

MOTTMAN/BLACK LAKE NEIGHBORHOOD

Introduction

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

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

- Bush Mountain
- Area north of Sapp Road
- Areas west of Burlington Northern Santa Fe Railway right of way

Light Industrial Designation

- Mottman Business Park
- Mottman Industrial Park
- Areas along east side of Black Lake Boulevard
- Area west of Black Lake Boulevard

Heavy Industrial Designation

- Area west of Black Lake Boulevard

Utilities Designation

- Bonneville Power easement
- Puget Sound Energy easement
- Puget Sound Energy Mottman substation

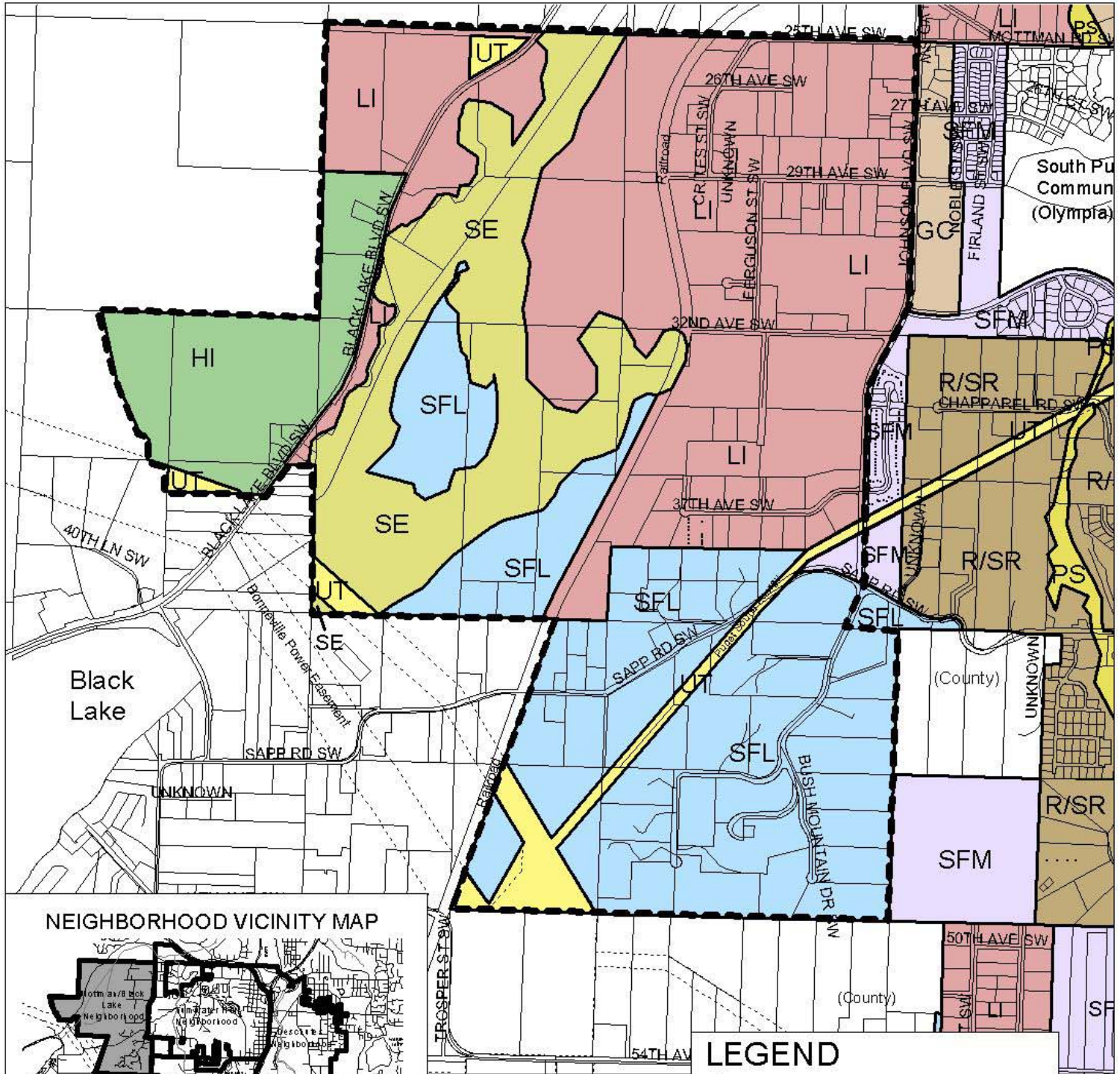
Shoreline Designation

- Area between Black Lake Boulevard and the Burlington Northern Santa Fe Railway right of way

