City of Olympia, WA – Draft Comprehensive Plan Changes (Oct 17, 2014)

Chapter	Council	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision;
	Recommendation	gg			<b>J P</b>	Map Revision
Foreword	Council recommended staff	9/9/2014	Context following "Foreword" caption:			
	changes					
			The City of Olympia adopted its first	The City of Olympia adopted its first		
			Comprehensive Plan over fifty years ago. Although Washington's Planning Enabling	Comprehensive Plan over fifty years ago. Although <u>for a time</u> , Washington's Planning		
II			Act only required that land use and	Enabling Act only required that land use and		
			transportation issues be included, Olympia's	transportation issues be included, Olympia's		
			plans have also addressed other topics such	plans have also addressed other topics such		
			as parks, schools, utilities and the local	as parks, schools, utilities and the local		
			economy. In 1990, the State's Growth	economy. In 1990, the State's Growth		
			Management Act (GMA) directed Olympia's	Management Act (GMA) directed Olympia's		
i			plan, and those of other growing cities and counties, address statewide goals and	plan, and those of other growing cities and counties, to address statewide goals and		
"			include specific 'elements'. The table below	include specific 'elements'. The table below		
			shows where the elements required by the	shows where the elements required by the		
			GMA are addressed in this Comprehensive	GMA are addressed in this Comprehensive		
			Plan.	Plan.		
			Olympia's Comprehensive Plan is an	This Comprehensive Plan reflects a major		
			integrated single plan and should be read	update which was completed in 2014. It		
			as a whole. It is composed of two volumes,	accommodates changes since the 1994		
			the first of which includes ten chapters.	Comprehensive Plan was adopted and the		
			Specific topics often are related to many or	changes projected over the next 20 years.		
			all chapters, but are addressed within a single chapter to avoid repetition. Thus,	Over 1,500 community members participated. Under the GMA the City may		
			these chapters are only for organizing the	amend the Plan annually, as well as		
			plan's content. They do not reflect the	complete a major periodic update every 8		
			structure of the City's government or any	<u>years.</u>		
			particular model of city planning.			
			Following is a table that summarizes the	Olympia's Comprehensive Plan is composed of two volumes, the first of which includes		
			contents of each chapter of the	ten chapters. The second volume is the		
			Comprehensive Plan. The Growth	capital facilities element, including a 6-year		
			Management Act (GMA) establishes	plan for capital projects that is updated		
			required elements that must be contained	annually. The plan is an integrated single		
			in all Comprehensive Plans. In the Growth	<del>plan and</del> should be read as a whole <u>because</u>		
			Management statute these mandatory elements are listed under RCW 36.70A.070	topics are interrelated. It is composed of two volumes, the first of which includes ten		
			in the following order:	chapters. Specific topics often are related to		
			a.e foliotting of doi!	many or all chapters, but are yet are		
			1. Land Use	typically addressed within a single chapter to		
			2. Housing	avoid repetition. Thus, these chapters are		
			3. Capital Facilities	only for organizing the plan's content. They		
			Utilities     Rural element for non-urban lands	do not reflect the structure of the City's		
			6. Transportation	government or any particular model of city planning.		
<u> </u>	1	I	1	F3'		Page <b>1</b>

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			7. Economic development 8. Parks and recreation¹ Listed on the far right of the table below are the GMA-mandated element(s) that are addressed in each of the Comprehensive Plan Chapters. In some cases, additional GMA requirements are noted as being addressed in Comprehensive Plan Chapters. If you are interested in a more detailed crosswalk between the City's Comprehensive Plan and the mandatory GMA elements, a "GMA Checklist" has been completed and can be provided to you upon request.	Following is a table that summarizes the contents of each chapter of the Comprehensive Plan. The Growth Management Act (GMA) establishes required elements that must be contained in all Comprehensive Plans. In the Growth Management statute these mandatory elements are listed under RCW 36.70A.070 in the following order:  1. Land Use 2. Housing 3. Capital Facilities 4. Utilities 5. Rural element for non-urban lands 6. Transportation 7. Economic development 8. Parks and recreation 1  Following is a table that summarizes the contents of each chapter of the Comprehensive Plan. Listed on the far right of the table below are the GMA-mandated element(s), which that are addressed in each of the Comprehensive Plan Chapters. In some cases, additional GMA requirements are noted as being addressed in Comprehensive Plan Chapters. If you are interested in a more detailed crosswalk between the City's Comprehensive Plan and the mandatory GMA elements, a "GMA Checklist" has been completed and can be provided to you upon request.		
Foreword	Council recommended staff changes	9/9/2014	Table summarizing the contents of each chapter of the Comprehensive Plan			
			1 <sup>st</sup> column, second row:			
			Volume 1	Volume 1 <u>:</u>		
Foreword	Council recommended staff changes	9/9/2014	Table summarizing the contents of each chapter of the Comprehensive Plan			

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Chapter	Council Recommendation	Meeting Date	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			3 <sup>rd</sup> column, fourth row:			
			N/A	N/AInclude a vision for the community at the end of the 20-year planning period; identify community values derived from citizen participation processes.		
Foreword	Council recommended staff	9/9/2014	Table summarizing the contents of each			
roiewoiu	changes	3/3/2014	chapter of the Comprehensive Plan			
	Changes		chapter of the comprehensive rian			
			1st column, 13th row:			
			Volume 2	Volume 2:		
Foreword	Council recommended staff	9/9/2014	Table summarizing the contents of each	-		
	changes		chapter of the Comprehensive Plan			
			2nd column, 14th row:			
			The Conital Facilities Plan is a Covery plan that is	The Capital Facilities Plan includes 20 year goals		
			The <u>Capital Facilities Plan</u> is a 6-year plan that is updated annually, and can be found on the	The <u>Capital Facilities Plan includes 20-year goals</u> and policies, along with is-a 6-year plan that is		
I			City's website	updated annually, and can be found on the		
			City 3 Website	City's website		
Foreword	Council recommended staff	9/9/2014	Insert sentence directly after 2 <sup>nd</sup> reference	More information about how to use this		
	changes	3,3,232	notation following the table.	document is included in the Introduction		
				Chapter.		
Introduction to the	Council recommended staff changes	9/9/2014, 10/7/2014	Introduction to the Comprehensive Plan	Introduction to the Comprehensive Plan		
Comprehensive			The City of Olympia's Comprehensive Plan	The City of Olympia's Comprehensive Plan builds		
Plan			builds upon our community's values and our	upon our community's values and our vision for		
			vision for the future. A set of goals and policies	the future. The A set of goals and policies in this		
			provides more detailed direction for the	document provides high-level more detailed		
			realization of the values and vision. In turn,	direction for <u>actions the City andother</u>		
			these serve as the framework upon which City	community members may take the to		
			regulations, programs and other plans are formed.	realiz <u>e</u> <del>ation of</del> the <u>se</u> values and vision. <u>Goals</u> and policies (including maps) also guide City		
			Tormed.	budgets, master plans, development regulations		
			As many as 20,000 additional people are	and other decisions. In turn, these serve as the		
			expected to join our community over the next	framework upon which City regulations,		
			two decades. This Plan is our strategy for	programs and other plans are formed.		
			maintaining and enhancing our high quality of			
			life and environment while accommodating	As many as 20,000 additional people are		
			both the changes since the 1994	expected to join our community over the next		
			Comprehensive Plan was adopted and the	two decades. This Plan is our strategy for		
			changes projected over the next 20 years.	maintaining and enhancing our high quality of		
				life and environment while accommodating		

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	Recommendation	8 - 3 - 3 - 3			<b>y P</b>	Map Revision
				expected growth. Most readily-buildable parcels		1134 11011011
			The Comprehensive Plan is not just a plan for	in the City are already developed to some		
			city government. Developed out of input from	degree. Thus, over the next 20 years, we expect		
			thousands of people in our community at	to see more infill and redevelopment of existing		
			different times over decades, the	developed areas. This presents our community		
			Comprehensive Plan truly is the community's	with opportunities to restore degraded		
			plan. Many of the goals and policies listed call	environments, create vibrant pockets of social		
			for coordination and collaboration among	and economic activity, and target investments to		
			individual citizens, neighborhoods and civic	make more efficient use of and improve existing		
			groups, and City government. As always, there	infrastructure. both the changes since the 1994		
			will be challenges and change, but the intent is	Comprehensive Plan was adopted and the		
			to build on the creativity and strength of our	<del>changes projected over the next 20 years.</del>		
			community to shape how we develop.			
				The Comprehensive Plan is not just a plan for		
			How to Use this Document	city government. Developed out of input from		
				thousands of people in our community at		
			This Comprehensive Plan is separated into	different times over decades, the Comprehensive Plan truly is the community's		
ı			eleven chapters:	plan. Many of the goals and policies listed call		
1			1 Introduction to the Comprehensive	for coordination and collaboration among		
			<ol> <li>Introduction to the Comprehensive Plan;</li> </ol>	individual citizens, neighborhoods and civic		
			2. Community Values & Vision	groups, and City government. As always, there		
			3. Public Participation and Partners;	will be challenges and change, but the intent is		
			4. Natural Environment;	to build on the creativity and strength of our		
			5. Land Use and Urban Design;	community to shape how we develop.		
			6. Transportation;	,		
			7. Utilities;	[[Add Illustration]]		
			8. Economy;			
			9. Public Health, Arts, Parks and	How to Use this Document		
			Recreation;			
			10. Public Services; and	<u>Chapters</u>		
			11. Capital Facilities			
				This Comprehensive Plan is separated into two		
			There are many issues that connect these	volumes: the first with ten-eleven chapters-, and		
			chapters. For example, policies related to trees	the second volume, which is the Capital Facilities		
			exist in the Natural Environment chapter as	Plan:		
			well as under <u>Land Use and Urban Design</u> ,			
			Transportation, Utilities and even Economy.	Volume I:		
			Likewise, policies related to walk-ability are	4 10000 0000 0000		
			included under both Land Use and Urban	Introduction to the Comprehensive		
			<u>Design</u> and Transportation. If viewing an electronic version, use the 'search' function to	Plan;		
			find all of the policies related to specific topics.	2. Community Values & Vision		
			inia an or the policies related to specific topics.	Public Participation and Partners;     Natural Environment;		
			The goals in this Plan are the end states we	5. Land Use and Urban Design;		
			The Board in this Francisc the that states we	5. Land Osc and Orban Design,		Page 4

