

TROSPER NEIGHBORHOOD

Introduction

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

Residential/Sensitive Resource Designation (2-4 DU/Acre)

- Area west of Rural Road south of Sapp Road

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

- Gold Creek area
- Area west of Beehive Industrial Park
- Louise Street/Fiesta Street area

Single-Family Residential - Medium Density Designation (6-9 DU/Acre)

- Area north of Beehive Industrial Park, north of Trospen Road
- Area west and north of Barnes Lake

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

- Barnes Lake Park south of Barnes Lake
- Area south of Trospen Road
- Area east of Barnes Lake, west of 2nd Street

Multi-Family Residential - High Density Designation (14-29 DU/Acre)

- Area east of Rural Road, south of Central Avenue, north of Trospen Road

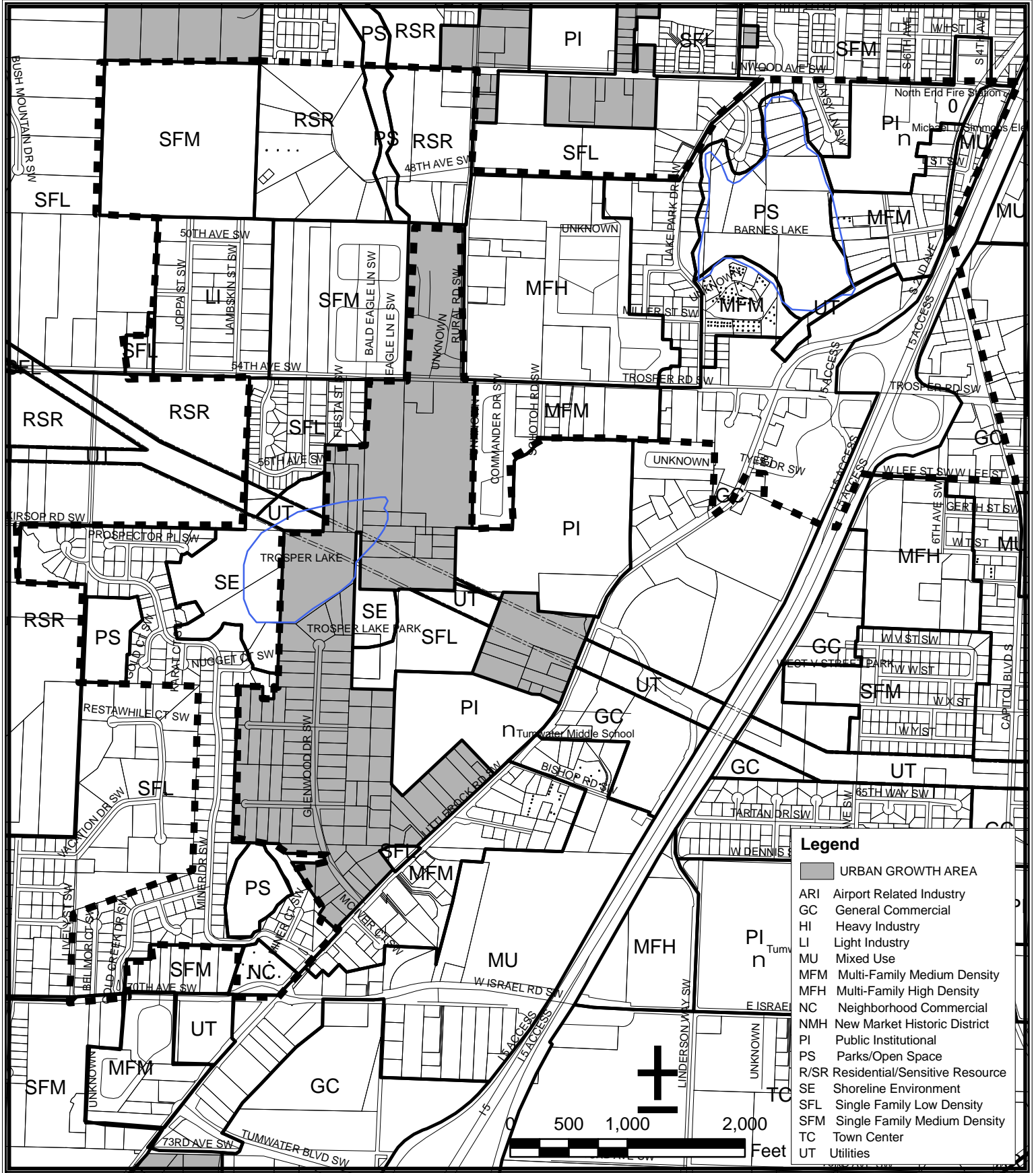
Mixed Use Designation

- Area east of 2nd Street

- Neighborhood Commercial Designation**
 - _ Area on the northwest corner of Israel Road and Littlerock Road
- General Commercial Designation**
 - _ Trospers Road/2nd Street/Littlerock Road intersection area
 - _ Southgate Shopping Center, east of Interstate 5
 - _ Area east of Interstate 5, north of Lee Street
- Light Industrial Designation**
 - _ Beehive Industrial Park area
- Public/Institutional Designation**
 - _ Michael T. Simmons Grade School/North End Fire Station
- Utilities Designation**
 - _ Bonneville Power easement, north of Trospers Lake
 - _ Puget Sound Energy Barnes Lake substation west of 2nd Street, north of Trospers Road
- Shoreline Environment Designation**
 - _ Trospers Lake
- Parks/Open Space Designation**
 - _ Percival Creek
 - _ Barnes Lake
- Plans Associated with the Trospers Neighborhood**
 - _ Transportation Plan
 - _ Parks & 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

Trosper Neighborhood Future Land Use



1 inch equals 1,100 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.

6. TROSPER NEIGHBORHOOD

6.1 Introduction

The Trospen Neighborhood is generally located in the center of Tumwater, west of Interstate 5. The boundaries of this neighborhood are very complex due to past annexation activity. Additionally, there are several "County islands" that further complicate the boundary.

