

AIRPORT NEIGHBORHOOD

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11. AIRPORT NEIGHBORHOOD

11.1 Introduction

The Airport Neighborhood is located in the southern area of Tumwater generally south of Tumwater Boulevard west of Capitol Boulevard/Old Highway 99 and east of Interstate 5. The Olympia Regional Airport, which is owned and operated by the Port of Olympia, takes up most of the area of the neighborhood and is important to the economic health of Thurston County as a whole.

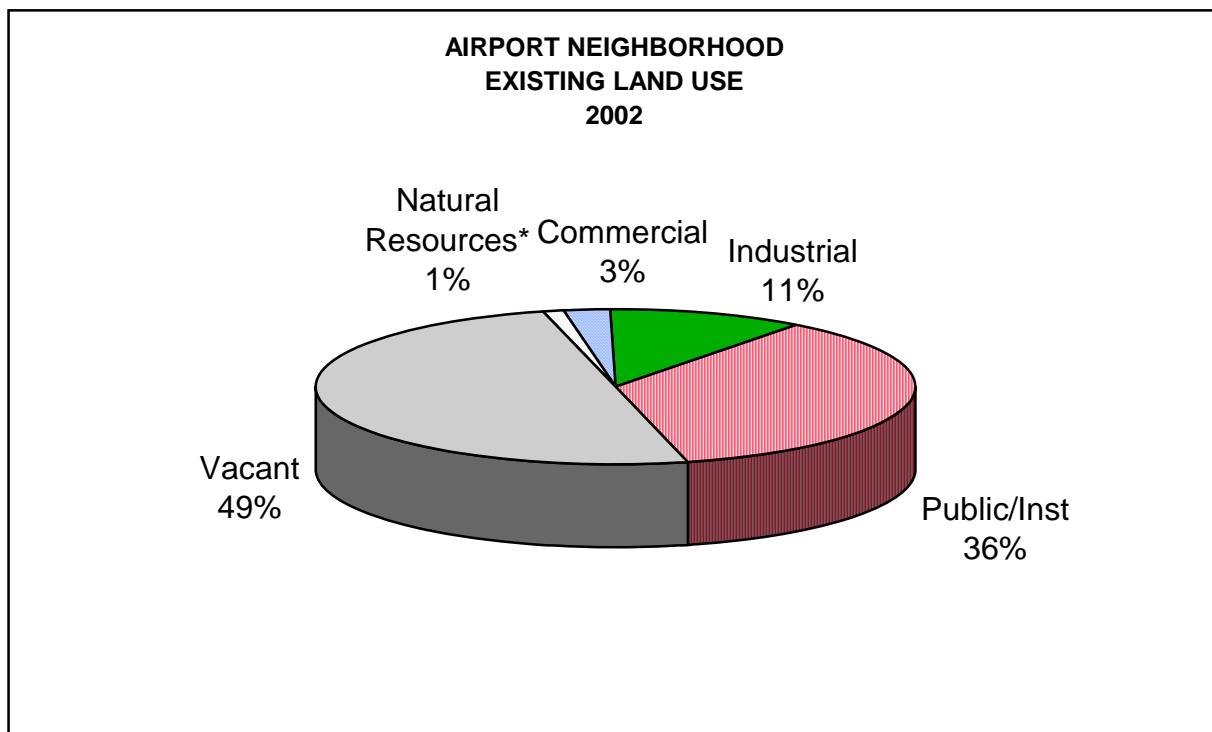


Figure 24

**Includes agriculture, forestry, and mining.*

Sources: (1)Thurston Regional Planning Council (TRPC) Buildable Lands Database--*Land Use by Planning Area*. (2) Year 2000 color aerial photos obtained from Thurston Geodata Center. (3) Airport layout map produced by Barnard Dunkelberg and Company for the Port of Olympia dated July 2002,

Note: Tumwater planning staff conducted a land use inventory of the properties owned by the Port of Olympia and incorporated the results into Figure 24. This additional analysis was necessary because the data obtained from TRPC classified all land owned by the Port of Olympia as Public/Institutional.

Figure 24 indicates the proportion of land uses that exist in the neighborhood at this time. The most predominant use at this time is vacant land. The majority of this land is on Port of Olympia property. The Public Institutional category includes the George Washington Bush Middle School as well as a large amount of Port owned property currently being used for airport operations. Commercial uses are mostly located along Capitol Boulevard. Industrial uses make up the third most predominant use in the neighborhood. The majority of these industrial uses are located in the New Market Industrial Campus located west of the Airport runway.

Tumwater Boulevard serves as a minor arterial and is the main east-west circulation link in the Airport Neighborhood. Capitol Boulevard/Old Highway 99 serves as the main north-south circulation link and is classified as a major arterial. Center Street is classified as a major collector. 88th Avenue, Kimmie Street and 83rd Avenue SE are important circulation links in the southern portion of the neighborhood.

