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**APPENDIX A: RESOLUTION NO. 478, PLANNING COMMISSION  
RECOMMENDATION AND CITY COUNCIL FINAL ORDER**

**TUMWATER CITY COUNCIL**

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## 1. INTRODUCTION AND INVENTORY

Lands for Public Purposes are those facilities and lands owned, operated or franchised by a unit of general or special purpose local government for the health, safety and general well being of its citizens. Lands for Public Purposes also include utility corridors owned and/or operated by private utilities subject to public service obligations. Public facilities, public services and private utility corridors are included in this definition.

Lands for Public Purposes include buildings, equipment, and whole systems of activities of governmental services provided for the public, as well as utility corridors owned and/or operated by private utilities subject to public service obligations. They are important components of a city and add measurably to the quality of urban life.

Essential Public Facilities are those public facilities that are typically difficult to site such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes and secure community transition facilities as defined in RCW 71.09.020. Chapter 2 of this plan identifies locally-essential public facilities and identifies a process for siting those facilities.

The demand for more and varied community facilities and services increases as urban growth continues, population grows, existing facilities become obsolete, and living standards and expectations rise. This plan will identify issues and policies that ensure a provision of lands for public purposes and essential public facilities that is coordinated with the overall Comprehensive Plan.

The Washington State Growth Management Act (GMA) requires that the City of Tumwater identify lands useful for public purposes. The GMA also requires that Tumwater prepare a prioritized list of lands necessary for the identified public uses including an estimated date by which the acquisition will be needed.

In light of the requirements of the GMA, the City has prepared the Lands for Public Purposes/Essential Public Facilities Plan. This plan addresses some facilities directly and references other documents included in the Comprehensive Plan. The plan addresses lands for public purposes both in the City and the Urban Growth Area.

The City of Tumwater acknowledges the assistance of the following people in the

development of the Lands for Public Purposes/Essential Public Facilities Plan:

Rick Sapp, Tumwater Fire Chief  
 Mike Vandiver, Tumwater Chief of Police  
 Ron Shipley, Tumwater School District  
 Robert Wolpert, Olympia School District

The main goal of the Lands for Public Purposes Plan is to determine the need for public facilities and utility corridors in Tumwater and the Urban Growth Area for the 20 year planning period. Identification of specific sites and phasing of facilities provision will, if applicable, take place through the Capital Facilities planning process although the Tumwater School District has provided the City with a map showing general areas where the District sees a future need for school. Additionally, certain private utilities have provided maps showing the general location of existing and proposed utility corridors. These maps may be found in the Utilities Plan.

Figure 1 (below) identifies documents that address each of the listed facilities in detail. These documents are incorporated by reference into this plan.

<b>Lands for Public Purposes Associated Documents</b>	
<b>Lands for Public Purposes/Public Facilities</b>	<b>Supporting Documents</b>
Utility Corridors	– Utilities Plan (Tumwater)
Transportation Corridors	– Transportation Plan (Tumwater) – Capital Facilities Plan (Tumwater) – Regional Transportation Plan (Thurston Regional Planning Council) – Thurston Regional Planning Council Transportation Improvement Program (TRPC)
Landfills	– Thurston County Solid Waste Management Plan (TRPC)
Sewage Treatment Facilities/Sanitary Sewer Systems	– Sewer Plan Update (Tumwater) – Capital Facilities Plan (Tumwater) – Wastewater Resource Management Plan (LOTT Wastewater Alliance)
Stormwater Systems/Facilities	– Comprehensive Stormwater Program (Tumwater) – Percival Creek Basin Stormwater Management Plan (TRPC) – Budd/Deschutes Watershed Plan (TRPC)

	<ul style="list-style-type: none"> <li>- Thurston Regional Drainage and Erosion Control Manual (TRPC)</li> <li>- Comprehensive Water System Plan (Tumwater)</li> <li>- Capital Facilities Plan (Tumwater)</li> <li>- Plans and regulations specific to high groundwater areas (Tumwater and Thurston County)</li> </ul>
Water Systems/Facilities	<ul style="list-style-type: none"> <li>- Comprehensive Water System Plan (Tumwater)</li> <li>- Capital Facilities Plan (Tumwater)</li> <li>- North Thurston Groundwater Protection Plan (TRPC)</li> <li>- Thurston County Coordinated Water System Plan (Thurston County)</li> <li>- Tumwater Conservation Plan (Tumwater)</li> </ul>
Parks/Recreation	<ul style="list-style-type: none"> <li>- Parks and Recreation Plan (Tumwater)</li> <li>- Conservation Plan (Tumwater)</li> <li>- Shoreline Master Program for the Thurston Region (TRPC)</li> <li>- Capital Facilities Plan (Tumwater)</li> </ul>
Fire Protection	- Fire Services Plan (Tumwater)
Police Protection	- Police Master Plan (Tumwater)
School Facilities	Capital Facilities Plan (Tumwater School District and Olympia School District)
Library Services	Timberland Regional Library Long Range Plan; Timberland Regional Library Action Plan/Progress Report (Timberland Regional Library)
City Hall	Capital Facilities Plan (Tumwater)