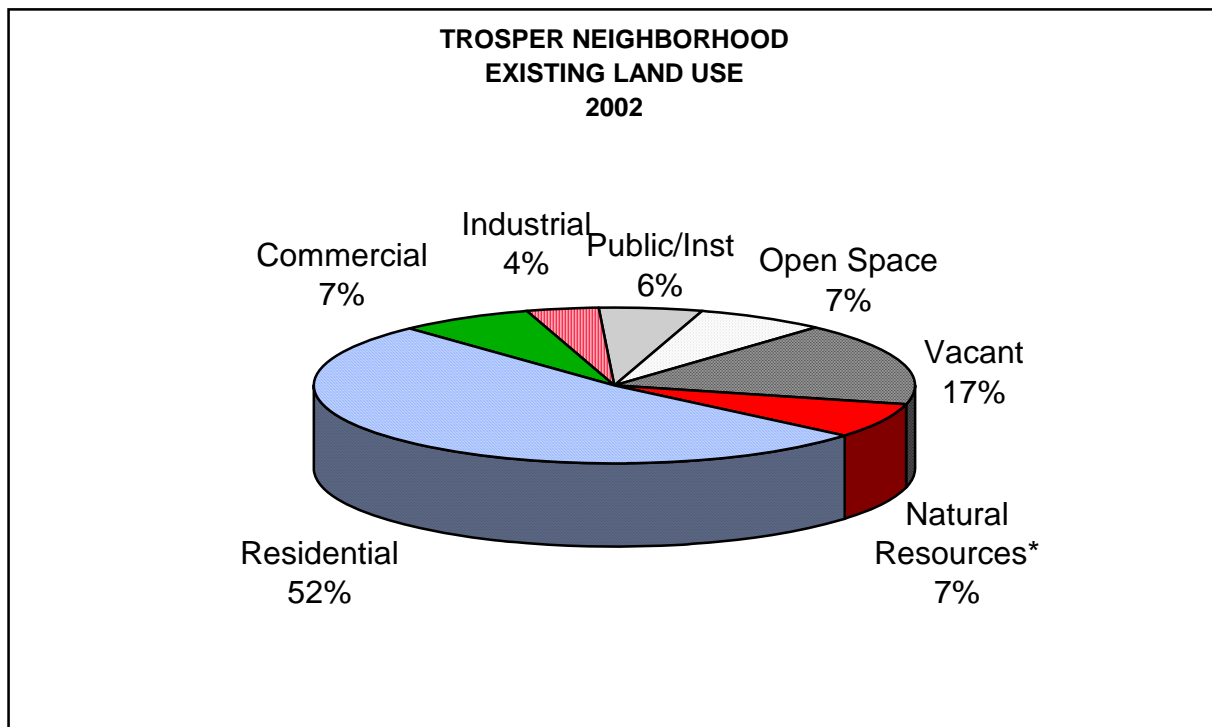


Figure 19

**Includes agriculture, forestry, and mining.*

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

Figure 19 illustrates the many diverse types of land uses that presently exist in the Trospen Neighborhood. Residential is the dominant use and includes many different types of residential uses including single-family homes, mobile home parks, condominiums and apartments. The second most dominant use is vacant land. Most commercial uses are located along Trospen Road near Interstate 5, and along Littlerock Road. Also included in this neighborhood are commercial areas east of Interstate 5, including the Southgate Shopping Center and areas north of Lee Street.

The open space category includes areas located within Gold Creek, along the shore of Trospen Lake and along Percival Creek. The public/ institutional category includes the Michael T. Simmons Grade School located at the corner of Linwood and 2nd Street. The Beehive Industrial Park located on the north side of Trospen Road near the western Tumwater City boundary is the neighborhood's only industrial area.

Trospen Road serves as the major transportation corridor in this neighborhood. Trospen Road is an arterial roadway that is used primarily to carry traffic between the Black Lake area and Tumwater. Littlerock Road/Second Street functions as a minor arterial and serves commercial development adjacent to Interstate 5. Linwood Avenue and Lake Park Drive function as major collector roads in the neighborhood and serve mainly residential uses. Miner Drive SW, a local street, connects the Gold Creek subdivision with Littlerock Road. In the eastern part of the neighborhood, Capitol Boulevard serves as a major arterial

City water and sewer services are presently available to most of the areas in the neighborhood. However, there are some large parcels of vacant land, especially north of Trospen Road and west of Rural Road, which will require extension of sewer lines.

Land uses surrounding the Trospen neighborhood include mostly residential and vacant uses to the west and north and commercial uses to the south and east.

The Trospen Neighborhood surrounds several peninsulas and small islands of land that are not within the city limits. It is desirable that these areas be annexed into the City in order to ensure efficient service delivery. However, annexation of these properties will probably occur slowly as individual property owners request to be annexed to the City. These areas are addressed through the Joint Planning process between the City of Tumwater and Thurston County.