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision		
			hope to achieve as a community; some will take	6. Transportation;				
			longer than others to realize. Policies describe	7. Utilities;				
			how the City will act in a broad sense to	8. Economy;				
			achieve these goals. At times, goals or policies	9. Public Health, Arts, Parks and				
			may seem to be in conflict with each other. For	Recreation; and				
			example, a goal to increase density may seem	<del>10.</del> Public Services <del>; and</del>			4	Formatted: Indent: Left: 0.25", Hanging: 0.38"
			to be in conflict with a goal to preserve open	11.10. <u>Capital Facilities.</u>				0.36
			space. The complex challenges and					
			opportunities we face as a community often	Volume II: Capital Facilities:				
			require us to strike a balance between different					
			goals and policies to provide the best outcome	There are many issues that connect these				
			for the community as a whole. Thus, individual	chapters. For example <u>7:</u>				
			goals and policies should always be considered					
			within the context of the entire Plan.	• The Land Use Chapter, in conjunction with			4	Formatted: List Paragraph, Bulleted + Level: 1 + Aligned at: 0" + Indent at: 0.25"
			T	Public Participation & Partners, Natural				+ Aligned at: 0 + Indent at: 0.25
			There may be a period of time after the City	Environment, Transportation, Parks,				
			Council adopts changes to the Plan before staff,	Utilities, and Economy and Capital Facilities,				
			the public and policy makers are able to take	all provide basic policy guidance for City land				
			action to implement it. The City will make every	use regulations outlined in City codes. They				
			effort to quickly and reasonably develop,	describe generally where various types of				
			review and adopt any new or revised	land uses should occur, how intense they				
			regulations to conform to this Plan.	may be and how designed; types and				
			ff Channel to addition to a delice the	locations of environmentally sensitive areas				
			[[Change: In addition to updating the	to be protected; and the general types of				
			Comprehensive Plan, the City Council directed	transportation, utility and park facilities that				
			preparation of an 'Action Plan' to guide	are planned, including locations for major				
			implementation of the Plan. The section below	facilities. More specifically:				
			describes that yet-to-be-drafted document.]]	Dell'ates related to the control to the				
			I manufacture and a bit in a	<ul> <li>Policies related to trees exist in the</li> </ul>				Formatted: Font: Calibri
			Implementation	Natural Environment chapter as well				Formatted: List Paragraph, Bulleted + Level: 2 + Aligned at: 0.5" + Indent at: 0.75"
			This undete to the Community Dlan does	as under Land Use and Urban				
			This update to the Comprehensive Plan does not include specific actions or measurements. A	Design, Transportation, Utilities and even Economy.				Formatted: Default Paragraph Font, Font: (Default) +Body (Calibri)
			companion document to the Plan is an "action	<ul> <li>Likewise, pPolicies related to walk-</li> </ul>				Formatted: Font: Calibri
			plan" or "implementation strategy" that	ability are included under both <u>Land</u>				Formatted: Font: Calibri
			includes specific timeframes and actions for	Use and Urban Design and				
			implementing the Plan. This strategy will	Transportation.				Formatted: Font: Calibri
			establish priorities, set responsibility and	Various chapters include policies that			•	Formatted: Default Paragraph Font, Font: (Default) +Body (Calibri)
			determine how we will measure progress	influence City services, including fire, police,				Formatted: Font: Calibri
			toward our goals. This is also an important tool	affordable housing, arts, recreation,				
			for communicating and tracking what the City	volunteer services and overall public				Formatted: List Paragraph, Bulleted + Level: 1 + Aligned at: 0" + Indent at: 0.25"
			and Olympia residents are doing to help our	engagement in civic affairs.				3 11 11 2 22 22 2
			community achieve its vision.					
			7	If viewing an electronic version, use the 'search'				Formatted: Font: Calibri
			The City looks for partners from all sectors of	function to find all of the policies related to				

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			the community: residents, businesses,	specific topics.		•
			developers, non-profits, the faith community,			
			schools, neighborhood associations, other	Goals and Policies		
			government agencies and organizations to help	-		
			implement the Comprehensive Plan.	The goals in this Plan identify what are the end		
			Partnerships will help our community work	states we hope to achieve as a community.		
			together to realize our common vision.	some-Some goals will take longer than others to		
				realize. Policies describe how the City will act in		
			There are many different types of actions that	a broad sense to achieve these goals.		
			could be taken to implement this Plan. Some			
			elements in the Plan are implemented through	While some policies take a prescriptive approach		
			the development code and Engineering Design	by outlining what the City will specifically		
			and Development Standards (EDDS), which,	'require' to achieve a goal, other policies present		
			along with other government actions must be	a more flexible approach whereby the City will		
			consistent with the Plan under state law. Other	'encourage' or 'support' an action. Each type of		
			elements in the Plan depend heavily or	approach has inherent trade-offs. Overall, the		
			exclusively on community involvement.	City's policy approach within the Plan aims to		
				balance these trade-offs while meeting		
			[[Photo: Sunshine Display Procession of Species]]	community goals.		
				As an example of a prescriptive approach, one		
			Context for the Comprehensive Plan	policy requires land uses to prevent and treat		
			In the early 1990s, the Washington State	stormwater, which provides certainty that the		
			Growth Management Act (GMA) was passed in	City will use its authority to enforce practices		
			response to rapid and sprawling growth in	that achieve our clean water protection goals. In		
			many parts of the state that was causing a	order for the City to 'require' an action, it must		
			decrease in quality of life, negative effects on	have authority under the law to enforce it.		
			the environment, and increased costs for			
			municipal infrastructure and maintenance.	Sometimes a more flexible policy approach		
			Revision of our Comprehensive Plan was a	improves the capability of achieving certain		
			requirement for Olympia under GMA and	goals. Having some flexibility over the 20-year		
			Olympia adopted a revised Comprehensive Plan	planning period enables the City to respond		
			under the Act in 1994.	more quickly when environmental or market		
				conditions change. It also allows for tailoring		
			The Act requires most urban counties and cities	implementation to geographic or land use type		
			in the state to prepare comprehensive plans to	conditions at the zoning level. For example, a		
			address how they will manage expected	policy in the Plan states the City will require		
			growth. It directs urban areas, like Olympia, to	development to incorporate measures that		
			absorb more of the state's population growth	reduce risks associated with rising sea levels.		
			than rural areas, thereby preserving forests,	The policy includes as an example higher		
			animal habitat, farmland, and other important	finished floor elevations, but does not specify		
			lands. Focusing growth in urban areas also	what that particular measure will be. In order to		
			reduces traffic, pollution, and the costs of	respond appropriately to sea level rise, the City		
			providing city services that protect the health,	will need an adaptive strategy based on new		
			safety and quality of life of citizens.	information. The same adaptive methodology		
			safety and quanty of the of citizens.	information. The same adaptive methodology		Page <b>6</b>

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•	Chapter	Council	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision;
<u> </u>		Recommendation					Map Revision
					applies to policies regarding infill development.		
				The Act defines <u>13 goals</u> , plus a <u>shoreline</u>	In order to meet our vision of a more vibrant		
				goal <sup>d</sup> to guide the development and adoption	and pedestrian-friendly downtown, the City will		
				of comprehensive plans. These focus on "smart	need flexibility to respond to changing market		
				growth" principles that maximize use of land	conditions over the 20-year planning period.		
				and existing utilities, protect historic and			
				natural resources, and lower traffic and	Where the City does not establish requirements,		
				housing costs. Fortunately, Olympia has been	it may 'encourage' or 'support' actions. For		
				taking this approach for a long time.	example, one policy encourages the use of fruit		
					and nut trees to support food self-sufficiency.		
				Olympia has long understood the merits of	This policy demonstrates the City's recognition		
				planning for the future and had a	of community support for trees that provide		
				Comprehensive Plan as early as 1959.	food, while also allowing flexibility for		
				In many ways, our parlier plans greated the	implementation through incentives or		
				In many ways, our earlier plans created the	partnerships rather than regulation. To require		
				community we have today. For example, during	fruit trees at the broad Plan level could hamper		
				community outreach for the 1994 plan, citizens	other goals during the implementation phase		
				expressed a desire for Olympia to become a "City of Trees." In response, the community	that call for providing a variety of tree species		
				developed several goals and policies to guide a	throughout neighborhoods and planting the		
				new Olympia Urban Forestry Program. Since	right tree in the right place.		
П				then, we've planted thousands of street trees,	At times, goals or policies may seem to be in		
				and been consistently recognized by the	At times, goals or policies may seem to be in conflict with each other. For example, a goal to		
				National Arbor Day Foundation as a Tree City	increase density may seem to be in conflict with		
				USA.	a goal to preserve open space. Or a goal to		
				OSA.	increase tree canopy may seem to be in conflict		
				[[Photo: Community Members Planting Trees]]	with a goal to increase solar energy access. Over		
				[[Thoto: community Members Flaming Frees]]	the next 20 years, the complex challenges and		
				A Changing Community	opportunities we face as a community will often		
				[[Change: The population and employment	require us to strike a balance between different		
				forecasts below are based on data from the	goals and policies to provide the best outcome		
				2014 Thurston Regional Planning Council	for the community as a whole. Thus individual		
				Buildable Lands Report . Forecasts based on	goals and policies should always be considered		
				the 2010 Census were issued in 2012 and 2013	within the context of the entire Plan.		
				after this draft Plan was prepared.]]			
					Throughout each and every year, City officials,		
				Since the 1970s, the population and economy	along with the public, make a range of decisions		
				of the Puget Sound region has been growing.	about how community resources will be used		
				According to the <u>Thurston County Profile</u> ,	and managed, and how both public and private		
				the county's population more than doubled	development will occur. Community plans and		
				between 1980 and 2010. Forecasters expect	programs often result from conscientious		
				Olympia's population and employment will	balancing among divergent interests based on		
				continue to increase over the next 20 years. In	the facts and context of a particular situation		
				2010, the estimated population of Olympia and	and on the entire set of Comprehensive Plan		
				its Urban Growth Area was 58,310 residents.	goals. Balancing these goals in a way that		