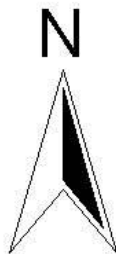
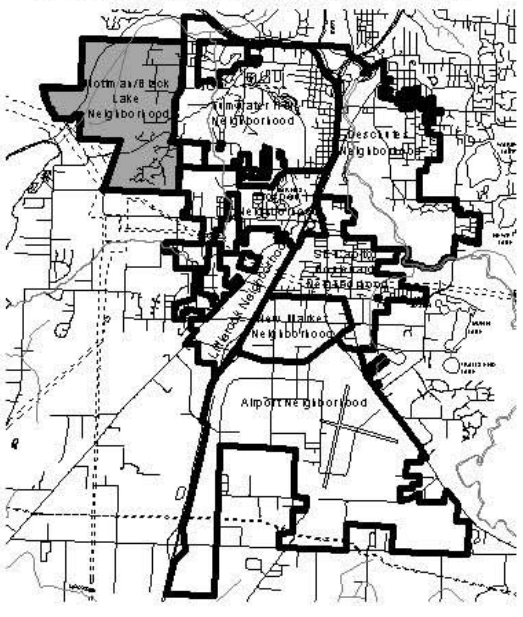
Plans Associated with the Mottman/Black Lake Neighborhood

- Transportation Plan
- Parks and Recreation Plan
- Economic Development Plan
- Northern Thurston County Groundwater Management Plan
- Conservation Plan
- Shoreline Master Plan for the Thurston Region
- Tumwater Stormwater Comprehensive Plan Update
- Drainage Design and Erosion Control Manual for Tumwater
- 1992 Railroad Right of Way Preservation and Use Strategy for the Thurston Region

Mottman-Black Lake Neighborhood Future Land Use



NEIGHBORHOOD VICINITY MAP



600 0 600 1200 Feet



LEGEND

Neighborhood Boundary

- GC General Commercial
- HI Heavy Industry
- LI Light Industry
- PS Parks/Open Space
- R/SR Residential/Sensitive Resource
- SE Shoreline Environment
- SFL Single Family Low Density
- SFM Single Family Medium Density
- UT Utilities

5. MOTTMAN/BLACK LAKE NEIGHBORHOOD

5.1 Introduction

The Mottman/Black Lake Neighborhood is located in the northwest area of Tumwater. The area is characterized primarily by industrial, large lot residential and shoreline environment uses.

Figure 18 illustrates the division of land uses as they presently exist in the Mottman/Black Lake Neighborhood. Residential uses are the largest in this neighborhood followed by natural resources, industrial, vacant, and commercial uses. The natural resource category is a relatively large category in this neighborhood because the Jones Quarry mining operation is classified as a natural resource land use.