The Tumwater Transportation Plan makes specific recommendations for transportation-related improvements in this neighborhood. This document should be referenced for further information on these proposed improvements.

The Tumwater Parks and Recreation Plan should be referenced for recommendations for trails and parks within the Trospen Neighborhood.

The Tumwater Stormwater Comprehensive Plan makes specific recommendations and proposes capital improvements for these areas. The recommendations of these plans should be followed by new development in this area.

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

6.2 Residential/Sensitive Resource (2-4 DU/Acre)

The area west of Rural Road south of Sapp Road has been designated Residential/Sensitive Resource (2-4 DU/Acre) to ensure that the unique open space character and environmental sensitivity of Percival Creek is protected from the effects of intensive urban development. Most of the southern portion of Percival Creek lacks sufficient stream flow to be under the protection of the Shoreline Management Act and, therefore, lacks the special protection measures afforded by the Act. However, Percival Creek connects two areas of the City that are under the protection of the Shoreline Management Act: Trospen Lake and the Black Lake Drainage Ditch/Percival Creek Lower Reach. Areas in the 100 year flood plain have been designated Parks/Open Space to ensure consistency with the Tumwater Conservation Plan. Areas outside of the 100 year flood plain, however, should receive a land use designation that would be low intensity yet still allow for development to be developed on sanitary sewer in order to protect Percival Creek and the groundwater in this area.

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

The Gold Creek subdivision located just west of Littlerock Road is an area of well-established single-family residences on large lots. Gold Creek is a somewhat secluded neighborhood that has access both from Kirsop Road and Littlerock Road. All of the Gold Creek lots are served by City water and sanitary sewer.

Given the nature of the existing development in this area, this area has been designated Single-Family Residential Low Density.

New development that occurs adjacent to the Gold Creek subdivision should be compatible with this designation.