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	Recommendation		Face and the second sec	and the best and the second of the second		Map Revision
			Forecasters expect our population will increase	provides the best overall community benefit		
			to 84,400 by 2035, a rate of approximately 2%	requires careful consideration, based on an understanding of multiple community		
			per year. A majority of this increase will be due to in-migration. People are attracted to living	objectives, the specific context and potential		
			here because we have a relatively stable	impacts.		
			economy, a beautiful environment, friendly and	impacts.		
			safe neighborhoods, good schools and lower	This type of strategic decision-making can often		
			living costs than our neighbors to the north.	lead to a selection of options that realize		
			Many of these new residents will work within	multiple goals. For example, when we protect		
			the current City limits and the unincorporated	the quality of our air and water, we improve our		
			Urban Growth Area.	health and attract long-term investment in our		
				City.		
			Olympia and its Urban Growth Boundaries			
			[[Map: City Limits and UGA]]	The complex challenges and opportunities we		
				face as a community often require us to strike a		
			In 2012, Olympia's urban growth area was	balance between different goals and policies to		
			about 16,000 acres. This includes about 12,000	provide the best outcome for the community as		
			acres within City limits and 4,000 acres in the	a whole. Thus, individual goals and policies		
			unincorporated area, which may eventually be	should always be considered within the context		
			annexed into the City. In cooperation with	of the entire Plan.		
			Olympia, Lacey and Tumwater, Thurston			
			County has established and periodically reviews	There may be a period of time after the City		
			Urban Growth Areas. In these areas, urban	Council adopts changes to the Plan before staff,		
			growth is encouraged; outside of them, rural	the public and policy makers are able to take		
			densities and services will be maintained.	action to implement it. The City will make every		
			Much of the land in the City is already	effort to quickly and reasonably develop, review		
			developed, but there is still adequate room to	and adopt any new or revised regulations to		
			accommodate our expected population and employment growth. This land capacity analysis	conform to this Plan.		
			can be found in the Thurston County <u>Buildable</u>	ttel living the state of		
			Lands Report .	[[Change: In addition to updating the		
			Lanus Report 4.	Comprehensive Plan, the City Council directed preparation of an 'Action Plan' to guide		
			Preserving our Sense of Place and Connections	implementation of the Plan. The section below		
			Treserving our sense or ridge and connections	describes that yet to be drafted document.]		
			The City embraces our Comprehensive Plan as	describes that yet to be drafted document.]]		
			an opportunity to enhance the things	Implementation		
			Olympians care about. As we grow and face	mpenentation		
			change, Olympians want to preserve the	This update to the Comprehensive Plan does not		
			unique qualities and familiarity of our	include specific actions or measurements. A		
			community. We draw a sense of place from the	companion document to the Plan is an "action		
			special features of our city: walk-able	plan" or "implementation strategy" that includes		
			neighborhoods, historic buildings, views of the	specific timeframes and actions for		
			mountains, Capitol and Puget Sound, and our	implementing the Plan. This strategy will		
			connected social fabric. These features help us	establish priorities, set responsibility and		
			identify with our community, enrich us, and	determine how we will measure progress		
1			1			Page 9

Chapter	Council	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision;
	Recommendation	8			J.F.	Map Revision
			make us want to invest here socially,	toward our goals. This is also an important tool		
			economically and emotionally.	for communicating and tracking what the City		
				and Olympia residents are doing to help our		
			During development of this Plan, many people	community achieve its vision.		
			expressed a desire to maintain a "small town			
			feel." Olympians want to feel connected to each other and to our built and natural	The City looks for partners from all sectors of the community: residents, businesses, developers,		
			environment. We want to live in a friendly and	non-profits, the faith community, schools,		
			safe community where we know our neighbors	neighborhood associations, other government		
			and shopkeepers, and run into friends along	agencies and organizations to help implement		
			the sidewalk. We value harmony with nature,	the Comprehensive Plan. Partnerships will help		
			thriving small businesses, places to gather and	our community work together to realize our		
			celebrate, and an inclusive local government.	common vision.		
			Olympians expressed that they are willing to	There are many different types of actions that		
			accept growth as long as our environment and	could be taken to implement this Plan. Some		
			sense of place is preserved. That means	elements in the Plan are implemented through		
			protecting the places and culture that we	the development code and Engineering Design		
			recognize as "Olympia," even if those things are	and Development Standards (EDDS), which,		
			a little different for each of us. It also means	along with other government actions must be		
			focusing on our community values and vision as	consistent with the Plan under state law. Other		
			we grow.	elements in the Plan depend heavily or		
			Key Challenges	exclusively on community involvement.		
			ney enuncinges	[[Photo: Sunshine Display Procession of		
			Beyond our community's values and vision are	Species]]		
			other influences that present both challenges			
			and opportunities. Implementation of this Plan	[[Change: In addition to updating the		
			will require creative solutions to:	Comprehensive Plan, the City Council directed		
			Bassas a Maria Cretainalda Citar The Citar	preparation of an 'Action Plan' to guide		
			<b>Become a More Sustainable City:</b> The City needs to make investments based on an	implementation of the Plan. The section below describes that yet-to-be-drafted document.]		
			integrated framework that compares lifecycle	describes that yet-to-be-drafted document.jj		
			costs and benefits of all City investments and to	Implementation – The Action Plan		
			encourage sustainable practices by individuals			
			and organizations through education, technical	This Comprehensive Plan does not include		
			assistance, and incentives.	specific actions or measurements. A companion		
				document to the Plan is an "action plan" or		
			Accommodate Growth: Increased growth in	"implementation strategy" that will take the		
			Olympia is anticipated. Citizens need to integrate the: quality of new residences,	community's vision and goals as defined in the		
			demographics, likely places of residence,	Comprehensive Plan, and lay out a path by which we can achieve them. Actions may take a		
			housing typology, and prevention of rural and	variety of forms ranging from large construction		
			city sprawl. In addition, citizens need to identify	projects to the creation of new guiding		
			housing and service programs for increased	documents and plans.		
11	1					I

Chapter	Council	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision;
	Recommendation		and the section of the section			Map Revision
			populations of seniors and homeless.  Integrate Shoreline Management Program (SMP): Special coordination is necessary to integrate the SMP with the Comprehensive Plan. Olympians value ample public space along their marine shoreline and waterways to balance growth downtown.	The Action Plan will also be heavily focused on tracking our effectiveness and demonstrating success. A set of performance measures will show where we began and where we currently are in relation to our desired outcmes, with results reported back to the community. The action plan will be updated annually or		
			Revitalize Our Downtown: Located on Puget Sound and along the Deschutes River,	biannually through a collaborative community process.		
			downtown is the site of many historic buildings and places, and is home to many theatres, galleries, and unique shops as well as the State	The City looks for partners from all sectors of the community to help implement the Comprehensive Plan through the Action Plan.		
			Capitol. At the same time, Olympia's downtown has yet to become the walkable, comfortable place the community desires. To add vibrancy	Partners may include residents, businesses, developers, non-profits, the faith community, schools, neighborhood associations, other government agencies and organizations.		
			while retaining our desired small town feel will require more downtown residents, better amenities, attractive public spaces, green space, thriving local businesses, and integrated	Partnerships will help our community work together to realize our common vision.		
			standards for design.	The Local Planning & Development Process		
			Conserve and Protect Limited Natural Resources: As we grow, Olympia will become a higher density city and our land and water supplies will need to support more people. We can take advantage of growth as a tool to reshape our community into a more sustainable form; to do so we must balance growth, use our resources wisely, and consider the carrying capacity of the land.	Local planning depends heavily on community involvement. Public engagement is essential for many reasons, including that it provides for more holistic perspectives on City decisions that affect the entire community and it protects citizens' rights to influence public policy. In fact, the Growth Management Act calls for broad public involvement in creating and amending Comprehensive Plans and implementing development regulations.		
			Address Climate Change and Sea-Level Rise: Sea-level could rise in Olympia by 50 inches or more over the next century due to warming of the oceans and settling land. This will put much	Local planning is a phased process that also operates within a framework of federal, state, county and laws. Our local codes and other		
			of Olympia's downtown at risk of flooding since it lies only one to three feet above the current highest high tides. Over the next 20 years, the City will continue to explore how to address	decisions must be consistent with these laws, in addition to Comprehensive Plan goals and policies. For example, both the U.S. and Washington State Constitutions include private		
			sea-level rise impacts on our downtown.  Fund a Long-term Vision: The economy fluctuates and funding circumstances change.	property rights that must be respected by local government agencies.  Once a Comprehensive Plan is adopted, it may		