**Figure 1**

The Tumwater Capital Facilities Plan (CFP) is the implementing mechanism for the majority of the above-listed Lands for Public Purposes/Public Facilities. The CFP is updated annually and provides a prioritized list of proposed new capital facilities, a list of funding sources and proposed acquisition dates over six years for the identified facilities. This Lands for Public Purposes Plan parallels and reinforces the CFP. Private utilities and their associated utility corridors are, however, not subject to Tumwater's CFP process. The documents listed in Figure 1 can be obtained from:

City of Tumwater  
 555 Israel Road SW  
 Tumwater, WA 98501  
 (206) 754-4210

Thurston Regional Planning Council  
 2404 B Heritage Court SW  
 Olympia, WA 98502-6031  
 (206) 786-5480

A brief summary of the Lands for Public Purposes listed in Figure 1 is provided further in this chapter.

### 1.1 County-Wide Planning Policy Guidelines

Section II of the Thurston County, County-Wide Planning Policies contains specific guidelines and policies for the provision of urban services within the Urban Growth Boundary. These policies are included in their entirety in Appendix C of the Land Use Plan element of the Joint Plan.

County-Wide Policies should guide the development and provision of lands for public purposes within the Tumwater Urban Growth Area. These policies are implemented through the Joint Planning process. The City of Tumwater coordinates with the Thurston Regional Planning Council and Thurston County to identify areas of shared need for public facilities.

### 1.2 Population Forecasts and Methodology

In order to determine possible needs and system capacities for lands for public purposes for the 20-year planning period, it is necessary to forecast future population. Figure 2 shows a forecast of population growth for Tumwater and its Urban Growth Area. This forecast was developed by the Thurston Regional Planning Council and is based upon a hybrid economic and demographic model.

Thurston Regional Planning Council has utilized two growth scenarios in their forecast: current trends and full density. The current trends forecast assumes that growth will occur as it does presently with existing zoning and development regulations. The full density forecast assumes that development will occur in a more compact manner than presently occurs and that more growth will be accommodated in the City and its Urban Growth Area. Given the goals and mandates of the Growth Management Act and the policies and land use designations used in the Land Use Plan and the Housing Plan, the full density population forecast has been used.

<b>TUMWATER AND URBAN GROWTH AREA 20 YEAR POPULATION FORECAST</b>				
	2002* Population	2022** Population	Population Increase	% Increase (2002-2022)
Tumwater	12,730	18,562	5,832	46%
Urban Growth Area	7,552	16,358	8,806	116%
Combined areas	20,282	34,920	14,638	72%

Figure 2

\* Source: Office of Financial Management, Forecasting Division—*April 1 Population of Cities, Towns, and Counties Used for Allocation of Selected State Revenues, State of Washington, Corrected 10/3/02*

\*\* Source: The Profile, October 2002, Thurston Regional Planning Council, and the Population and Employment Forecast for Thurston County Final Report, 1999.

The data in Figure 2 indicates that the total population forecast for Tumwater's present city limits will be 18,562 persons. The population within Tumwater's city limits was 12,730. It can be seen that an additional population of 5,832 must be accommodated within the city limits within the 20-year planning period.

### 1.3 Utility Corridors

The Utilities element of the Comprehensive Plan addresses natural gas, electricity, cable television and telecommunications covering the City of Tumwater and the Urban Growth Area.

The provision of utilities is the responsibility of a large number of public and private agencies involved with regulation, coordination, production, delivery and supply of services.

The preparation of the Utilities element has been prompted by the Growth Management Act which requires the City to prepare a Utilities Plan. The Utilities Plan identifies issues and policies that ensure a provision of utilities that is properly coordinated with land use.

The Utilities Plan is hereby incorporated by reference and should be consulted for more detailed information on utility provision and planning for Tumwater and the Urban Growth Area. In addition, to the extent that franchise agreements allow private utilities the right to occupy public right-of-ways in common with other

appropriate public uses, transportation corridors may also function as utility corridors. In fact, the Utilities Plan includes a policy indicating that, whenever feasible, transportation rights-of-way should be utilized as utility corridors.

#### 1.4 Transportation Corridors

The Transportation Plan contains goals and policies for transportation, documents existing traffic conditions, develops a future and existing land use base traffic model, develops an impact fee program, and develops recommendations for traffic improvements including future transportation corridors.

The Regional Transportation Plan prepared by the Thurston Regional Planning Council addresses the above-mentioned issues on a region-wide basis.

The Thurston Regional Planning Council Transportation Improvement Program contains specific recommendations for transportation improvement within the Thurston County urban area.

The Transportation Plan is hereby incorporated by reference and should be consulted for more detailed information on transportation corridors and other transportation-related issues for Tumwater and the Urban Growth Area.

The Tumwater Capital Facilities Plan identifies funding for the transportation improvements in Tumwater and is hereby incorporated by reference.

#### 1.5 Landfills

The Thurston County Solid Waste Management Plan addresses waste management in all incorporated and unincorporated areas of Thurston County.