West of the Beehive Industrial Park is a small residential area within the city limits. This area should remain in a residential use and has been designated Single-Family Residential Low Density to reflect the surrounding lower density uses in the County.

The area in the vicinity of Louise Street and Fiesta Street, south of Trospen Road and

north of Trospers Lake, consists of established single-family residential dwellings. Given the nature of the existing uses in this area and its location near Trospers Lake, this area has been designated Single-Family Residential Low Density. The parcel of land west of Louise Street and north of Trospers Lake has been designated Single-Family Residential Low Density. It can be expected that lower density residential uses in this area will eventually transition to higher density uses over a twenty year time period partially as a result of adjacent higher density uses to the north, south and east. This issue should be re-examined as the Land Use Plan is updated

6.4 Single-Family Residential Medium Density Designation (6-9 DU/Acre)

The area east and north of the Beehive Industrial Park, has been designated Single-Family Residential Medium Density Residential. It is anticipated that this area will develop slowly due to the need for the extension of roads, water and sewer, and topographical limitations for construction such as poorly drained soils and low areas. Most of the property is presently vacant. As the remaining portion of this area is developed, it should be buffered from industrial uses in the Beehive Industrial Park. Clustering and density transfer should be considered where limitations for development exist.

The area west and north of Barnes Lake forms a well-established and stable neighborhood in Tumwater. This area should and will remain residential in character. It is anticipated that over a twenty year time period densities will increase in this area. In order to protect the quiet residential atmosphere, promote neighborhood stability and continuity and provide a variety of affordable housing types, the Single-Family Medium Density designation would be appropriate in this area.

To protect the residential character of this neighborhood, physical buffers should be established to minimize the impact of the commercial development along Trospers Road. These buffers should be provided as new commercial development occurs. These buffers could take many forms, but their overall intent should be to visually separate the residential from the commercial uses and aid in discouraging through-traffic from using the residential streets.

6.5 Multi-Family Residential Medium Density Designation (9-15 DU/Acre)

The area south of Barnes Lake is dominated by the Barnes Lake Park condominium development. The Multi-Family Residential Medium Density designation best reflects

this current use and will serve as an appropriate designation for the future. To protect the residential character of this neighborhood, physical buffers should be established to minimize the impact of the commercial development along Trospers Road. These buffers could take many forms, but their overall intent should be to visually separate the residential from the commercial uses and aid in discouraging through-traffic from using the residential streets.

In the vicinity of Schoth Road, south of Trospers Road, are some duplexes and a few single-family homes that have deteriorated over the years. This area has been designated Multi-Family Residential Medium Density as it is envisioned that these uses will transition to higher density residential uses as development in the area increases.

The area east of Barnes Lake and west of 2nd Street is an area that is transitioning from older single-family large lot residential uses to multi-family uses. This trend is likely to continue in the future, and the Multi-Family Residential Medium Density designation would best anticipate this trend.

Clustering and density transfer through the use of a Planned Unit Development (PUD) should be considered where limitations for development exist in this area. The land, developed as a PUD, could be ideally suited for cluster construction of small lots with large open spaces of undevelopable area.

6.6 Multi-Family Residential - High Density Designation (14-29 DU/Acre)

The area generally east of Rural Road, south of Central Avenue, and north of Trospers Road is best suited for the Multi-Family Residential High Density designation due to its proximity to the central part of the City, the availability of urban services and intensive commercial development that is expected to take place along Littlerock Road.

Presently, there are a number of mobile home parks located adjacent to this area along the eastern boundary and south of Trospers Road. City water and sewer service is available from existing lines along Rural and Trospers Roads. A 150 unit residential senior living center is on 6 acres in this area on the north side of Trospers Road. This use is compatible with Multi-Family Residential High Density designation.

Clustering and density transfer through the use of a Planned Unit Development (PUD) should be considered where limitations for development exist in this area. The

land, developed as a PUD, could be ideally suited for cluster construction of small lots with large open spaces of undevelopable area.

6.7 Mixed Use Designation

The area between Second Street and Interstate 5 is an older neighborhood area that has transitioned from residential uses to a mix of commercial uses and residences. These uses should be allowed to continue. The Mixed Use designation would allow this to occur.

The Mixed Use designation would provide 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.