Chapter	Council	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision;
Chapter	Council Recommendation	Meeting Date	Location - Currently Reads  This affects our ability to carry out planned actions over the years. Present resources are already stretched thin, and there is little ability to take on new programs without new revenue sources. We must identify funding strategies, explore operating efficiencies and develop partnerships to provide the diversity and flexibility to fund our vision.  [[Photo: Young Olympians Plant Tree]]  For More Information  • The Washington State Growth  Management Act restablishes rules to guide the development of comprehensive plans and development regulations that shape growth over a 20-year horizon  • The Buildable Lands Report reprepared for Thurston County by the staff of the Thurston Regional Planning Council helps Olympia to determine the quantity of land to provide for population and employment growth.	be amended annually, with larger updates considered every 8 years. There may be a period of time after the City Council adopts changes to the Plan before staff, the public and policy makers are able to take action to implement it. The City will make every effort to quickly and reasonably develop, review and adopt any new or revised regulations to conform to this Plan.  Development codes to implement the Plan may be amended at any time during the year, but only following a public process guided by both state and local standards. The City Council makes final decisions on plan and code amendments. Typically, the Olympia Planning Commission holds a public hearing and makes a recommendation to the City Council on amendments to the Comprehensive Plan or implementing development codes.  There are further opportunities for the public to provide input and influence site-specific permitting decisions; however public influence may be more constrained at this stage. This is because site specific permit decisions are largely based on whether or not proposals are consistent with established local codes and other laws.  See the Public Participation & Partners Chapter for more information on how to get involved.  Context for the Comprehensive Plan	Hyperlink	Photo Revision; Map Revision
				In the early 1990s, the Washington State Growth Management Act (GMA) was passed in response to rapid and sprawling growth in many parts of the state that was causing a decrease in quality of life, negative effects on the environment, and increased costs for municipal infrastructure and		
				maintenance. Revision of our Comprehensive Plan was a requirement for Olympia under GMA and Olympia adopted a revised Comprehensive Plan under the Act in 1994.  The Act requires most urban counties and cities		
	1		<u> </u>	The Act requires most disall counties and cities		

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
				in the state to prepare comprehensive plans to address how they will manage expected growth.		
				It directs urban areas, like Olympia, to absorb		
				more of the state's population growth than rural		
				areas, thereby preserving forests, animal habitat, farmland, and other important lands.		
				Focusing growth in urban areas also reduces		
				traffic, pollution, and the costs of providing city		
				services that protect the health, safety and quality of life of citizens.		
				quanty of the of citizens.		
				The Act defines 13 goals , plus a shoreline goal		
				growth" principles that maximize use of land		
				and existing utilities, protect historic and natural		
				resources, and lower traffic and housing costs. Fortunately, Olympia has been taking this		
				approach for a long time.		
				Olympia has long understood the merits of		
				planning for the future and had a Comprehensive Plan as early as 1959.		
				Comprehensive Plan as early as 1959.		
				In many ways, our earlier plans created the		
				community we have today. For example, during		
				community outreach for the 1994 plan, citizens expressed a desire for Olympia to become a		
				"City of Trees." In response, the community		
				developed several goals and policies to guide a		
				new Olympia Urban Forestry Program. Since then, we've planted thousands of street trees,		
				and been consistently recognized by the		
				National Arbor Day Foundation as a Tree City		
				USA.		
				[[Photo: Community Members Planting Trees]]		
				A Changing Community		
				[[Change: The population and employment		
				forecasts below are based on data from the		
				2014 Thurston Regional Planning Council Buildable Lands Report . Forecasts based on		
				the 2010 Census were issued in 2012 and 2013		

Chapter	Council Recommendation	<b>Meeting Date</b>	Location – Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
				after this draft Plan was prepared.]]		
				Since the 1970s, the population and economy of the Puget Sound region has been growing.  According to the Thurston County Profile , the county's population more than doubled between 1980 and 2010. Forecasters expect Olympia's population and employment will continue to increase over the next 20 years. In 2010, the estimated population of Olympia and its Urban Growth Area was 58,310 residents. Forecasters expect our population will increase to 84,400 by 2035, a rate of approximately 2% per year. A majority of this increase will be due to in-migration. People are attracted to living here because we have a relatively stable economy, a beautiful environment, friendly and		
				safe neighborhoods, good schools and lower living costs than our neighbors to the north.		
				Many of these new residents will work within the current City limits and the unincorporated Urban Growth Area.		
				Olympia and its Urban Growth Boundaries [[Map: City Limits and UGA]]		
				In 2012, Olympia's urban growth area was about 16,000 acres. This includes about 12,000 acres within City limits and 4,000 acres in the unincorporated area, which may eventually be annexed into the City. In cooperation with Olympia, Lacey and Tumwater, Thurston County		
				has established and periodically reviews Urban Growth Areas. In these areas, urban growth is encouraged; outside of them, rural densities and services will be maintained.		
				Much of the land in the City is already developed, but there is still adequate room to accommodate our expected population and employment growth. This land capacity analysis can be found in the Thurston County Buildable Lands Report		
				Preserving our Sense of Place and Connections		

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
	Recommendation			The City embraces our Comprehensive Plan as an opportunity to enhance the things Olympians care about. As we grow and face change, Olympians want to preserve the unique qualities and familiarity of our community. We draw a sense of place from the special features of our city: walk-able neighborhoods, historic buildings, views of the mountains, Capitol and Puget Sound, and our connected social fabric. These features help us identify with our community, enrich us, and make us want to invest here socially, economically and emotionally.  During development of this Plan, many people expressed a desire to maintain a "small town feel." Olympians want to feel connected to each other and to our built and natural environment. We want to live in a friendly and safe community where we know our neighbors and shopkeepers, and run into friends along the sidewalk. We value harmony with nature, thriving small businesses, places to gather and celebrate, and an inclusive local government.  Olympians expressed that they are willing to accept growth as long as our environment and sense of place is preserved. That means protecting the places and culture that we recognize as "Olympia," even if those things are a little different for each of us. It also means focusing on our community values and vision as		Map Revision
				We grow.  Sea Level Rise  Over the next twenty years, sea level rise will continue to be a key challenge facing Olympia, and therefore a key priority. As the challenge unfolds, the City of Olympia is prepared to respond thoughtfully and competently to the threat of flooding in downtown. As the heart of our City, downtown can and will be protected.  Olympia has recognized its vulnerability and has		

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
	Accommendation			been preparing for sea level rise since 1990, long before many recognized it as a major threat to waterfront communities. The City has consistently made it a priority to track the continuing evolution of science in this arena,		Pup Revision
				and apply those findings to Olympia. Our ongoing response to the threat encompasses both long-term strategic and near-term tactical investments. The City of Olympia is and will continue to be a recognized leader in climate		
				Change and sea level rise response.  Scientific information regarding climate change and sea level rise is incomplete and will probably remain so for some time. Regardless, we must prepare and respond. Forecast models for the		
				timing and height of sea level rise vary, but the models agree that sea level rise is inevitable on a global scale. We will continue to work with regional and State experts to understand the potential magnitude of South Puget Sound sea		
				<u>Current science indicates that sea levels may rise</u> <u>between 11 and 39 inches by 2100. These sea</u> <u>level increases will affect our shorelines during</u>		
				the peaks of high tides. Residents can anticipate higher high tides during the extreme tidal cycles that occur several times a year as well as during major low pressure weather systems. A combination of extreme high tides and low		
				atmospheric pressure can currently result in downtown flooding. City staff pragmatically manages these events and will continue to do so.		
				The need for heightened community awareness, education and response regarding sea rise will only increase in the years to come. The wide range of potential sea rise necessitates that the City develops a portfolio of response strategies.		
				The implementation of a particular strategy will hinge upon both the timing and the extent of future sea rise. Strategies will be expected to build upon previous approaches as climate		Pogo 18

Chapter	Council Recommendation	<b>Meeting Date</b>	Location – Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
	Recommendation			change and sea level rise evolve. Responses will be technically vigilant but not overly reactive.  Processing and sharing emerging information will be vital to the successful response.		Map Revision
				As the sea rise changes play-out, our downtown development and infrastructure can adapt. Over time we will mesh the changing natural environment with continued growth of our		
				downtown.  The City will use aAdaptive management will help us to proactively respond effectively and creatively to new data and changing local conditions. The City is committed to this long-term effort. City work outlines well-defined		
				response scenarios tailored to varying heights and timing of sea rise. These scenarios will necessarily evolve over time.  The City's Public Works Department and the		
				Capital Facilities Plan will continue to help identify and implement identified infrastructure needs. Work will focus on progressively building improvements that can help protect our already vulnerable downtown from high tides and storm surges. Modest infrastructure improvements to		
				address both current and potential future flooding problems are already underway.  The close proximity of our downtown to marine waters is not unique. Like other coastal		
				communities, financial assistance will be sought from State and Federal sources will be necessary in order to meet the long-term challenge of sea level rise. State and Federal responses to local needs will have to be timely and meaningful.		
				Planning horizons are long. A failure to appreciate and meet this challenge at the State and Federal levels poses a high risk to coastal communities. Our community looks to State and Federal entities for research, guidance and		
				financial support to respond to the challenge of sea rise.		