The Thurston County Solid Waste Management Plan is hereby incorporated by reference and should be consulted for more detailed information on landfill siting and solid waste management for Tumwater and the Urban Growth Area.

#### 1.6 Sewage Treatment Facilities/Sanitary Sewer Systems

Sanitary sewage treatment in Tumwater is provided by the LOTT interception/treatment system. The LOTT system is based on a joint agreement and was created to serve the sewage collection and treatment needs of the cities and urban

growth areas in north Thurston County. Participating members include the cities of Lacey, Olympia, Tumwater and Thurston County.

Sanitary sewer systems for the City of Tumwater and the Urban Growth Area are addressed in detail in the Tumwater Comprehensive Sewer Plan. The Comprehensive Sanitary Sewer Plan covers the existing and proposed sanitary sewer collection and conveyance system for the City limits and the Urban Growth Area.

The Tumwater Comprehensive Sanitary Sewer Plan and any subsequent updates to this plan are hereby incorporated by reference and should be consulted for more detailed information on sanitary sewer systems and facilities within Tumwater and the Urban Growth Area.

The Tumwater Capital Facilities Plan identifies funding for the Tumwater sanitary sewer system and is hereby incorporated by reference.

#### 1.7 Stormwater Systems/Facilities

Improvements to Tumwater's stormwater system are identified in the City of Tumwater Capital Facilities Plan. This plan is hereby incorporated by reference. In addition to these projects, Tumwater is preparing a comprehensive stormwater program to meet new National Pollutant Discharge Elimination System (NPDES) – Phase II permit requirements. Tumwater is also participating in a planning process with Thurston County to examine long-term solutions to curb groundwater flooding in the Salmon Creek Drainage Basin. Possible solutions may include acquisition and/or use of lands for public purposes, such as pumping stations, pipelines or ditches.

#### 1.8 Water Systems/Facilities

The Tumwater Comprehensive Water System Plan addresses land use, demands within the City's service area; supply sources; system deficiencies and capital improvements to address those deficiencies; and water quality, including wellhead protection and operations maintenance. This plan recognizes the need for coordination between land use and water service provision.

Groundwater protection is addressed through the Tumwater Conservation Plan sub-element of the Comprehensive Plan, the North Thurston Groundwater Protection Plan, and Title 16 of the Tumwater Municipal Code (aquifer and wellhead protection

standards).

The Tumwater Comprehensive Water System Plan is hereby incorporated by reference and should be consulted for more detailed information on water systems and facilities within Tumwater.

The Tumwater Capital Facilities Plan identifies funding for the Tumwater water system and is hereby incorporated by reference.

### 1.9 Parks/Recreation

Recreation, the pursuit of leisure activities, enjoyment of the outdoors, preservation of open space, habitat and the natural environment are essential elements in maintaining a balance in the quality of life in Tumwater.

The Tumwater Parks and Recreation Plan is an element of the Tumwater Comprehensive Plan and the Thurston County Joint Plan for the Tumwater Urban Growth Area. A 20-year vision for parks, recreation programs, open space and trails is identified in this plan. The Tumwater Parks and Recreation Plan is hereby incorporated by reference and should be consulted for more detailed information on parks and open space related issues for Tumwater and its Urban Growth Area.

The Tumwater Capital Facilities Plan identifies funding for parks and related facilities and is hereby incorporated by reference.

### 1.10 Fire Protection

The Tumwater Fire Department is responsible for protecting the City from fire, medical, natural and man-made emergencies. The Department provides rescue, fire extinguishment, fire prevention, fire/arson investigation, emergency medical services, hazardous materials services, disaster services and public education activities to its citizens. In addition to providing these services to citizens, the Department also provides fire services to the Olympia Regional Airport and Fire District 15. Medic One services are also provided. The functions of the Department are divided into five major divisions: 1) Administration; 2) Suppression; 3) Emergency Medical Services; 4) Training; and 5) Fire Prevention.

The Administrative division of the Fire Department is responsible for the overall management and administrative direction, planning and budgeting for all units

within the Department. Administration maintains ongoing relations with the other City departments to assist in overall planning for the community's development. The Fire Chief is also responsible for negotiation of fire service contracts, intergovernmental agreements, and acts as the Disaster Coordinator. Also included are costs reflecting the Thurston County (CAPCOM) communication costs for dispatch services.

The Suppression division responds to all fire and Emergency Medical Service (EMS) calls. They also conduct public safety inspections and assist in educating the public to prevent fires. In addition, the Suppression division performs maintenance on the fire apparatus and the Fire Station facilities to guarantee readiness.

Members of the Emergency Medical Services (EMS) division respond to advanced life support emergencies as established by a contract with Thurston County Medic One. Medic personnel are assigned to the Suppression division as the work load permits. The City also enters into an annual inter-local agreement with Thurston County which, among other things, provides for 80% funding of the program.

The Training division is responsible for coordinating and supervising all departmental training as required to meet the objectives of Administration. This division monitors and evaluates the training through observation of manipulative skills at drills and actual incidents.

