

## LITTLEROCK NEIGHBORHOOD

### Introduction

- Location
- Existing proportions of land uses
- Transportation/circulation
- Water and sewer availability/environmental constraints
- Uses adjacent to Littlerock Neighborhood
- Supporting plans/documents

### Single-Family Residential - Low Density Designation (4-7 DU/Acre)

- Area north of Glenwood Drive, west of Littlerock Road

### Mixed Use Designation

- Area south of Bishop Road, east of Littlerock Road, west of Interstate 5

### General Commercial Designation

- Area west of Littlerock Road, east of Olympic Memorial Gardens Cemetery
- Area west of Interstate 5, east of Littlerock Road, north of Bishop Road

### Public/Institutional Designation

- Tumwater Middle School
- Olympic Memorial Gardens Cemetery
- Union & Calvary Cemeteries

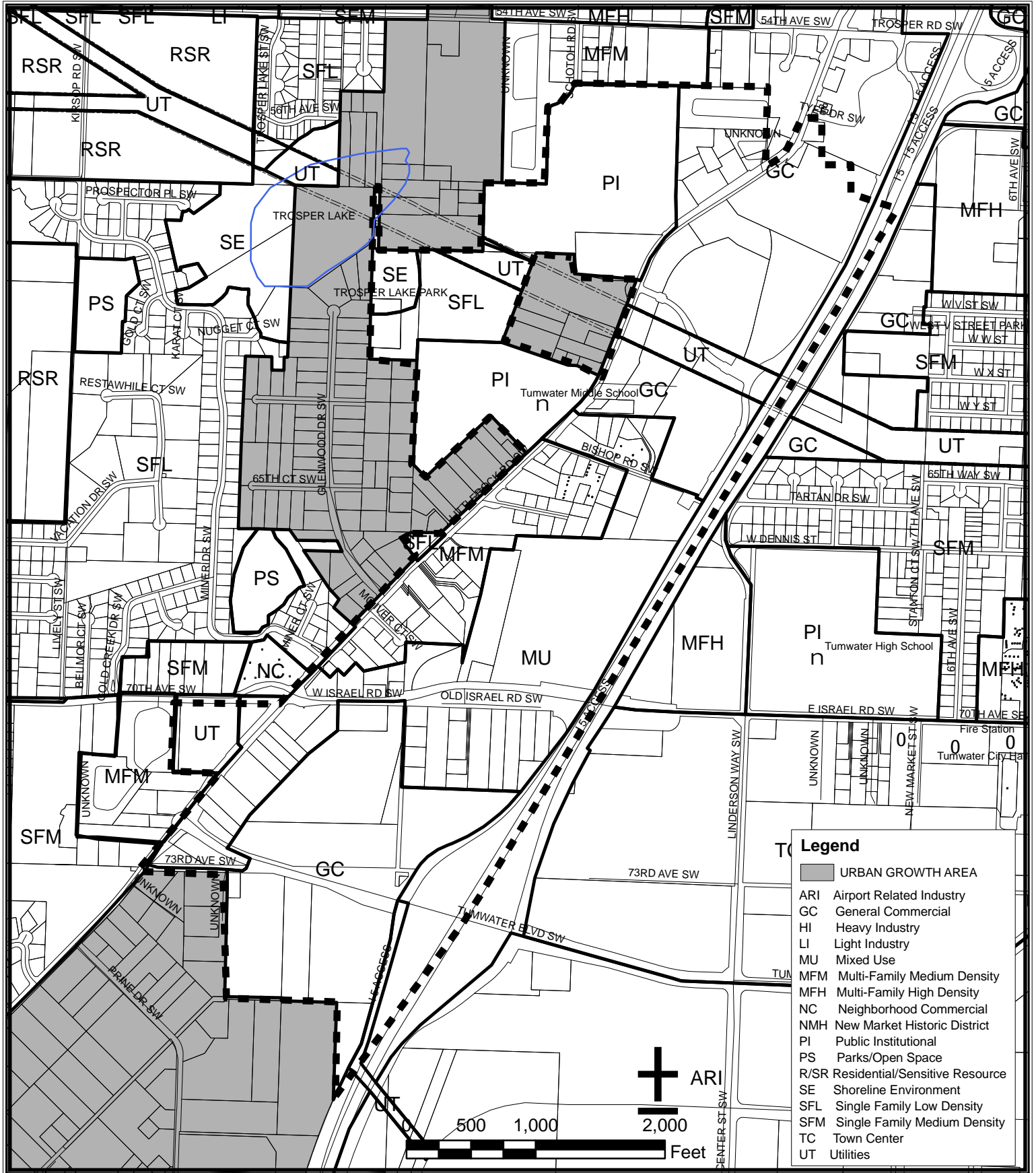
### Utilities Designation

- Bonneville Power easement
- Puget Sound Energy Prine substation area west of Littlerock Road, south of Israel Road