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
	Recommendation			Sea level rise is a regional challenge. Many of us rely upon our regionally important downtown, its services and associated shorelines. Actions taken to adapt to sea level rise will require close coordination with the State of Washington and Port of Olympia, key shoreline property owners, downtown business owners and the LOTT Clean Water Alliance, operator of the regional wastewater treatment plant. Partnerships in our governments and communities will become increasingly important as we seek to implement strategies and responses.  As a waterfront city, sea level rise response will be a key priority for Olympia over the next two decades and beyond. In order to make timely long-term decisions, our community needs to understand the dynamics of climate change and sea level rise. The City of Olympia will develop, communicate, and implement strong yet adaptable responses. We are committed to a thriving downtown. We will work together.		Map Revision
				Technical and planning information regarding Olympia's response to climate change and sea level rise is available on the City webpage.		
				Other Key Challenges		
				In addition to sea level rise, Beyond our community's values and vision there are other major global, national and local influences that present both challenges and opportunities for our local community. Implementation of theis vision and goals in this Plan will require creative solutions to so that Olympia can:		
				Become a More Sustainable City: As the capital of the State of Washington, Olympia has a unique opportunity to show leadership on key issues in the state, such as sustainability. The City needs to make investments based on an integrated framework that compares lifecycle costs and benefits of all City investments and to encourage sustainable practices by individuals		

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
				and organizations through education, technical assistance, and incentives.		
				Accommodate Growth: Increased growth in Olympia is anticipated. Citizens need to integrate the: quality of new residences, demographics, likely places of residence, housing typology, and prevention of rural and city sprawl. In addition, citizens need to identify housing and service programs for increased populations of seniors and homeless.		
				Integrate Shoreline Management Program (SMP): Special coordination is necessary to integrate the SMP with the Comprehensive Plan. Olympians value ample public space along their marine shoreline and waterways to balance growth downtown.		
				Revitalize Our Downtown: Located on Puget Sound and along the Deschutes River, downtown is the site of many historic buildings and places, and is home to many theatres, galleries, and unique shops as well as the State Capitol. At the same time, Olympia's downtown has yet to become the walkable, comfortable place the community desires. To add vibrancy while retaining our desired small town feel will require more downtown residents, better amenities, attractive public spaces, green space,		
				thriving local businesses, and integrated standards for design.  Conserve and Protect Limited Natural Resources: As we grow, Olympia will become a		
				higher density city and our land and water supplies will need to support more people. We can take advantage of growth as a tool to reshape our community into a more sustainable		
				form; to do so we must balance growth, use our resources wisely, and consider the carrying capacity of the land.		
				Address Climate Change: The impetus of the sea level rise challenge described above is climate		

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
				change. Rising global greenhouse gas emissions are contributing to the melting of the polar ice caps, rising sea levels and more frequent extreme weather events. The City of Olympia is committed to working with the public and other regional partners to take actions that will reduce our community's overall greenhouse gas emissions and prepare for changing climate.		
				Address Climate Change and Sea Level Rise: Sea level could rise in Olympia by 50 inches or more over the next century due to warming of the oceans and settling land. This will put much of Olympia's downtown at risk of flooding since it lies only one to three feet above the current highest high tides. Over the next 20 years, the City will continue to explore how to address sealevel rise impacts on our downtown.		
				Fund a Long-term Vision: The economy fluctuates and funding circumstances change. This affects our ability to carry out planned actions over the years. Present resources are already stretched thin, and there is little ability to take on new programs without new revenue sources. We must identify funding strategies, explore operating efficiencies and develop partnerships to provide the diversity and		
				flexibility to fund our vision.  [[Photo: Young Olympians Plant Tree]]  For More Information  • The Washington State Growth  Management Act Destablishes rules to guide the development of comprehensive plans and development regulations that shape growth over a 20-year horizon  The Buildeble Leads Beauty Paragent destablishes and development regulations that shape growth over a 20-year horizon		
				• The Buildable Lands Report  Prepared for Thurston County by the staff of the Thurston Regional Planning Council helps Olympia to determine the quantity of land to provide for population and employment growth.		

Chapter	Council Recommendation	Meeting Date	Location - Currently Reads	Revised Content      Learn more about how [[hyperlink: the Comprehensive Plan guides City actions.]]     The [[hyperlink: City's Action Plan]] includes a collaborative public process for selecting specific actions to carry out the Comprehensive Plan, and includes timeframes, partnerships and performance measures.	Hyperlink	Photo Revision; Map Revision
				<ul> <li>Current and past [[hyperlink: technical analyses and reports regarding sea level rise in Olympia]] can be reviewed on the City's Sea Level Rise webpage.</li> </ul>		
Community Values & Vision	Council recommended staff changes	9/9/2014	"Our Natural Environment", "Our Vision for the Future:", second paragraph:			
			Olympia's unique natural setting will continue	Olympia's unique natural setting will continue to		
			to make our city great. By working closely with	make <del>our city-Washington State's capital city</del> great. By working closely with surrounding		
			surrounding governments we can successfully preserve, protect and restore the natural	governments we can successfully preserve,		
			heritage we share.	protect and restore the natural heritage we share.		
Community	Council recommended staff	9/9/2014	"Land Use and Urban Design", "Our Vision for			
Values & Vision	changes		the Future", second paragraph:			
			We envision a city of pedestrian-oriented	We envision a <u>capital</u> city of pedestrian-oriented		
			streetscapes, livable and affordable	streetscapes, livable and affordable		
			neighborhoods, safe and meaningful street life, and high-quality civic architecture. Through	neighborhoods, safe and meaningful street life, and high-quality civic architecture. Through		
			collaboration with other agencies and partners,	collaboration with other agencies and partners,		
			our urban waterfront will be a priceless asset,	our urban waterfront will be a priceless asset,		
			eventually running along the Deschutes River	eventually running along the Deschutes River		
			from Tumwater's historic buildings, down past	from Tumwater's historic buildings, down past		
			Marathon and Heritage parks to Percival Landing and the Port Peninsula.	Marathon and Heritage parks to Percival Landing and the Port Peninsula.		
Community Values & Vision	Council recommended staff changes	9/9/2014	"Public Health, Parks, Arts and Recreation", "An arts magnet":			
			The City will continue to sponsor and support	The City will continue to sponsor and support		
			music and art events and festivals, which	music and art events and festivals, which attract		
			attract residents and visitors from throughout	residents and visitors from throughout the area.		
			the area. The City will take advantage of	The City will take advantage of provisions in		
			provisions in state law to fund art throughout	state law to fund art throughout the City capital.		

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			the City.			
Community Values & Vision	Council recommended staff changes	9/9/2014	"Economy", "What Olympia Values:"			
			Olympians recognize the importance of our	Olympians recognize the importance of our		
			quality of life to a healthy economy and value	quality of life to a healthy economyand-We		
			our community businesses as a source of family	value our status as Washington state's capital,		
			wage jobs, goods and services, and various	as well as our community businesses as a source		
			other contributions that help us meet	of family wage jobs, goods and services, and		
			community goals.	various other contributions that help us meet		
Camananita	Council recommended stoff	9/9/2014	"Economy", "Our Vision for the Future", 1st	community goals.		
Community Values & Vision	Council recommended staff changes	9/9/2014	paragraph			
			Olympia's economy is healthy due to a diverse	Olympia's economy is healthy due to a diverse		
			mix of new and existing employment sectors.	mix of new and existing employment sectors-, in		
				addition to being the center of state		
				government.		
Community	Council recommended staff	9/9/2014	"Economy", "Our Vision for the Future:",			
Values & Vision	changes		second paragraph			
			Because of our careful planning the Olympia	Because of our careful planning the Olympia		
			economy will remain stable, especially when	economy will remain stable, especially when		
			compared to similar cities throughout the state	compared to similar cities throughout the state		
			and region. The City's investment in the	and region. The City's investment in the		
			downtown will encourage market-rate housing,	downtown will encourage market-rate housing,		
			many new specialty stores and boutiques, and	many new specialty stores and boutiques, and		
			attract visitors to places such as Percival	attract visitors to places such as Percival		
			Landing, the Hands on Children's Museum, and	Landing, the Hands on Children's Museum, and		
			our many theatre and art venues. Its work to	our many theatre and art venues. Its work to		
			strengthen regional shopping nodes, such as the area around Capital Mall, will provide high-	strengthen regional shopping nodes, such as the area around Capital Mall, will provide high-		
			density housing, transit, pedestrian and bicycle	density housing, transit, pedestrian and bicycle		
			access, making Olympia a popular destination	access, making Olympia our state capital a		
			to live, work, play and study.	popular destination to live, work, play and study.		
Public				, , , , , , , , , , , , , , , , , , , ,		
Participation &						
Partners						
Natural	Council recommended staff	9/9/2014	Add a new 7th bullet following the caption	Identifying land at greatest risk for		
Environment	changes		"Using Our Land Wisely", bottom of Pg. 39 of	preservation, enhancement, and		
			the Council Draft	stewardship to support a diversity of wildlife		
				habitat and species.		
Natural	Council recommended staff	9/9/2014	Add three new staff recommended paragraphs			
Environment	changes		directly following the 8 <sup>th</sup> bullet item following	Sensitive Areas map reflects those areas		

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			the caption "Using Our land Wisely".	in the City and UGA that are already preserved as open space, or that may be good opportunities for future preservation as open space.		•
				Shown on the map are environmentally sensitive areas, such as steep slopes, flood plains, wetlands, and significant wildlife habitat. Many of these areas are protected by Critical Areas regulations, so the map serves to highlight those		
				areas for further evaluation prior to any new development project.		
				The map also reflects locations where there may be a greater potential for creating or enhancing existing open space corridors for recreation or wildlife		
				habitat. These areas may still be undeveloped, owned or managed by the City, connected to other nearby open space areas, or have environmentally sensitive areas present.		
Natural Environment	Council recommended staff changes	9/9/2014	PN2.6 Conserve and restore wildlife habitat as a series of separate pieces of land, in addition to existing corridors.	PN2.6 Conserve and restore wildlife habitat as a series of separate pieces of land, in addition to in both existing corridors and high-priority separate sites.		
Natural Environment	Council Option 1	9/16/2014	PN4.4 Support the process for determining a balanced and sustainable approach to the management of Capitol Lake; participate when the opportunity is available as a party of significant interest in the outcome.	PN4.4 As a party of significant interest, Ssupport the process for determining a balanced and sustainable approach to the management of the state-owned Capitol Lake; participate when the opportunity is available as a party of significant interest in the outcome.		
Natural Environment	Council Option 2	9/16/2014	PN4.4 Support the process for determining a balanced and sustainable approach to the management of Capitol Lake; participate when the opportunity is available as a party of significant interest in the outcome.	PN4.4 As a party of significant interest, Ssupport the process for determining a balanced, scientifically-grounded and sustainable approach to the management of the Deschutes River, state-owned Capitol Lake and Budd Inlet; participate when the opportunity is available as a party of significant interest in the outcome.		
Natural Environment	Council direction	10/7/2014	PN5.6 Limit or prohibit uses that pose a risk to water supplies in Drinking Water (Wellhead) protection areas based on the best scientific information available and the level of risk.	PN5.6 Limit or prohibit uses that pose a risk to water supplies in Drinking Water (Wellhead) protection areas based on the best scientific information available and the level of risk.		