The Fire Prevention division performs the coordination of efforts between the Fire Department and the Development Services Department. This division is responsible for the public safety of the citizens of Tumwater by implementing Code enforcement, public education and fire investigation.

Continued emphasis is being placed on the administration and enforcement of the Uniform Fire Code (UFC). This includes on-going inspections of structures for (and of) occupancy and requires coordination with the Development Services Department by being part of the team of the Development Review Committee.

The Tumwater Fire Department responds to calls from two City fire stations. The Headquarters Fire Station T-1, located next to Tumwater City Hall, serves the southern area of the City; and Station T-2, located at the intersection of Linwood Avenue/2nd Street, serves the northern portion of the City.

Presently, fire protection is also provided in Tumwater's Urban Growth Area through

four volunteer fire districts. These are:

- \_ Fire District 9 - McLane
- \_ Fire District 5 - Black Lake
- \_ Fire District 11 - Littlerock
- \_ Fire District 6 - East Olympia

Thurston County does not provide fire protection to County residents. The City presently has reciprocal mutual response agreements with all of the above-listed fire districts. A reciprocal mutual response agreement is an agreement whereby a fire district and the City both provide assistance depending on which unit is able to respond first.

The City of Tumwater Fire Services Plan is hereby incorporated by reference and should be referenced for more detailed information regarding fire protection in Tumwater. The Tumwater Capital Facilities Plan identifies funding for fire facilities and is hereby incorporated by reference.

#### 1.11 Police Protection

The Police Department is responsible for maintaining law and order and providing police services to the community, under the direction of the Police Chief. The agency provides for the preservation of life, protection of property and reduction of crime. The Department is organized into five areas: 1) Administration; 2) Patrol; 3) Traffic; 4) Investigation; and 5) Crime Prevention.

The Administration unit provides the overall management and administrative direction, planning, budgeting, scheduling, inspection, and training for the Department. Also included in this division is the records management function which maintains incident reports and prepares management reports and records necessary for the effective operation of the Department. Additionally, the unit handles telephone and personal requests for service from the public at the Police Station. The City continues to use the Olympia and Thurston County jails for holding and incarceration of defendants. The City also enters into an inter-local agreement for all dispatch services with Thurston County CAPCOM.

The Patrol unit deters and detects crime, apprehends violators and renders other services designed to provide public protection. This is accomplished by preventive patrol, response to calls for service, and preliminary investigation and follow-up of

reports and crimes.

The Traffic unit promotes traffic safety and reduces traffic accidents. This is accomplished by enforcement of traffic laws, investigation of traffic accidents, and public education.

The Investigative unit conducts follow-up activities for serious cases, provides investigative assistance to the patrol unit, and investigates major crime scenes. This unit enforces narcotics violations through participation in the Thurston County Narcotics Task Force (TNT), performs crime analysis, manages the property room, and presents information to the Prosecutor's Office for filing of criminal proceedings.

The Crime Prevention unit was created to reduce crime through public education and assistance in residential neighborhoods, the business community, and in the schools. They are responsible for planning and developing various community programs. The primary function is the administration of School Resource Officer (SRO) program in the school system. The City sponsors the SRO program with staffing, training, and limited supplies.

The Police Department presently employs 29.5 people. Of these, 25 are commissioned officers, 4 are non-commissioned and a 0.5 Community Service Officer has a limited commission. The Police Department also has 10 reserve officers and 1 Speed Watch Volunteer who does not receive compensation. The headquarters for this 40.5 member force is the Tumwater City Hall. Officers circulate throughout the City on patrol and respond to calls from the dispatch center located at 2703 Pacific Avenue SE, Suite A, in Olympia. Because the police force is constantly patrolling throughout the City, the location of multiple police stations is not a concern. As population and employment growth occurs in the City, the police force will need to increase in size. As this occurs, the police headquarters will probably need to be relocated to another site, or have the present facility expanded to accommodate additional personnel. The determination of a possible new site, or expansion for the Police Department headquarters will take place through the Capital Facilities planning process. The City of Tumwater Police Master Plan is hereby incorporated by reference and should be referenced for specific recommendations. The Tumwater Capital Facilities Plan identifies funding for police facilities and is hereby incorporated by reference.

Tumwater has been strongly committed to creating and providing a high level of police protection and services. Police protection services should expand at a rate consistent

with community need. As additional properties are annexed to Tumwater, police coverage, patrolling and scheduling will have to be altered to accommodate the need to provide adequate police services to these new areas.

### 1.12 School Facilities

Tumwater is served almost exclusively by the Tumwater School District. The boundaries of the Tumwater School District are indicated in Map #1. The Olympia School District serves a few small areas of the City near the northeast City boundary.

The City has a relatively modest role to play in school planning. Public schools are operated by local school districts and governed by State and federal laws and regulations. State funds provide a large part of school construction financing. School districts raise additional funds from local property taxes. State laws and State Board of Education Rules, set standards for funding levels and facility development. School districts perform the task of planning new school facilities within those guidelines.