□ **Plans Associated with the Littlerock Neighborhood**

- Littlerock Road Subarea Plan
- Transportation Plan
- Parks & Recreation Plan
- Economic Development Plan
- Northern Thurston County Groundwater Management Plan
- Conservation Plan
- Tumwater Stormwater Comprehensive Plan Update
- Drainage Design and Erosion Control Manual for Tumwater

# Littlerock Neighborhood Future Land Use



NOTE: For more detailed information in this area see the Littlerock Road Subarea Plan contained within the Land Use Plan Element

1 inch equals 1,000 feet

Tumwater Planning and Facilities Department  
March 8, 2008

NOTE: Changes in the Tumwater City Limits (annexations) are shown on the map. However, the neighborhood boundaries may or may not be updated to reflect the change in City boundaries. This is partly due to the high frequency of annexations compared to the several year interval for updates to the Comprehensive Plan. The Joint Plan may need to be referred to in some instances.

## 7. LITTLEROCK NEIGHBORHOOD

### 7.1 Introduction

The Littlerock Neighborhood is generally bounded on the north by the Costco retail warehouse and Olympic Memorial Gardens Cemetery, to the east by Interstate 5, to the west by Littlerock Road and the Tumwater Middle School, and to the south by the present city limit boundary south of Tumwater Boulevard.

This neighborhood can expect intensive commercial development within the near future. As a result, this area will probably experience significant future growth. Because of this anticipated growth, the potential exists for great changes in the character of this neighborhood. A subarea plan for the Littlerock neighborhood was completed in 1997 to provide a more detailed plan for this neighborhood. The Littlerock Road Subarea Plan should be referenced as a refinement of this chapter.

Figure 20 illustrates the proportions of land uses that are presently within the Trooper Neighborhood. By far, the most acreage consists of vacant land. The second

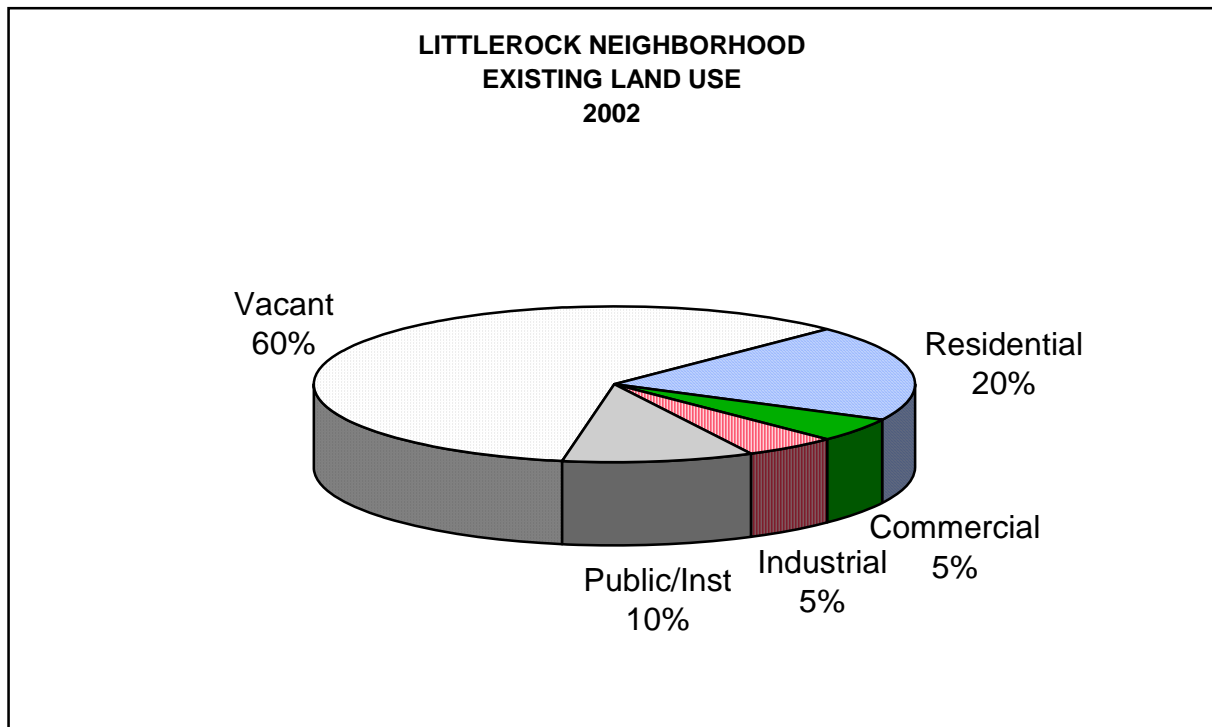


Figure 20

Source: Thurston Regional Planning Council (TRPC) Buildable Lands Database--*Land Use by Planning Area*.