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			Require restoration of areas that have been degraded.	Require restoration of <u>any such</u> areas that have been degraded.		
Natural Environment	Councilmember Cooper suggestion - Include Figure 4.2.6 Habitat at Risk (Protection Priorities) City of Olympia 2013 Habitat & Stewardship Strategy map into the Natural Environment chapter that is zoomable and scrollable	9/9/2014	For More Information  SHARE  Shoreline Master Program  Master Street Tree Plan  Parks, Arts, and Recreation Plan (2010)  Greenhouse Gas Emissions Report (2005)  Greenhouse Gas Emissions Report (2008)  1991 Climate Action Plan  2011 City of Olympia Engineered Sea-level Rise  2012 Community Update on Sea-level Rise  Thurston Regional Trails Plan (2007)	For More Information  SHARE  Shoreline Master Program Master Street Tree Plan City of Olympia Habitat and Stewardship Strategy (2013) Parks, Arts, and Recreation Plan (2010) Greenhouse Gas Emissions Report (2005) Greenhouse Gas Emissions Report (2008) 1991 Climate Action Plan 2011 City of Olympia Engineered Sea-level Rise 2012 Community Update on Sea-level Rise Thurston Regional Trails Plan (2007)		
Land Use and Urban Design	Council referred solar and alternative energy issues/policies of the Plan to the LUEC	8/12/2014	GL2 and corresponding policies PL2.1, PL2.2, PL2.3, PL2.4, PL2.5			
Land Use and Urban Design	LUEC discussed solar and alternative energy issues/policies at their 8/28/2014 meeting	LUEC Recommendation 8/28/2014	PL2.4 Encourage buildings and site designs that result in energy efficiency and use of solar and other renewable energy.	PL2.4 Encourage <u>and sometimes require</u> buildings and site designs that result in energy efficiency and use of solar and other renewable energy.		
Land Use and Urban Design	Council recommendation	8/12/2014	In the "Housing" section, after the "apartment building" photo, second paragraph after the 6 <sup>th</sup> bullet: (Pg. 103 of Council Public Hearing Draft, Housing section)  Olympia is part of a larger housing market extending throughout Thurston County and beyond. Thus planning for housing is done based on anticipated shares of this larger area. The 2010 Census indicated that Olympia and its urban growth area included almost 26,000 housing units. As estimated in the Thurston Regional Planning Council "Profile," 57% were single-family homes, 39% were multi-family (shared-wall) units, and 4% were manufactured housing. The 2008 Buildable Lands Report for Thurston County estimated that more than 11,000 new housing units will be needed by 2030 to accommodate population growth in	Olympia is part of a larger housing market extending throughout Thurston County and beyond. Thus planning for housing is done based on anticipated shares of this larger area. The 2010 Census indicated that Olympia and its urban growth area included almost 26,000 housing units. As estimated in the Thurston Regional Planning Council "Profile," 57% were single-family homes, 39% were multi-family (shared-wall) units, and 4% were manufactured housing. The 2008 2014 Buildable Lands Report for Thurston County estimated that more than 11,000 about 13,000 new housing units will be needed by 20302035 to accommodate		

Chapter	Council Recommendation	Meeting Date	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			Olympia's urban growth area. Of these, about 60% are expected to be single-family homes.  Based on existing zoning and development patterns, the Buildable Lands Report indicates the area can accommodate almost 15,000 new housing units. In addition to large areas zoned for single-family development, almost 400 acres of vacant multi-family-and duplex zoned land is available. And, an additional 500 acres of vacant and partially-used commercial land can be redeveloped for new housing.	population growth in Olympia's urban growth area. Of these, about 60%-45% are expected to be single-family homes.  Based on existing zoning and development patterns, the-that Buildable Lands Report indicatesd the area can-could accommodate almost 15,000 about 16,000 new housing units. In addition to large areas zoned for single-family development, almost 400 acres of vacant multifamily-and duplex zoned land is-were available. And, an additional 500 acres of vacant and partially-used commercial land can-could be redeveloped for new housing.		A
Land Use and Urban Design	Council direction	9/16/2014	PL8.5 Set absolute maximum building heights to preserve publicly-identified observation points and landmark views, which may include:  Views:  Olympic Mountains Puget Sound Mt. Rainier State Capitol Group Forested hills and slopes Capitol Lake / Estuary Black Hills	PL8.5 Set absolute maximum building heights to preserve publicly-identified observation points and landmark views, which may include:  Views:  - Olympic Mountains - Puget Sound - Mt. Rainier - State Capitol Group - Forested hills and slopes - Capitol Lake / Estuary - Black Hills		
			Observation Points: These may be static or dynamic points-of-view from the examples below, or other parts of Puget Sound, Capitol Campus, public parks, public rights-of-ways, downtown Olympia, or elsewhere in the community:  Puget Sound Marine Navigation Channel Capitol Campus Law Enforcement Memorial West Bay Park, Priest Point Park, North Point of Port Peninsula, Sunrise Park, Madison Scenic Park, and Percival Landing State Avenue, 4th Avenue, Harrison	Description Points: These may be static or dynamic points of view from the examples below, or other parts of Puget Sound, Capitol Campus, public parks, public rights of-ways, downtown Olympia, or elsewhere in the community:  Puget Sound Marine Navigation Channel Capitol Campus Law Enforcement Memorial West Bay Park, Priest Point Park, North Point of Port Peninsula, Sunrise Park, Madison Scenic Park, and Percival Landing State Avenue, 4th Avenue, Harrison		

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			Drive, East Bay Drive, the 4th Avenue Bridge, Olympia Avenue, Boulevard Road, Pacific Avenue, Martin Way, Brawne Street, Foote Street, and Capitol Way  The Olympia Waterfront Route (see 2010 Parks, Arts, and Recreation Plan) Hands-on Children's Museum Olympia City Hall Lee Creighton Justice Center	Drive, East Bay Drive, the 4th Avenue Bridge, Olympia Avenue, Boulevard Road, Pacific Avenue, Martin Way, Brawne Street, Foote Street, and Capitol Way  The Olympia Waterfront Route (see 2010 Parks, Arts, and Recreation Plan) Hands on Children's Museum Olympia City Hall Lee Creighton Justice Center		
Land Use and Co	Council direction	10/7/2014	Urban Corridors section (which precedes Goal GL 13), third and fourth paragraphs:			
			Slightly less intensive land uses at the fringes of these corridors will create a gradual transition from the intense activity of the major street edge to less-dense areas about one-quarter mile from the main street. Similarly, areas furthest from the downtown core are expected to infill and redevelop with excellent support both for cars and for those who walk, bike and use public transit.	The land use designations along these streets vary (see Future Land Use Map at end of this chapter), to promote a gradual increase in density and scale of uses that supports and remains in context with the adjacent neighborhoods. Slightly less intensive land uses at the fringes of these corridors will create a gradual transition from the intense activity of the major street edge to less-dense areas about one-quarter mile from the main street. Similarly, areas furthest from the downtown core are expected to infill and redevelop with excellent support both for cars and for those who walk, bike and use public transit.		
Land Use and Urban Design	Council direction	10/7/2014	PL13.7 Designate different categories of corridors generally as follows:  Areas nearest downtown along Harrison Avenue east of Division Street and the upper portions of the State Street/Fourth Avenue corridor to the intersection of Fourth Avenue and Pacific Avenue should blend travel modes with priority for pedestrian, bicycle and transit systems. These areas should provide for a mix of low-intensity professional offices, commercial uses and multifamily buildings forming a continuous and pedestrian-oriented edge along the arterial streets. There will be a 35 feet height limit if any portion of the	PL13.7 Designate different categories of corridors generally as follows:  Areas nearest downtown along Harrison Avenue east of Division Street and the upper portions of the State Street/Fourth Avenue corridor to the intersection of Fourth Avenue and Pacific Avenue should blend travel modes with priority for pedestrian, bicycle and transit systems.  These areas should provide for a mix of lowintensity professional offices, commercial uses and multifamily buildings forming a continuous and pedestrian-oriented edge along the arterial streets. There will be a 35 feet height limit if any portion of the building is within 100' from a		
			building is within 100' from a single-family residential zone, provided that the City may	single-family residential zone, provided that the City may establish an additional height bonus for		Page <b>2</b>