The City of Tumwater has sought the cooperation of the Tumwater School District and the Olympia School District to determine and plan for the needs of the Districts in Tumwater's Urban Growth area for the 20 year planning period. The Districts have provided information regarding proposed new school facility locations and site criteria. The City should make every effort to assist the Tumwater School District in providing needed facilities as population growth in Tumwater and its Urban Growth Area occurs.

The City can help to achieve this goal by ensuring that the environment around existing and future school sites is properly conducive to their needs. The City should take into account the safety needs of school children, and the need for school buildings to be appropriately accessible to their service areas. Additionally, the City can ensure that, when large developments are proposed, school sites are planned for accordingly and public services such as sewer and water service are provided.

The Tumwater School District has provided the City with the following site criteria for new school facilities within their District:

### **GENERAL SCHOOL SITE SELECTION CONSIDERATIONS**

#### Site Size

***Elementary Schools:***

*Minimum SPI size requirements are 5 acres plus one additional acre per 100 students. For example, a 550-student elementary school would require a minimum of 11 acres. However, to accommodate program needs, stormwater requirements, parking and playfield needs, 15 acres is actually needed.*

***Secondary Schools:***

*Minimum SPI size requirements for secondary schools are 10 acres plus one additional acre per 100 students. For example, a 650-student middle school would require 12 acres and a 1300 student high school 23 acres. Again however, to accommodate program needs, stormwater requirements, parking and playfield needs, 20-25 acres is actually needed for a middle school and 40+ acres for a high school.*

*Utility Availability*

*Whenever practicable, schools should be located where public utilities are available. Public utility provision for schools should be in accordance with the Tumwater Comprehensive Sewer Plan, Tumwater sanitary sewer connection policies and County-Wide Planning Policies. Schools should also be able to supply sufficient water for fire protection (2,000 - 3,000 gpm) as well as domestic use. Secondary schools, which require larger amounts of water and thus greater needs for disposal, are even more critical to be located where public facilities either exist or may reasonably be available for extension to the site. Because of the types of soils and the shallow aquifers located within major areas of the District, public sanitary sewer for secondary schools is a must. Storm water management must be provided for at a reasonable cost. Adequate electrical power and telephone service should be available to the site. Natural gas as a heat source is desirable.*

*Site Conditions*

*Single story buildings are desirable from a cost and safety standpoint; therefore, sites should be as level as possible to facilitate the proper placement of buildings*

*and play fields. Properties with significant wetlands should be avoided unless the relative size will not materially interfere with site design. Soils should be tested prior to purchase to determine adequate bearing capacity and stormwater management capability. Since all schools are served by District-provided transportation, it is important that sites can be served by public arterials capable of handling bus traffic. The preferred shape of the site is rectangular for ease of planning. Frontage on access roads should be adequate to separate bus and automobile traffic. It should be determined early in the acquisition the amounts, if any, of fill materials needed to place the building. Both on-site and off-site drainage should be adequate for the anticipated use. Subsurface conditions should be investigated to determine any hidden problems.*

### Code/Regulation Issues

*A review of SEPA requirements for the site should be made to determine if a checklist is sufficient or if a full EIS is required. The presence of a major stream, lake or pond may trigger shoreline management requirements. Zoning restrictions should be examined to determine if placing a school on the site is appropriate. Secondary schools, which require public utilities, must be able to be placed within the Urban Growth Boundary. Elementary schools are considered "neighborhood" schools and may be located within the County, and as such, may not be in the UGB. The County/City building and planning officials should be included as early as possible as part of the team in siting a new school. A SPI site analysis form should be used to determine suitability of the site. Adequate fire protection should be determined to be available.*

### Other Site Issues

*Wherever possible, schools should be located consistent with the District's Transportation Plan. Elementary schools should be located within areas that may be deemed neighborhoods. The concept of having elementary-age children attend schools within or adjacent to their neighborhoods, is highly important. Much of this District is "rural" in nature; therefore, some schools may well be placed in "rural" neighborhoods. Secondary schools should be located near to the population center of the District and in relation to each other. The site should be aesthetically pleasing. Safety considerations should be examined to determine any clear and present dangers. Air quality and noise considerations should be addressed. The site should be available, if possible, without undue legal problems, and should be within the District's price structure. A*

*preliminary title policy should be obtained and examined for easements, etc., which may hinder the use of the site for a school. A professional consultant should examine the site for the presence of hazardous materials.*

In order to determine the need for new schools and, to account for special growth conditions within the District, Tumwater School District has developed a method to forecast student enrollment. This forecast method relies upon growth projections supplied by Thurston Regional Planning, consultants, and past experience within the District. Two factors require that these projections be updated yearly. They are (1) varying kindergarten enrollment, and (2) unanticipated student in-migration. The number of students per household is a factor the district uses to plan for new schools. Data reporting the number of students generated per household, by type of house, number of bedrooms, and grade level is available from the U.S. Census. This information is published by the U.S. Department of Commerce, Bureau of Census and is titled “*Demographic Multipliers for Common Configurations of Standard Housing Types for School-Age Children (by Grade Category)*”. The District has adopted the multipliers for the Pacific Northwest Region as the standard for determining the number of students generated from new developments. The multipliers adopted by the district have been adjusted from the Census multipliers to reflect the actual grade breakdown in the District. The School District’s enrollment forecast is more fully set-forth in its Capital Facilities Plan, and is up-dated yearly.