New development in the above-mentioned areas should take place with strict land use controls and design standards. Incompatible uses such as industry, warehousing and distribution, chemical, noise generators and those uses that are heavily truck-dependent should not be permitted. Additionally, uses that would be incompatible with the adjacent school, such as bars, taverns, and adult entertainment, should be restricted in this area.

6.8 Neighborhood Commercial Designation

The area on the northwest corner of Israel Road and Littlerock Road is well suited for the Neighborhood Commercial designation. Low intensity commercial uses in this area would provide surrounding residential areas with small scale commercial services and would help to reduce automobile trips. Commercial uses in this area should be buffered from adjacent residential uses to the north. This buffering could include but not be limited to landscaping, walls or a combination of both. The intent of buffering Neighborhood Commercial uses from adjoining residential areas is to ensure that residential areas are not impacted by noise, light and glare, and excessive traffic.

6.9 General Commercial Designation

The Tumwater Economic Development Plan, adopted in 1990, has laid the foundation for development in a large area of the Trospen Neighborhood. The Economic Development Plan lists preferred uses for the area along the west side of Interstate 5

from Trosper Road to Tumwater Boulevard (formerly Airdustrial Way). This area is designated as a regional shopping center/strip. These uses are listed as follows:

- *Offices*
- *Retail*
- *Factory outlets*
- *Small distributors*
- *Existing residences phased out over time*
- *No warehouses*
- *No heavy equipment*
- *Recreational facilities (i.e. theaters, bowling alleys, etc.)*

[Tumwater Economic Development Plan]

As a result of the recommendations set forth by the Economic Development Plan, the area in the vicinity of the Trosper Road/Littlerock Road/2nd Street intersection has been designated General Commercial. The General Commercial designation is meant to provide consistency between the Land Use Plan and the Economic Development Plan.

It is expected that this area will experience substantial commercial growth in the next few years. This is evidenced by the location of a Costco store and a Fred Meyer store south of Trosper Road along Littlerock Road and several recent development proposals in this area. The Allimore Carriage Estates mobile home park located west of Littlerock Road was rezoned from high density residential to General Commercial (GC) zoning as a result of the Economic Development Plan.

It is expected that this site will transition to commercial use in the near future. Unfortunately, this will result in the displacement of the present residents of the mobile home park. The Tumwater Housing Plan, that has been prepared concurrently with the Land Use Plan, addresses the issue of housing affordability.

The Southgate shopping center area, located east of Interstate 5 at the Trosper Road Interchange on Interstate 5, has a mixture of community-oriented and highway-oriented facilities, including drug stores, restaurants, fast food restaurants, and motels, professional offices and banks. The area south of Trosper Road and north of Lee Street has a mixture of fast food restaurants, motels and stores.

The Economic Development Plan lists the following special notes for the Southgate

shopping center area:

- *Future redevelopment of existing commercial facilities will be spurred on by regional shopping facilities located west of Interstate 5 and Trospen Road.*
- *Existing gas stations need to be spruced up.*
- *Food services should locate in this area to serve off-freeway traffic.*
- *Consideration should be given to sprucing up the environment, especially along Capitol Boulevard in order to strengthen the quality of this area.*

[Tumwater Economic Development Plan]

Long-range future development of this area will involve the replacement of existing buildings and land uses with new ones. As a result, this area would be ideally suited to redevelopment following the above recommendations from the Economic Development Plan.

Room for commercial expansion should be provided in existing commercial areas to insure adequate highway and community commercial services without promoting urban sprawl. Because of traffic problems in commercial areas, access controls should be established and enforced.

The area between Second Street and Interstate 5 is an older neighborhood area that has transitioned from residential uses to a mix of commercial uses and residences. This transition should be allowed to continue. The Mixed Use designation would allow this to occur.

In any area where commercial development is adjacent to residential areas, landscaping, screening and buffering should be used to protect the residences from possible adverse impacts. Existing trees and other vegetation with landscaping and aesthetic value should be preserved where practical. The overall intent of these measures should be to visually separate the residential uses from the commercial uses and aid in discouraging through-traffic from using the residential streets.

Whenever local commercial development is located adjacent to major streets, ingress and egress should be from the lesser of the intersecting arterials.

