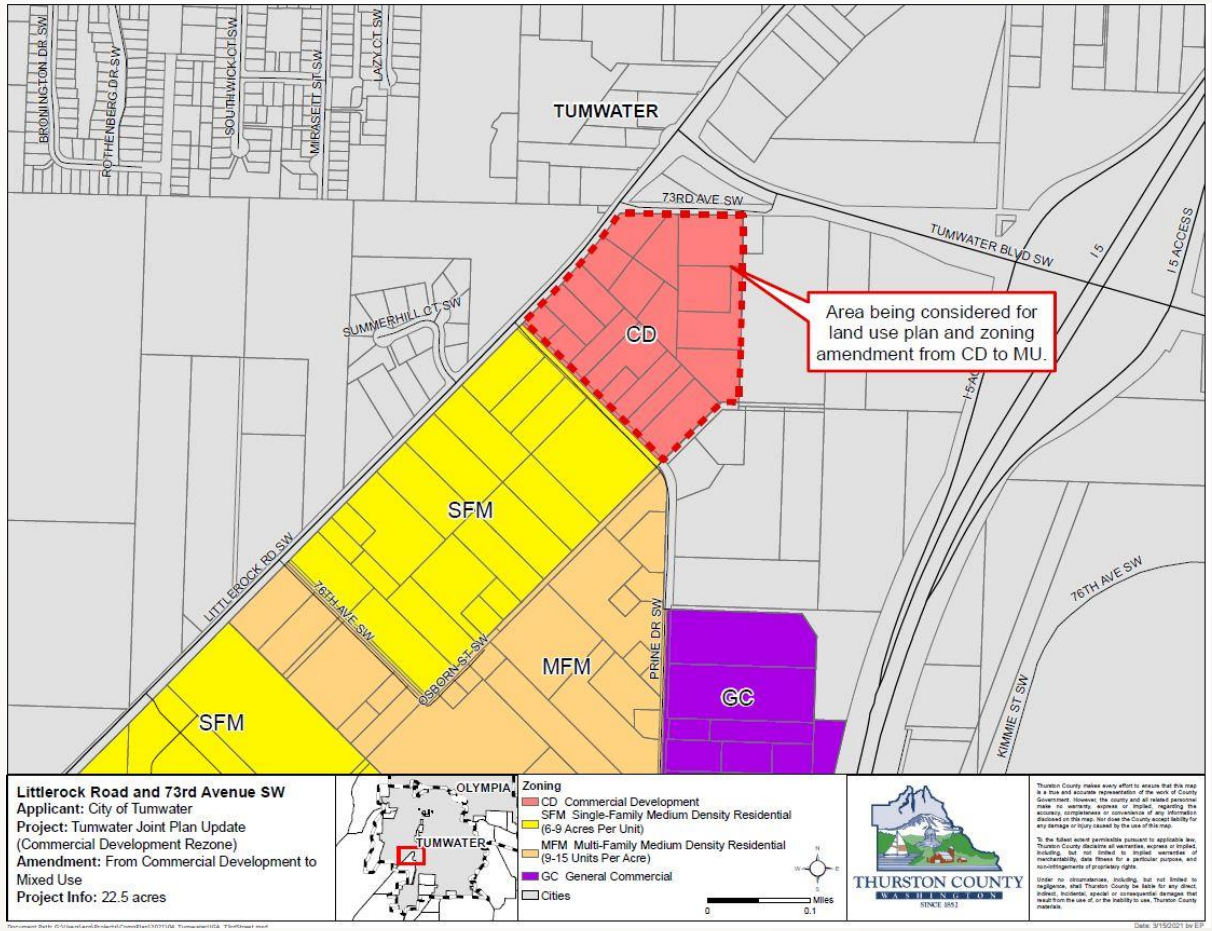
85th Avenue SW and Interstate 5 Land Use Map Amendment