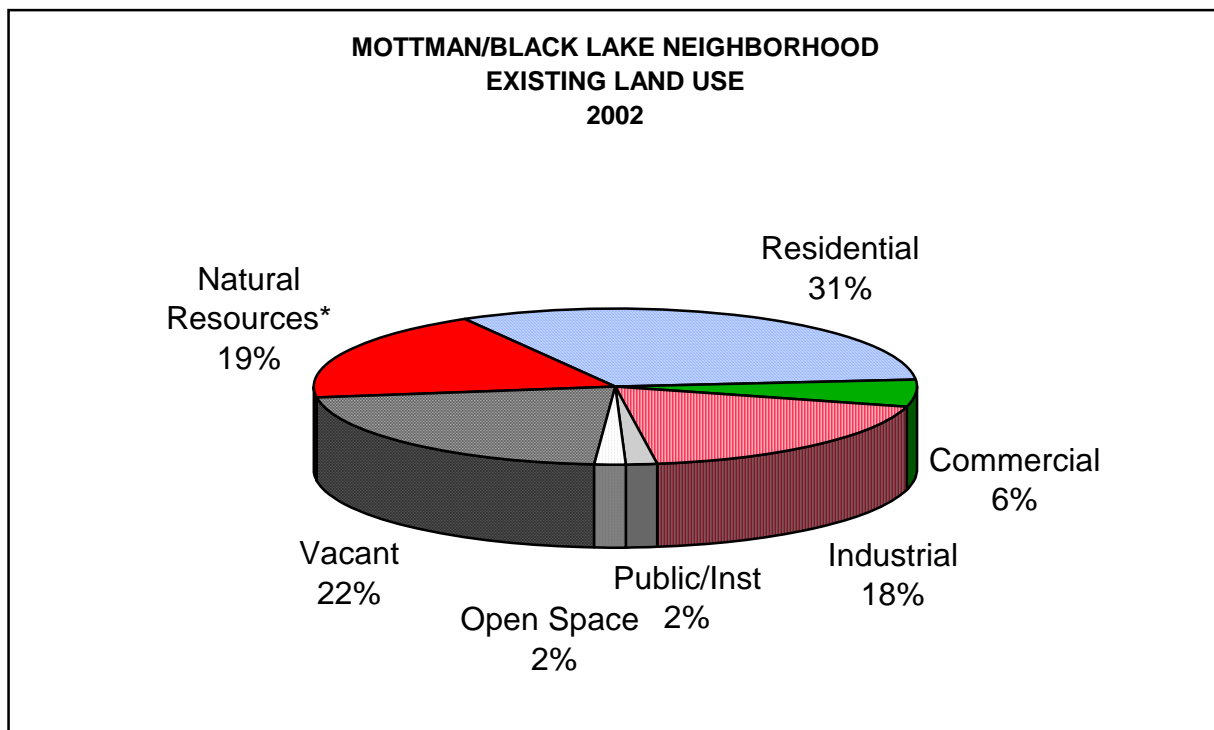


Figure 18

*Includes agriculture, forestry, and mining.

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

The area between Black Lake Boulevard and the Burlington Northern Santa Fe Railway right of way is greatly influenced by the Black Lake drainage area that

flows from the lake into Percival Creek.

Black Lake Boulevard functions as a minor arterial roadway and supports almost all of the north/south traffic connecting the Black Lake area to the City of Olympia and Highway 101.

RW Johnson Boulevard forms the eastern boundary of the neighborhood and functions as a major north-south transportation route from Sapp Road. South of Sapp Road is the Bush Mountain residential development.

City water service is available to the Mottman Industrial Park, the Mottman Business Park, and the Bush Mountain residential development. Most of the planning area west of the Burlington Northern Santa Fe Railway right of way is outside of the Tumwater water service area and is served by wells.

At this time, sewer service is only available to the Mottman Industrial Park and the Mottman Business Park. Areas that are not served by City sewer utilize individual septic tanks and drain fields. Soil characteristics throughout the neighborhood indicate both slight and severe limitations of the land for use with septic tanks.

Land uses surrounding the Mottman/Black Lake Neighborhood include residential subdivisions in the City of Olympia on the north, South Puget Sound Community College within the City of Olympia, low density residential development in Tumwater to the east, and low density residential development in the vicinity of Black Lake within Thurston County to the south. Mostly vacant land is located to the west.

Several rights of way and easements run through the Mottman/Black Lake Neighborhood. These include a large Bonneville Power easement south of the neighborhood, a Puget Sound Power and Light Company easement running west of Bush Mountain Drive SW, and a Burlington Northern Santa Fe Railway right of way running north to south, west of the Mottman Industrial Park.

The 1995 Joint Plan for Tumwater and Thurston County indicates that low density residential uses of 4-7 dwelling units per acre and Residential/ uses of 2-4 units per acre and light industrial uses are planned for the area south of the Mottman-Black Lake Neighborhood. Areas west of the Mottman-Black Lake Neighborhood are designated as Light Industrial and Heavy Industrial, and low density residential.

The 1992 Railroad Right of Way Preservation and Use Strategy for the Thurston

Region makes the following recommendations for the Downtown Olympia to West Bay Industrial Area and Belmore Line run by Burlington Northern Santa Fe Railway which runs west of the Mottman Industrial Park:

- Maintain for freight use.
- Passenger rail is an option if the rail corridor to the east is procured for movement of commuters or tourists.
- If ever threatened with abandonment, maintain for recreational use.
- Look into the possibility for joint use/rail and trail or tourist trolley/bike path.
- Increase freight use at Mottman and West Bay. (Port, EDC)

All uses throughout the Mottman/Black Lake Neighborhood should follow the guidelines for groundwater protection set out in the Northern Thurston County Groundwater Management Plan.

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

The Bush Mountain residential development is located in the southern portion of the Mottman/Black Lake Neighborhood and is characterized by single-family homes on lots of 5 acres or larger in size. The Single-Family Residential Low Density designation is appropriate in this area due to the nature of existing residential uses in this area.