Water service is available to most of the Airport Neighborhood with the exception of areas south of the Airport runway. Additionally, water service had been extended to serve the Bush Middle School located at the corner of Kimmie Street and 83rd Avenue SW. Water service has also been extended along Old Highway 99 to serve the industrial areas near 79th Avenue SE on the east side of the neighborhood.

Sewer service is available to most of the northern area of the neighborhood. Sewer has been extended to areas just west of the Airport runway and to the areas near 79th Avenue SE on the east side of the airport. The Valley Interceptor, which runs from Tumwater Boulevard to Bonniewood Drive to Elm Street and down the Deschutes River Valley to the Cherry Street Interceptor, provides capacity for all of the Airport Neighborhood. A regional sanitary sewer pump has been constructed at 83rd and Kimmie Street with force mains connecting at 76th and Center Street.

Most of the Airport Neighborhood is flat. Some areas in the neighborhood are low lying and have a high groundwater level. High groundwater in some parts of this neighborhood has been a significant problem and is currently being considered jointly with Thurston County to develop alternatives and potential solutions. The groundwater in the neighborhood is the source for much of Tumwater's municipal water supply. This resource should be protected by following the recommendations of the North Thurston Groundwater Protection Plan, Tumwater's Conservation Plan, and the Wellhead Protection Ordinance.

Portions of the neighborhood are in the Airport Overlay Zone. Future development of

land in the Airport Overlay Zone is subject to the overlay zone development standards in Chapter 18.32 of the Tumwater Zoning Code. The intent of the overlay zone is to protect the viability of the Olympia Regional Airport as a significant resource to the community by encouraging compatible land uses and densities, and reducing hazards that may endanger the lives and property of the public and aviation users. The Airport Overlay Zone identifies a series of compatible use zones designed to minimize such hazards.

Uses adjacent to the Airport include a mix of office, commercial retail, residential, and public institutional uses in the Tumwater Town Center Neighborhood to the North. To the west is the Littlerock Neighborhood that consists mostly of commercial uses and vacant land. East of the Airport Neighborhood are commercial and industrial uses along Capitol Boulevard/Old Highway 99 and residential uses in the Trails End area which is presently in Thurston County. To the south of the Airport are widely scattered residential uses with a few subdivisions and agricultural uses.

The Port of Olympia Master Plan applies exclusively to Port owned properties within the neighborhood and should be referenced for specific recommendations for the Airport Neighborhood.

The City of Tumwater should work with the Port of Olympia to ensure consistency with the Port's plans and the City's Comprehensive Plan.

The Tumwater Economic Development Plan sets forth land use recommendations for the Airport Neighborhood as well. The plan recommends industrial and commercial development along Capitol Boulevard and south of the Airport outside of the present city limits. The Airport area itself is recommended for industrial development. Areas not presently within the City are addressed in the City/County Joint Plan.

11.2 Airport Related Industrial

The majority of the land in the Airport Neighborhood is under the ownership and jurisdiction of the Port of Olympia which operates the Olympia Regional Airport and the New Market Industrial Campus.

The Olympia Regional Airport and associated New Market Industrial Campus serve as a large aviation and industrial center for the southern Puget Sound area. Uses that could occur in the Airport area include aviation, retail, commercial, office, industrial, educational, recreational, and agricultural uses.

The Airport area has been designated Airport Related Industrial to reflect the unique land use activities of the Airport and associated areas.

The Airport area should continue to be recognized as an important economic asset to the region as a transportation facility and industrial center. In order to assure this, the existing Airport Related Industry zone should be preserved in its present form and should remain in its present application generally south of Tumwater Boulevard.

Portions of this area are located in the Airport Overlay Zone. The purpose of the overlay zone in Chapter 18.32 of the Tumwater Zoning Code is to protect the viability of Olympia Regional Airport as a significant resource to the community by encouraging compatible land uses and densities, and reducing hazards that may endanger the lives and property of the public and aviation users. The Airport Overlay Zone identifies a series of compatible use zones designed to minimize such hazards. New developments in the Airport Overlay Zone must comply with the standards of the overlay zone in addition to the standards of the underlying zoning district

Other environmental concerns, such as noise impacts on surrounding residents, strict enforcement of public water system cross connection prohibition, and ground and surface water contamination, have been issues brought up in this area and deserve close scrutiny during development review and thereafter. Landscape buffers in accordance with the adopted landscaping standards are appropriate where industrially zoned lands abut residential.

Detailed plans for the Airport area are addressed in the Port of Olympia's Airport Comprehensive Plan.