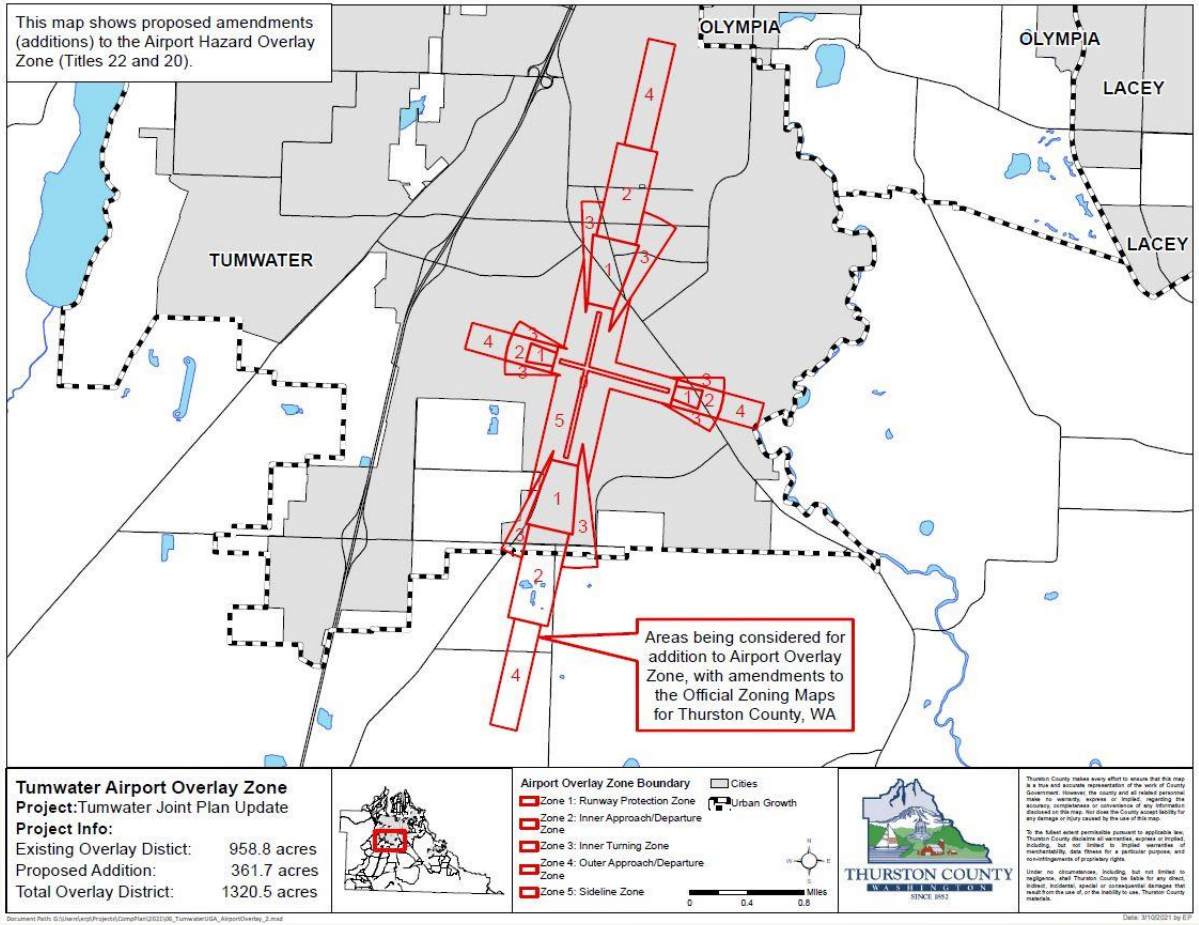
The Enclave at Deschutes River Land Use Map Amendment



Littlerock Road and 73rd Avenue SW Land Use Map Amendment



Airport Hazard Overlay Zone Land Use Map Amendment



Next Steps

City of Tumwater and Thurston County Planning Commission

- April – Joint worksession to review of implementation
- May – Joint public hearing

Tumwater City Council

- June and July – Briefings and worksession

Thurston County Board of Commissioners

- Late Summer and Fall - Adoption

Staff Contact Information for Update

City of Tumwater, Brad Medrud, Planning Manager

Email: bmedrud@ci.tumwater.wa.us

Thurston County, Leah Davis, Associate Planner

Email: leah.davis@co.thurston.wa.us