The School District utilizes a Boundary Committee to monitor enrollment in the district and recommend modifications of attendance zones for elementary, middle & high school sites. The Committee consists of staff & interested parents. The Committee makes its recommendations to the School Board for actual adoption. The location of new elementary schools is based upon growth trends around existing schools and the location of new development. General areas are identified for the placement of a new elementary school as a result of the need to provide relief from overcrowding of existing elementary schools. The same is true for secondary schools. While new secondary schools will be located within the Urban Growth Area where City sewer and water service is available, new “rural” elementary schools may be located in rural areas of the County to provide relief from overcrowding in the existing schools. Map #1 and Map #2 as attached identify the location of existing schools within the District and indicate potential areas for the placement of new schools. These maps are updated regularly based upon new information that becomes available.

### 1.13 Library Services

Tumwater Timberland Library is a member of the Timberland Regional Library District. The district consists of 27 community libraries and 7 cooperative library centers in five counties in Southwest Washington State - Grays Harbor, Lewis, Mason, Pacific, and Thurston counties. The administrative Service Center is in Tumwater. Books and other materials are exchanged freely with all member libraries within the district.

Tumwater Library began in 1965 in a storefront library in the Southgate Shopping Center. The library has been a part of the Timberland Regional Library District since 1983. A new 17,300 square-foot library, located adjacent to Tumwater City Hall on New Market Street, opened in March 1995. Circulation at the Tumwater Timberland Library has increased significantly since 1995. A total of 292,729 items were checked out in 1995, compared to 391,261 items in 2001. This library should be sufficient to provide library service to the community within the planning period.

### 1.14 City Hall

Tumwater City Hall provides a center for local governmental activities in Tumwater. City Hall was relocated in 1988 from a site at the intersection of Second Avenue and Bates Street to its present location on Israel Road. City Hall was relocated to the southern area of Tumwater to reflect the future growth of the City and to provide a more central focus.

Tumwater City Hall is located in the Tumwater Town Center. The town center consists of approximately 200-acres and is bordered by Israel Road, Airdustrial Way, Interstate 5 and Nicholas Street. The Tumwater Comprehensive Plan envisions a broad mix of uses in this area that are high density, transit-supportive and pedestrian friendly.

City Hall provides office space for the Mayor, City Administration, City Attorney and the following departments: Development Services, Finance, General Services, Parks and Recreation, Planning and Facilities, Police and Public Works. Additional office space is provided in the old fire station at the intersection of Israel Road and Capitol Boulevard for use by facilities maintenance staff.

## 2. ESSENTIAL PUBLIC FACILITIES

### 2.1 Introduction

This chapter of the Lands for Public Purposes/Essential Public Facilities Plan addresses the identification, siting and expansion of essential public facilities. This process was developed by the Thurston Regional Planning Council (TRPC) to provide guidance for the implementation of County-Wide Policy IV which recommends that a regional process for the siting of essential public facilities be developed. County-Wide Policy IV originated from a requirement in the Growth Management Act itself.

### 2.2 Growth Management Act Context

The following language is taken directly from the Growth Management Act and provides the background for the development of County-Wide Policy IV and the process identified in this chapter [Note: The following language is taken from RCW 36.70A.200 as amended by the Washington State Legislature in 2001 and 2002 (3ESSB 6151 and ESSB 6594). An earlier version of RCW 36.70A.200 provided the background for the development of County-Wide Policy IV].

### **SITING OF ESSENTIAL PUBLIC FACILITIES**

*(1) The comprehensive plan of each county and city that is planning under this chapter shall include a process for identifying and siting essential public facilities. Essential public facilities include those facilities that are typically difficult to site, such as airports, State education facilities and State or regional transportation facilities as defined in RCW 47.06.140, State and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities group homes and secure community transition facilities as defined in RCW 71.09.020.*

*(2) Each county and city planning under RCW 36.70A.040 shall, not later than September 1, 2002, establish a process, or amend its existing process, for identifying and siting essential public facilities, and adopt or amend its development regulations as necessary to provide for the siting of secure community transition facilities consistent with statutory requirements applicable to these facilities.*

*(3) The Office of Financial Management shall maintain a list of those essential public facilities that are required or likely to be built within the next six years. The Office of*

*Financial Management may at any time add facilities to the list.*

*(4) No local comprehensive plan or development regulation may preclude the siting of essential public facilities.*

### 2.3 County-Wide Planning Policy Context

Section IV of the Thurston County, County-Wide Planning Policies contains guidelines for development of a process for identifying and siting essential public facilities as recommended in the Growth Management Act. These guidelines are as follows:

*In order to provide a rational and fair process for siting public capital facilities that every community needs, but which have impacts that make them difficult to site, Thurston County and each city and town will:*