most predominant land use is residential. The majority of the public/institutional category acreage is taken up by the Tumwater Middle School. After the public/institutional category, the next most predominant land uses are commercial and industrial uses.

Littlerock Road, a minor arterial, serves as the major north-south transportation corridor in this neighborhood. Trosper Road and Israel Road, which are major collectors, provide an east-west link to other areas of the City. Tumwater Boulevard, presently a minor arterial, connects the neighborhood with industrial uses near the Tumwater Airport. Both Trosper Road and Tumwater Boulevard link the Littlerock Neighborhood to the Tumwater Town Center located north of Tumwater Boulevard, south of Trosper Road and east of Interstate 5. The Glenwood Drive residential area and Gold Creek access Littlerock Road from the west.

Perhaps the most important transportation improvement planned for the Littlerock Neighborhood is a collector road that will run from Littlerock Road south of the Costco store roughly parallel to and between Interstate 5 and Littlerock Road. The road would open up vacant land available for commercial and mixed use development while reducing impacts along Littlerock Road itself.

There is a pedestrian bridge that crosses Interstate 5, connects to Bishop Road, and leads to the Tumwater Middle School. This bridge is the only non-vehicular Interstate 5 crossing in Tumwater and provides an important pedestrian link between eastern and western areas of the City. Additionally, the bridge will eventually provide an important commuting link between State offices and other businesses expected to locate in the Tumwater Town Center. This bridge is identified as a part of Trail T8 in the Cities of Lacey, Olympia and Tumwater Urban Trails Plan. The Tumwater Parks and Recreation Plan has included the recommendations of this plan relating to this trail linkage. The Tumwater Transportation Plan identifies on-street linkages for trails in the Littlerock Neighborhood. The corridor along Bishop Street should be preserved for this trail linkage.

The Tumwater Transportation Plan and the Littlerock Road Subarea Plan make specific recommendations for transportation improvements in the Littlerock Neighborhood. These documents should be referenced for these specific improvement recommendations.

The Tumwater Parks and Recreation Plan and the Littlerock Road Subarea Plan makes specific recommendations for trails, open space and parks within the Littlerock Neighborhood. These documents should be referenced for specific recommendations that affect the Littlerock Neighborhood.

Most of the vacant land within the Littlerock Neighborhood has very few development limitations because of level topography and a stable underlying geology.

City water and sewer service is available to most areas of the Littlerock Neighborhood at this time. The Capital Facilities Plan identifies water and sewer extension along the north-south collector road route as a high priority.

Uses that surround the Littlerock Neighborhood include commercial uses to the north, low density residential uses in the County and within the Gold Creek Neighborhood to the west, Interstate 5 to the east, and mostly vacant and scattered residential areas in the County to the south.

There is a large "island" of County land west of Littlerock Road. This area includes the neighborhood accessed by Glenwood Drive. The Littlerock Neighborhood is also adjacent to County areas to the south. Land use planning within this area is addressed through the Joint Plan.

Portions of this neighborhood have seasonally high groundwater that can result in groundwater flooding in places. The Littlerock Road Subarea Plan and the Tumwater Stormwater Comprehensive Plan should be referenced for specific recommendations that affect stormwater and drainage issues within the Littlerock Neighborhood.

All uses within the Littlerock Neighborhood should follow the guidelines for groundwater protection set forth in the Northern Thurston County Groundwater Management Plan.

Following are discussions of each land use designation as they are applied by this plan in the Littlerock Neighborhood. The Littlerock Road Subarea Plan should be referenced to supplement this information.

## 7.2 Single-Family Residential Low Density Designation (4-7 DU/Acre)

There is a very small area within the city limits located on the west side of Littlerock Road and south of the Tumwater Middle School that has been designated Single-

Family Residential Low Density to reflect the existing uses surrounding the site. Most of the area west of Littlerock Road is under the jurisdiction of Thurston County. Please refer to the Tumwater/Thurston County Joint Plan for land use planning information for that area.