6.10 Light Industrial Designation

The area known as the "Beehive Industrial Park" located north of Trospen Road has begun development into industrial and commercial type establishments. The area has good access to Interstate 5 via the Trospen Road interchange. However, the industrial area is somewhat isolated and surrounded by large vacant parcels and prime residential areas. The Beehive Industrial Park may be preserved and protected by a Light Industrial zone designation with additional restraints applied for buffering and visual protection as the area is developed. The industrial district should confine the industrial and commercial activities within the zone boundaries, and further expansion or growth of the zone or additions of similar uses within this area should be discouraged.

Some areas of the Beehive Industrial Park are subject to severe septic limitations; however, sewer service is available on the south side of Trospen Road across from the Industrial Park.

In addition, industrial uses in this area are subject to the Aquifer Protection Zone Overlay of the Tumwater Zoning Code and regulations and requirements of the Northern Thurston County Groundwater Management Plan. These regulations should be adhered to for affected industrial operations.

6.11 Public/Institutional Designation

The Michael T. Simmons Grade School located south of Linwood Avenue and west of 2nd Street has been designated Public/Institutional to reflect the current use of the site. Additionally, the North End Fire Station is located on the southwest corner of 2nd Avenue and Linwood Avenue SW. These uses are expected to continue in this area for at least the next 20 years.

6.12 Utilities Designation

A small segment of a Bonneville Power easement crosses the Trospen Neighborhood north of Trospen Lake. 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.

The Puget Sound Energy Company presently operates the Barnes Lake sub-station west of 2nd Street and north of Trospen Road. This area has been designated Utilities

to ensure consistency between the Land Use Plan and the Utilities Plan and to ensure continued use of the site as a part of Tumwater's electrical distribution system. Future electrical facilities should be developed in accordance with the policies contained within the Utilities Plan.

6.13 Shoreline Environment Designation

Trosper Lake has been designated Shoreline Environment to reflect the classification of the lake as under the jurisdiction of the Shoreline Management Act.

6.14 Parks/Open Space Designation

There are two wetland areas within the Gold Creek subdivision that are presently zoned Greenbelt. These areas should be preserved as they are through the Parks/Open Space designation. These areas are presently zoned Greenbelt and the designation of these areas as Parks/Open Space is not substantially different from the uses already permitted.

Additionally, Fishpond Creek enters Trosper Lake from the west and is the major source of water for the lake. The creek runs under Miner Drive and connects the wetland area to the west to Trosper Lake.

Percival Creek crosses the Trosper Neighborhood in two areas: the area south of Sapp Road and the area west of Tumwater Meadows Condominiums. Percival Creek is considered a major salmon stream of naturally-occurring species. It should also be noted that Percival Creek is the primary source of freshwater supply to the Percival Cove Salmon rearing pond which is owned and operated by the Washington State Department of Fish and Wildlife.

Percival Creek, which is part of the 100-year floodplain, is presently zoned Open Space. The majority of Percival Creek lacks sufficient stream flow to be under the protection of the Shoreline Management Act. However, Percival Creek connects two areas of the City that are under the protection of the Shoreline Management Act: Trosper Lake and the Black Lake Drainage Ditch. Additionally, the Tumwater Conservation Plan contains specific regulations for development in wetland areas that would also protect Percival Creek and its associated wetlands. Percival Creek must continually be protected - not to prohibit uses, but to see that activities adjacent to the

creek are compatible with the stream environment. The Parks/Open Space designation is conducive to achieving these goals in areas within the 100 year flood plain.

Barnes Lake is a relatively shallow lake with areas of marshlands along its edge, subject to seasonal high standing water. Barnes Lake was originally under Shoreline jurisdiction. However, the Department of Ecology removed this designation in 1987 because the lake was remeasured and found to be less than 20 acres in size, which is the minimum size for a body of water to be included under Shoreline jurisdiction. Additionally, the shores of Barnes Lake are subject to severe settling problems.

As one of the Trospen Neighborhood's most important assets, the shoreline and waters of Barnes Lake should be protected. The Parks/Open Space designation would best achieve this goal as the lake is not under Shoreline jurisdiction. Most of the property surrounding Barnes Lake is developed with residential uses ranging from apartments and condominiums to single family homes. Because of this, areas surrounding Barnes Lake would not meet the criteria for application of the Residential/Sensitive Resource (2-4 DU/Acre) designation.