The area north of Sapp Road consists of scattered low density residential development that is currently rural in character. The designation of Single-Family Residential Low Density would be appropriate in this area because of its location and proximity to proposed urban facilities. This area should be buffered from light industrial uses to the north. Recommendations for a buffer in this area are contained in section 5.3.

The areas of land west of the Burlington Northern Santa Fe Railway right of way outside of the Shoreline designation have been designated Single-Family Residential Low Density residential. More intensive residential uses are not likely in this area due to the constraints of being adjacent to or surrounded by wetland areas, and the unavailability of sewer and water service to the area. Because this

area is protected by the stringent land use regulations of the Shoreline Management Act, this area would not meet the criteria required for application of the Residential/Sensitive Resource designation. It is envisioned that residential uses will eventually be phased out in the area that is completely surrounded by the Shoreline designation. Park or open space would be an appropriate long term use of this area.

5.3 Light Industrial Designation

Light Industrial uses at the Mottman Industrial Park and the Mottman Business Park are the predominant activity in the Mottman/Black Lake Neighborhood. These activities are vital to the economic well being of Tumwater and the Thurston Region. Light industrial uses should be protected and encouraged to locate in this area. To this end, areas receiving the Light Industrial designation should be planned for a continuation of commercial/ industrial/warehouse uses.

Care must be taken, however, to protect existing residential uses which exist within and adjacent to the planning area from undue impacts from industrial uses through the use of buffering and other means where possible.

Several commercial/industrial/warehouse/equipment yard businesses currently exist along both sides of Black Lake Boulevard, including auto body repair shops, painting shops and motorcycle and marine sales businesses. The Light Industrial designation is appropriate for areas on the east side of Black Lake Boulevard outside of the Shoreline jurisdiction due to these existing uses.

The Tumwater Economic Development Plan recommends industrial development for the general Mottman/Black Lake area. The Light Industrial designation supports industrial growth in this area.

The area northwest of Black Lake Boulevard was formerly used for mining but has been reclaimed. The Light Industrial designation would be appropriate for this area because of its proximity to the Mottman Industrial Park and its proximity to heavy industrial uses to the south.

The Puget Sound Energy has a sub-station within the area of the Mottman/Black Lake Neighborhood that is designated Light Industrial. This sub-station is needed to meet commercial load growth within the twenty year planning period. A sub-station is an appropriate use in this area given the Light Industrial and utilities designation and the need to provide for service as population increases in

Tumwater. 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.

5.4 Heavy Industrial Designation

The area west of Black Lake Boulevard contains an area that is presently being used for the mining of high quality basalt rock. The Conservation Plan identifies this area as being a mineral resource area classified as MR-2. MR-2 is a designation used by the Washington State Department of Natural Resources to identify areas where known mineral resources exist.

Mineral extraction as a use should be preserved in this area and the designation of Heavy Industrial best supports this use. As portions of this area are mined, reclamation of mined areas should take place, and lighter intensity industrial uses such as warehousing and light manufacturing should be encouraged to locate in reclaimed areas.

The City of Tumwater should work with the County and the City of Olympia in their planning of land use adjacent to Tumwater in order to assure compatibility with adjacent land uses. This should occur through the County-wide planning process, consistent review of each jurisdictions plans, and ongoing communication between jurisdictions.

5.5 Utilities Designation

There are three areas in the Mottman/Black Lake Neighborhood that should receive the designation of Utilities. These are the Bonneville Power easement just north of Black Lake, the Puget Sound Energy Company easement which runs south of Sapp Road through the Bush Mountain neighborhood, and the Puget Sound Energy Mottman sub-station located north of Black Lake Boulevard. These areas have been designated Utilities to ensure consistency between the Land Use Plan and the Utilities Plan and to ensure continued use of these areas as a part of Tumwater's electrical distribution system.

5.6 Shoreline Environment Designation

A large portion of the Mottman/Black Lake Neighborhood is under Shoreline

jurisdiction. This area is generally between Black Lake Boulevard and the Burlington Northern Santa Fe Railway right of way and includes the Black Lake drainage ditch. Much of this area is subject to the regulations of the Shoreline Master Program for the Thurston Region. The Shoreline jurisdiction will permit very limited uses of land and water in this area.

The shoreline regulations from the Shoreline Master Program for the Thurston Region take precedence when they are more restrictive than local zoning laws. The designation of Shoreline Environment in this area is an attempt to achieve consistency with the existing Shoreline jurisdiction designations as outlined in the Shoreline Master Program for the Thurston Region. Areas designated Shoreline Environment duplicate presently-mapped areas in the Shoreline Master Program for the Thurston Region.