### 7.3 Multi-Family Residential Medium Density (9-15 DU/Acre)

The area on the east side of Littlerock Road generally between the Bishop Road area and Israel Road consists of primarily residential development. Currently, this area is a mixture of single and multi-family residential development. The residential character of this area should be protected and allowed to infill and slightly increase in density. This is consistent with the recommendations of the Littlerock Road Subarea Plan to provide for housing in close proximity to planned commercial and mixed use development to the north, east, and south, and to provide a transition between those areas and the single-family residential areas and the middle school to the west. The Multi-Family Residential Medium Density designation would best accomplish these goals.

### 7.4 Mixed Use Designation

Portions of the area south of Bishop Road, east of Littlerock Road and west of Interstate 5 are recommended for a mixed use designation. This general area provides an excellent opportunity for Tumwater to create a mixed use urban village. The Littlerock Road Subarea Plan provides detailed discussion of the potential for this area, and its recommendations for land use designations in this area have been incorporated into this plan to ensure their implementation.

The Mixed Use designation provides an opportunity to develop areas in Tumwater that are transit oriented and pedestrian friendly while still accommodating automobiles, support small businesses and consumers, and provide affordable housing and quality community design. With construction techniques and creative site planning, it is very possible to provide fine, livable dwelling units that are next to, behind, or above commercial uses.

Mixed use areas, when developed with design and development guidelines, should be consistent with Section 2.2 of Chapter 2 of the Land Use Plan.

Mixed Use in this area should be developed with design and development guidelines. Incompatible uses such as industry, warehousing and distribution, chemical, noise

generators and those uses that are heavily truck-dependent should be discouraged in this area.

### 7.5 General Commercial Designation

The Tumwater Economic Development Plan, adopted by the Tumwater City Council in November of 1990, and the 1997 Littlerock Road Subarea Plan, laid the foundation for development in a majority of the area within the Littlerock Neighborhood.

The Economic Development Plan lists preferred uses for the area along the west side of Interstate 5 from Trosper Road to Tumwater Boulevard along Littlerock Road. The plan recommended that the areas west of Interstate 5, east of Littlerock Road and north of Bishop Road would be appropriate for a regional shopping center. The Economic Development Plan makes specific recommendations for preferred uses in the Littlerock Neighborhood general commercial designation.

The area east of the Olympic Memorial Gardens cemetery and generally north of Bishop Road has been designated General Commercial in accordance with the recommendations of the Economic Development Plan. This area has experienced substantial commercial growth in the 1990's, as well as several large development proposals.

The Tumwater Boulevard interchange with Interstate 5 provides a good opportunity for commercial development. The Economic Development Plan and Littlerock Road Subarea Plan recommend this area be designated for general commercial development, and those recommendations are carried out in this plan. The location, vehicular access, and generally large lots in this area are major factors contributing to this designation.

As commercial uses locate in this neighborhood, they should be designed so as to create as little impact as possible to residential uses on the west side of Littlerock Road. Please refer to the Littlerock Road Subarea Plan for recommendations regarding mitigation of commercial impacts on residential uses.

### 7.6 Public/Institutional Designation

The Tumwater Middle School located on the west side of Littlerock Road south of the Bonneville Power easement has been designated Public/Institutional to reflect the current use of the site. This use is expected to continue in this area for at least the

next 20 years.

There are three cemeteries within the Littlerock Neighborhood located west of Littlerock Road, north of the Bonneville Power easement. These include Olympic Memorial Gardens that is privately owned and the Union and Calvary Cemeteries that are owned and maintained by the City. The Union and Calvary Cemeteries are in need of some type of restoration and improvement. A cemetery master plan has been completed for these properties to direct and clarify a restoration effort. These cemeteries are a valuable historical and cultural resource and should be preserved and maintained.

### 7.7 Utilities Designation

A segment of a Bonneville Power easement crosses the Littlerock Neighborhood south of the Olympic Memorial Gardens Cemetery. This area has been designated Utilities to reflect this use. The Utilities Plan will provide information on future improvements, if any, that are planned for this easement.

A property west of Littlerock Road, south of Israel Road, has been designated Utilities to ensure consistency with the Utilities Plan. This property, owned by Puget Sound Energy, is the site of the Prine substation. Tumwater will work with Puget Sound Energy to effectively plan for and implement the siting of electrical facilities while mitigating any potential impacts to the environment through the environmental review process. Future electrical facilities should be developed in accordance with the policies contained within the Utilities Plan.