*3.2.1 Cooperatively establish a process for identifying and siting within their boundaries public capital facilities of a County-wide and State-wide nature which have a potential for impact beyond jurisdictional boundaries. The process will include public involvement at early stages. These are facilities that are typically difficult to site, such as airports, terminal facilities, State educational facilities, State or regional transportation facilities, State and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities and group homes.*

*3.2.2 Base decisions on siting County-wide and State-wide public capital facilities on the jurisdiction's adopted plans, zoning and environmental regulations, and the following general criteria:*

- a. County-wide and State-wide public capital facilities shall not have any probable significant adverse impact on lands designated as critical areas or resource lands; and*
- b. Major public facilities that generate substantial traffic should be sited near major transportation corridors.*

The City of Tumwater worked cooperatively with the Thurston Regional Planning Council to develop a process for identifying and siting essential public facilities consistent with the above-listed goals.

2.4 Process for Designation, Siting and Expansion of Essential Public Facilities in Tumwater

**DESIGNATION OF ESSENTIAL PUBLIC FACILITIES**

Essential public facilities are public facilities and privately owned or operated facilities serving a public purpose that are typically difficult to site. They include those uses identified in Figure 5. This list constitutes Tumwater's list of essential public facilities.

<b>CITY OF TUMWATER LIST OF ESSENTIAL PUBLIC FACILITIES</b>	
<b>Essential Public Facility Code</b>	<b>Essential Public Facility</b>
A	Airports
B	Terminal facilities
C	State education facilities
D	Large scale State or regional transportation facilities *
E	Prisons, jails and other correctional facilities
F	Solid waste handling facilities
G	Inpatient facilities including substance abuse facilities (including but not limited to: intensive inpatient facilities; long term residential drug treatment facilities; recovery house facilities.)
H	Mental health facilities (including but not limited to: congregate care facilities; adult residential treatment facilities; evaluation and treatment centers).
I	Sewage treatment facilities (Not including individual or community waste-water treatment systems).

J	Emergency communication towers and antennas
K	Secure Community Transition Facilities
L	Other facilities designated by the Washington State Office of Financial Management as essential public facilities

Figure 5

\*Large scale state or regional transportation facilities include heavy rail terminals, storage and maintenance facilities and large scale bus terminals, storage and maintenance facilities, and state or regional transportation facilities as defined in RCW 47.06.140.

The list provided in Figure 5 should be used in conjunction with Figures 6 and 7 to determine Tumwater's policies for the siting and expansion of essential public facilities in Comprehensive Plan land use designations and existing City zones:

Child care facilities, residential care facilities, adult foster homes and group foster homes are addressed through Tumwater Ordinance Nos. 1288 and 1289. These ordinances permit these uses in specific zones and take precedence over the siting requirements for essential public facilities listed above.

### SITING ESSENTIAL PUBLIC FACILITIES

The following process shall be used for siting the essential public facilities identified in Figure 5. This process was developed by the Thurston Regional Planning Council (TRPC) to provide guidance for the implementation of County-Wide Policy IV.

Essential public facilities are allowed as permitted or conditional uses in the zones and land use designations identified in Figures 6 and 7. Essential public facilities identified as conditional uses in the applicable zoning district or land use designation shall be subject, at a minimum, to the following requirements.

1. Classify essential public facilities as follows:
  - a. Type One. Multi-county facilities. These are major facilities serving or potentially affecting more than one county. These facilities include, but are not limited to, regional transportation facilities, such as regional airports; State correction facilities; and State educational facilities.

- b. Type Two. These are local or inter-local facilities serving or potentially affecting residents or property in more than one jurisdiction. They could include, but are not limited to, county jails, county landfills, community colleges, sewage treatment facilities, emergency communication towers and antennae, and inpatient facilities (e.g., substance abuse facilities, mental health facilities, group homes and secure community transition facilities). (NOTE: Such facilities which would not have impacts beyond the jurisdiction in which they are proposed to be located would be Type Three facilities.)
- c. Type Three. These are facilities serving or potentially affecting only the jurisdiction in which they are proposed to be located.

In order to enable the City to determine the project's classification, the applicant shall identify the proposed service area of the facility and the approximate area within which the proposed project could potentially have adverse impacts, such as increased traffic, public safety risks, noise, glare, emissions, or other environmental impacts.

- 2. Provide early notification and involvement of affected citizens and jurisdictions as follows:
  - a. Type One and Two facilities. At least ninety days before submitting an application for a Type One or Type Two essential public facility, the prospective applicant shall notify the affected public and jurisdictions of the general type and nature of the proposal, identify sites under consideration for accommodating the proposed facility, and identify opportunities to comment on the proposal. Applications for specific projects shall not be considered complete in the absence of proof of a published notice regarding the proposed project in a newspaper of general circulation in the affected area. This notice shall include the information described above and shall be published at least ninety days prior to the submission of the application.

It is expected that an Environmental Impact Statement may be required for most type one and type two facilities in accordance with the SEPA environmental review process.