Chapter	Council Recommendation	Meeting Date	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			establish an additional height bonus for residential development.	residential development except in areas adjacent to a designated historic district.		-
Land Use and	Council direction	10/7/2014	PL20.4 Encourage or require development and	PL20.4 Encourage or require- Support		
Urban Design	Council direction	10/7/2014	public improvements consistent with healthy	development and public improvements		
Orban Design			and active lifestyles.	consistent with healthy and active lifestyles.		
			and active mestyles.	consistent with healthy and active mestyles.		
Land Use and	Council direction	10/7/2014	PL21.3 Include housing, a food store, and a	PL21.3 Include Support housing, a food store,		
Urban Design			neighborhood park or civic green at all	and a neighborhood park or civic green at all		
			neighborhood centers. Allow churches, schools,	neighborhood centers. Allow churches, schools,		
			and convenience businesses and services that	and convenience businesses and services that		
			cater primarily to neighborhood residents.	cater primarily to neighborhood residents.		
			Prohibit auto-oriented uses. Vary the specific	Prohibit auto-oriented uses. Vary the specific		
			size and composition of such centers for	size and composition of such centers for balance		
			balance with surrounding uses; focus	with surrounding uses;. Where practical, focus		
			commercial uses on civic greens or parks, and	commercial uses on civic greens or parks <del>, . and</del>		
			limit the size of commercial uses. (Note: A	Limit the size of commercial uses. (Note: A		
			larger urban center is permitted in the Briggs	larger urban center is permitted in the Briggs		
			Urban Village.)	Urban Village.)		
Land Use and	Council direction	10/7/2014	PL21.4 Allow neighborhood center designs that	PL21.4 Allow neighborhood center designs that		
Urban Design			are innovative and provide variety, but that	are innovative and provide variety, but that		
			ensure compatibility with adjoining uses.	ensure compatibility with adjoining uses.		
			Consider appropriate phasing, scale, design and	Consider appropriate phasing, scale, design and		
			exterior materials, as well as glare, noise and	exterior materials, as well as glare, noise and		
			traffic impacts when evaluating compatibility.	traffic impacts when evaluating compatibility.		
			Require buildings with primary access directly	Require that buildings with include primary		
			from street sidewalks, orientation to any	access directly from street sidewalks, and be		
			adjacent park or green and to any adjacent	oriented toward orientation to the		
			housing, and signage consistent with	neighborhood and any adjacent park or green.		
			neighborhood character.	and to any adjacent housing, Require that and		
				signage <u>be</u> consistent with neighborhood		
Land Use and	Council direction	10/7/2014	Future Land Use Map	character.		
Urban Design	Council direction	10///2014	Tuture Land Ose Iviap	Option 1:		
Orban Design		Option 1 or Option 2	Consider changing the land use designation of	Do not change the land use designation of the		
		option 2 of Option 2	4 properties from Low Density Residential to	four parcels at this time. Suggest the interested		
			Urban Corridor on the Future Land Use Map:	parties submit a formal application for a		
			• 2403 State Avenue	Comprehensive Plan amendment following		
			• 2411 State Avenue	adoption of the Comprehensive Plan Update.		
			• 2411 State Avenue  • 2419 & 2423 State Avenue (Duplex)	Comprehensive Plan amendments are		
			<ul> <li>2419 &amp; 2425 State Avenue (Duplex)</li> <li>2427 State Avenue</li> </ul>	considered annually, and may be combined with		
			2427 State Avenue	a rezone application.		
				Option 2:		
				Change the four parcels from Low Density		
				Residential to Urban Corridor on the Future		

Chapter	Council Recommendation	Meeting Date	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
				Land Use map. Include the parcels in the High Density Neighborhood overlay. If desired the interested parties may submit a rezone application to the City following adoption of the Comprehensive Plan Update, at which point the City would consider changing the zoning and development regulations for the sites		
Transportation	City Manager's April 2014 recommendation – consistent with a public comment on Council's Hearing Draft	Option 1	PT3.4 Require alleys where feasible and practical and retain alleys as public right-of-way	PT3.4 Encourage Require alleys where feasible and practical and retain alleys as public right-ofway.		
Transportation	City Manager's April 2014 recommendation – consistent with a public comment on Council's Hearing Draft	Option 1	PT3.5 Require alleys where feasible and practical behind lots fronting on arterials and collectors, so that houses or businesses can face the street, sidewalks are continuous, and vehicles can access properties from behind.	PT3.5 Require Encourage alleys where feasible and practical behind lots fronting on arterials and collectors, so that houses or businesses can face the street, sidewalks are continuous, and vehicles can access properties from behind.		
Transportation	Language based on a public comment on Council's Hearing Draft	Option 1	PT3.6 The "practicality" and "feasibility" of alleys will be documented using demonstrable and clear criteria so that citizens, developers, and staff have a common understanding that will reduce uncertainty in development and other processes.	PT3.6-The "practicality" and "feasibility" of alleys will be documented using demonstrable and clear criteria so that citizens, developers, and staff have a common understanding that will reduce uncertainty in development and other processes Establish objective criteria in City standards to determine the practicality and feasibility of alley construction for new development.		
Transportation	Language based on a public comment on Council's Hearing Draft	Option 2	PT3.4 Require alleys where feasible and practical and retain alleys as public right-of-way	PT3.4 Require alleys where feasible and practical and retain alleys as public right-of-way.		
Transportation	Language based on a public comment on Council's Hearing Draft	Option 2	PT3.5 Require alleys where feasible and practical behind lots fronting on arterials and collectors, so that houses or businesses can face the street, sidewalks are continuous, and vehicles can access properties from behind.	PT3.5 Require alleys where feasible and practical behind lots fronting on arterials and collectors, so that houses or businesses can face the street, sidewalks are continuous, and vehicles can access properties from behind.		
Transportation	Council direction	10/7/2014	In the "Connectivity" section, insert a new 4 <sup>th</sup> paragraph.	There can be challenges with making street connections. Topography and environmentally sensitive areas can make certain street connections infeasible. Some street connections and the resulting changes to traffic patterns have the potential to affect neighborhood character or disproportionately impact some		

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	Recommendation			residents. The City will balance decisions about		Map Revision
				the value of a street connection with potential		
				impacts to the unique geography, character or		
				historical context of a residential neighborhood.		
				In these cases, policies help guide the analysis of		
				a street connection. When street connections		
				are not made for motor vehicle access, priority		
				will be given to making a connection for		
				bicyclists, pedestrians, emergency vehicles and		
				transit.		
Transportation	Council direction	10/7/2014	PT4.22 Develop measures to demonstrate the	PT4.2221 Develop measures to demonstrate the		
•			connectedness of an area and to help explain	connectedness of an area and to help explain		
			the value of new street or pathway	the value of new street or pathway connections.		
			connections. Measures may include	Measures may include intersection density,		
			intersection density, centerline miles per	centerline miles per square mile, and a route-		
			square mile, and a route-directness index.	directness index.		
Transportation	Council direction	10/7/2014	Insert New Goal - GT5	GT5 Street connections to existing residential		
				areas and in environmentally sensitive areas will		
				be carefully examined before a decision is made		
				to create a connection for motor vehicle traffic.		
Transportation	Council direction	10/7/2014	New Policy PT5.1	PT5.1 Seek to avoid street connections through		
				wetlands or other critical areas by examining		
				alternative street alignments. Fully mitigate		
				impacts when a street connection in an		
				environmentally sensitive area is determined to		
				be the preferred option.		
Transportation	Council direction	10/7/2014	PT4.21 becomes PT5.2	PT4.215.2 Pursue all street connections because		
			PT4.21 Pursue all street connections because a	a well-connected street system improves the		
			well-connected street system improves the	safety and efficiency for all modes of travel.		
			safety and efficiency for all modes of travel.	Carefully examine proposed street connections		
			When a street connection is proposed to an	to existing residential neighborhoods. When a		
			existing residential neighborhood, the	street connection is proposed to an existing		
			developer, City, or County will analyze the	residential neighborhood, tThe developer, City,		
			street connection with the involvement of	or County will analyze the street connection		
			affected neighborhoods and stakeholders.	with the involvement of affected neighborhoods		
			Consideration will be given to the	and stakeholders. Consideration will be given to		
			neighborhood character and context,	unique the neighborhood character and context,		
			particularly any direct impacts of a street	particularly any direct impacts of a street		
			connection on established neighborhoods. This	connection on established neighborhoods. This		
			analysis will determine whether or not to	analysis will determine whether or not to		
			construct the street connection for motor	construct the street connection for motor		
			vehicle traffic. In all cases, priority will be given	vehicle traffic. <del>In all cases, priority will be given</del>		
			to pedestrian, bicycle and emergency vehicle	to pedestrian, bicycle and emergency vehicle		
			access. Affected neighborhoods and other	access. Affected neighborhoods and other		
	1		stakeholders will be consulted before a final	stakeholders will be consulted before a final		

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decision is made and be involved in identification of any potential militipation measures. As appropriate, this evaluation will include:  • Effects on the overall city transportation system  • Opportunities for making additional connections that would reduce neighborhood impacts of the potentians, biocylists, transful sorting to predictings, biocylists, transful users, and motorists  • Impacts on directness of travel for emergency-, public, and commercial-service vehicles  • An assessment of travel patterns of the larger neighborhood area and volumes at nearby major intersection  • An assessment of travel patterns of the larger neighborhood area and volumes are expected to exceed the typical onge for that classification of the life major and pollution  • Identification of logographical barriers  • Bicycle and pedestrian salety  • Note impacts and are pollution  • Likelihood of diverting significant cross-town arterial traffic not local neighborhood streets  • Iffectiveness of proposed traffic-calming measures  • Conderation of the information in Appendix A of this chapter  • The cool of a street connection and the cools of any afternation on the cools of any afternative opposed to the connection and the cools of any afternative opposed to the connection and the cools of any afternative opposed to the connection and the cools of any afternative opposed to the connection and the cools of any afternative opposed to the connection and the cools of any afternative opposed to the connection of a street connection on and the cools of any afternative opposed to the connection of the connection of the connection of a street connection and the cools of any afternative opposed to the connection of the co	