The Thurston Regional Planning Council may provide the project

sponsor and affected jurisdictions with their comments or recommendations regarding alternative project locations during this ninety day period.

(The purpose of this provision is to enable potentially affected jurisdictions and the public to collectively review and comment on alternative sites for major facilities before the project sponsor has made their siting decision.)

- b. Type Three facilities. Type Three essential public facilities are subject to the City's standard notification requirements for conditional uses.
3. Should any of the above-listed facilities be proposed to be sited in the City, they should be consistent with the intent of the underlying zoning of the proposed site.
4. The following tables shall denote Tumwater's policies for siting and expansion of essential public facilities within existing zones and comprehensive land use designations. These policies are based on the nature of each type of essential public facility and its appropriateness to the underlying zoning or land use designation.

CITY OF TUMWATER ESSENTIAL PUBLIC FACILITY SITING POLICIES FOR COMPREHENSIVE PLAN LAND USE DESIGNATIONS	
EPF Code	Land Use Designation
A	Airport Related Industry (Permitted Use)
B	Airport Related Industry, Light Industry (Permitted Use)
C	Mixed Use, General Commercial, Light Industry, Airport Related Industry, Tumwater Town Center
D	General Commercial, Light Industry, Heavy Industry, Airport Related Industry
E	General Commercial, Light Industry, Airport Related Industry, Heavy Industry
F	Light Industry, Heavy Industry, Airport Related Industry
G	Multi-Family Residential Medium Density, Multi-Family Residential High Density, Mixed Use, Neighborhood Commercial, General Commercial
H	Multi-Family Residential Medium Density, Multi-Family Residential High Density, Mixed Use, Neighborhood Commercial, General Commercial.
I	Light Industry, Heavy Industry, Airport Related Industry
J	Single-Family Residential Low Density, Single-Family Residential Medium Density, Multi-Family Residential Medium Density, Multi-Family Residential High Density, Mixed Use, Neighborhood Commercial, General Commercial, Tumwater Town Center, Airport Related Industry, Light Industry, Heavy Industry, Public Institutional
K	Light Industry

Figure 6

(Note: all of the above-listed uses require a conditional use permit unless otherwise indicated).

CITY OF TUMWATER ESSENTIAL PUBLIC FACILITY SITING POLICIES FOR CITY ZONING																			
EPF Code	Tumwater Zones																		
	RSR	SFL	SFM	MFM	MFH	MU	NC	CS	GC	TC	LI	HI	HC	BP	GB	OS	AH	ARI	
A																			P
B											P								P
C						C		C	C	C	C								C
D								C	C		C	C		C					C
E								C	C		C	C							C
F											C	C							C
G				C	C	C	C		C										
H				C	C	C	C		C										
I											C	C							C
J		C	C	C	C	C	C	C	C	C(1)	C	C		C					C
K											C								

Figure 7

Figure 7 Notes:

- C means conditional use.
  - P means permitted use.
  - Shaded areas mean use is not permitted.
- (1) In the TC zone district, emergency communication antennae must be affixed to or erected upon existing buildings, water tanks or other existing structures. Antennae shall not be affixed to a wireless communication support structure. Emergency communication towers are not permitted.

**LEGEND**

RSR - Residential/Sensitive Resource  
 SFL - Single-Family Low Density  
 SFM - Single-Family Medium Density  
 MFM - Multi-Family Medium Density

MFH - Multi-Family High Density  
MU - Mixed Use  
NC - Neighborhood Commercial  
CS - Community Services  
GC - General Commercial  
TC – Town Center  
LI - Light Industrial  
HI - Heavy Industrial  
HC - Historic Commercial  
B-P - Business Park  
GB - Greenbelt  
OS - Open Space  
AH - Airport Hazard  
ARI - Airport Related Industrial

5. Essential public facilities shall not have any probable significant adverse impact on critical areas or resource lands, except for lineal facilities, such as highways, where no feasible alternative exists (adapted from County-Wide Policy 4.2(a)).
6. Major public facilities which generate substantial traffic should be sited near major transportation corridors (adapted from County-wide Policy 4.2(b)).
7. Applicants for Type One essential public facilities shall provide an analysis of the alternative sites considered for the proposed facility. This analysis shall include the following:
  - a. An evaluation of the site's capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services;
  - b. An explanation of the need for the proposed facility in the proposed location;
  - c. The site's relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger; and

- d. A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria. The applicant shall also identify proposed mitigation measures to alleviate or minimize significant potential impacts.
  - e. The applicant shall also briefly describe the process used to identify and evaluate the alternative sites.
8. The proposed project shall comply with all applicable provisions of the Comprehensive Plan, Zoning Ordinance, and other City regulations.
  9. The siting process for the above-listed facilities should be re-examined pending the outcome of the Tumwater Zoning Code update.
  10. No element of the Tumwater Comprehensive Plan may preclude the siting of listed essential public facilities. However, under the Growth Management Act the City does have the discretion to indicate where these types of uses are appropriately sited. This element of the Comprehensive Plan indicates what the City's policies are for siting essential public facilities.