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				Consideration of the information in Appendix A of this chapter		
Transportation	Council direction	10/7/2014	New Policy PT5.3	PT5.3 In the event that a street connection is not made for motor vehicles, priority will be given to pedestrian, bicycle, transit and emergency vehicle access.		
Transportation	Council direction	10/7/2014	Following new Policy PT5.3, delete Change Box, and PT4.22	[[Change: New policy reflecting the Olympia Transportation Mobility Strategy recommendation to develop a connectivity measure.]]  [[PT4.22]] Develop measures to demonstrate the connectedness of an area and to help explain the value of new street or pathway connections. Measures may include intersection density, centerline miles per square mile, and a route directness index.		
Transportation	This language had been suggested by Planning Commissioners Jerry Parker and Roger Horn and accepted by Council prior to the Council public hearing draft being issued, but a drafting error kept it from being included in that draft.		PT4.23 becomes PT5.4 PT4.23 Build bicycle and pedestrian facilities, traffic calming devices and any other functional improvements, as needed, to address safety concerns on newly connected streets at the time when street connections are made. This policy applies to arterials, major collectors and neighborhood collectors. These improvements must be made to the segment of street between the intersections of two comparable or larger street classes.	ennected streets and build any needed improvements at the time when street connections are made. Define what constitutes safety improvements in the Engineering Design and Development Standards.		
Transportation	Council direction	10/7/2014	By adding the new Goal 5 section, all subsequent Goals and Policies in the Transportation Chapter will be renumbered.	Goal 6 becomes Goal 7, Goal 7 becomes Goal 8,		
Transportation	Council direction	10/7/2014	GT14 The urban corridors of Martin Way, Pacific Avenue, east 4 <sup>th</sup> and State Avenues, portions of Harrison Avenue, Black Lake Boulevard and Cooper Point Road are vibrant mixed-use areas where a large portion of trips are made by walking, biking and transit. (See Appendix H Corridor Map for urban corridors. See Land Use and Urban Design chapter for specific land use designations.)	GT14 The urban corridors of Martin Way, Pacific Avenue, east 4 <sup>th</sup> and State Avenues, Capitol Way/Boulevard and portions of Harrison Avenue, Black Lake Boulevard and Cooper Point Road are vibrant mixed use areas where a large portion of trips are made by walking, biking and transit. (See Appendix H Corridor Map for urban corridors. See Land Use and Urban Design chapter for specific land use designations.)		
Transportation	Council direction	10/7/2014	PT14.4 Partner with cities of Lacey and	PT14.4 Partner with cities of Lacey and		

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			Tumwater to pursue the coordinated transportation and land use objectives identified for the urban corridors of Martin Way, east 4 <sup>th</sup> and State Avenues and Pacific Avenue.	Tumwater to pursue the coordinated transportation and land use objectives identified for the urban corridors of Martin Way, east 4 <sup>th</sup> and State Avenues and Pacific Avenue.		
Transportation	Council direction	10/7/2014	PT28.3 Encourage property owners to voluntarily maintain their sidewalks and planter strips or, in some cases, require them to do so by enforcing codes.	PT28.3 Encourage Require property owners to voluntarily maintain their sidewalks and planter strips or, in some cases, require them to do so by enforcing codes.		
Transportation	Council direction	10/7/2014	Appendix A, change caption "US Highway 101 Access"	US Highway 101 Access US 101/West Olympia Access Project		
Transportation	Council direction	10/7/2014	Appendix A, delete caption "West Olympia Access Study, Phase I"	West Olympia Access Study, Phase I		
Transportation	Council direction	10/7/2014	Appendix A, following former caption "West Olympia Access Study, Phase I" insert new 5 <sup>th</sup> paragraph.	In cooperation with WSDOT, the extensive process to development of an Interchange  Justification Repot for these new ramps began in 2014. This report will include traffic analysis, environmental review, and initial design work.		
Transportation	Council direction	10/7/2014	Appendix A, text following caption "West Olympia Access Study, Phase II: Local Street Analysis  West Olympia Access Study, Phase II: Local Street Analysis	West Olympia Access Study, Phase II: Local Street Analysis		
			A future phase of this study will examine the proposed capacity improvements associated with planned access ramps on US 101 (identified in Phase I above) and integrate these improvements into the local street	A future phase of this study will examine the proposed capacity improvements associated with planned access ramps on US 101 (identified in Phase I above) and integrate these improvements into the local street system.		
			During public outreach for Phase I of this study, citizens shared many comments about the function of the local street system and the ability to walk, bike and use transit in this area. Phase II will consider and address these suggestions, identify improvements needed to	During public outreach for Phase I of this study, citizens shared many comments about the function of the local street system and the ability to walk, bike and use transit in this area. Phase II will consider and address these suggestions, Future related work will- identify improvements needed to the local street		
			increase walking, biking and transit trips, and look for ways to improve street and pathway connectivity.  Decatur Street and 16th Avenue Connections	network to increase walking, biking and transit trips, and look for ways to improve street and pathway connectivity.  Decatur Street and 16th Avenue Connections		
			Decatur Street is a proposed major collector	Decatur Street is a proposed major collector		

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			connecting 9th Avenue to Caton Way. Today, a bike and pedestrian pathway exists but the street is not open to motor vehicles. Sixteenth Avenue connects Fern Street to Carriage Loop. This street was closed after the earthquake in 2001, which damaged the 4th Avenue bridge, changed traffic patterns in the southwest area, and increased use of this connection. The City Council closed this street to motor vehicles after concerns were raised by residents near the connection.	connecting 9th Avenue to Caton Way. Today, a bike and pedestrian pathway exists but the street is not open to motor vehicles. Sixteenth Avenue connects Fern Street to Carriage Loop. This street was closed after the earthquake in 2001, which damaged the 4th Avenue bridge, changed traffic patterns in the southwest area, and increased use of this connection. The City Council closed this street to motor vehicles after concerns were raised by residents near the connection.		•
			Any decision on whether to connect Decatur Street to Caton Way and open 16th Avenue as a connection for vehicles will not be made until the West Olympia Access Study Phase II is complete.	Any decision on whether to connect Decatur Street to Caton Way and open 16th Avenue as a connection for vehicles will not be made until the West Olympia Access Study Phase II is complete.		
			Some residents have raised concerns about the connection, and the impacts of increased traffic and changed traffic patterns in the residential area. A system of traffic-calming devices has been installed in the Southwest Olympia Neighborhood and on Decatur Street, and more	Some residents have raised concerns about the connection, and the impacts of increased traffic and changed traffic patterns in the residential area. A system of traffic calming devices has been installed in the Southwest Olympia Neighborhood and on Decatur Street, and more		
			are planned, in anticipation of the connection. These devices should be effective in reducing the volume of through-traffic from outside the immediate neighborhood, if this connection is made. Traffic around this connection should be monitored to assure that the new connection is	are planned, in anticipation of the connection.  These devices should be effective in reducing the volume of through traffic from outside the immediate neighborhood, if this connection is made. Traffic around this connection should be monitored to assure that the new connection is		
			serving mostly local circulation needs. (Ordinance #6389, 1/24/06)  These connections would be made contingent upon completion of Phase II of the Olympia West Access study.	serving mostly local circulation needs. (Ordinance #6389, 1/24/06)  These connections would be made contingent upon completion of Phase II of the Olympia West Access study.		
Transportation	Council direction	10/7/2014	Appendix A, "Urban Corridors, Strategy Corridors and Bus Corridors" caption, second paragraph following caption "Urban Corridors":			
			Urban Corridors are the major arterials in our system, that correspond with the highest density land uses. More than just the street system, an Urban Corridor includes the area up	Urban Corridors are the major arterials in our system, that generally correspond with the highest density land uses. More than just the street system, an Urban Corridor includes the		

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	Accommendation		to a quarter mile on either side of these arterials. These corridors are east 4th and State Avenues, Martin Way, Harrison Avenue, and the triangle on the Westside shaped by Harrison Avenue, Cooper Point Road and Black Lake Boulevard. Capitol Way/Boulevard is not included in the Urban Corridor designation because the area south of Capitol Campus will not likely see the increased densities planned for Urban Corridors. This neighborhood, which includes a National Historic District is built out and will retain a residential neighborhood function and character. Consistent with the 2025 Regional Transportation Plan, these corridors are shown on the Corridors Map, Appendix H. The Future Land Use Map in the Land Use Chapter shows the urban corridor land use designation.	area up to a quarter mile on either side of these arterials. These corridors are east 4th and State Avenues, Martin Way, Harrison Avenue, Capitol Way/Boulevard, and the triangle on the Westside shaped by Harrison Avenue, Cooper Point Road and Black Lake Boulevard. Capitol Way/Boulevard is not included in the Urban Corridor designation because the area south of Capitol Campus will not likely see the increased densities planned for Urban Corridors. This neighborhood, which includes a National Historic District is built out and will retain a residential neighborhood function and character. The land use designations along these streets vary (see Future Land Use Map in the Land Use Chapter), to promote a gradual increase in density and scale of uses that supports and remains in context with the adjacent neighborhoods. These streets remain urban corridors for transportation planning purposes, and to be consistent with Regional Transportation Plan. Consistent with the 2025 Regional Transportation Plan, these Urban corridors are shown on the Corridors Map, Appendix H. The Future Land Use Map in the Land Use Chapter shows the urban corridor land use designation.		
Transportation	Council direction	10/7/2014	Appendix B: Transportation 2030 Street Capacity and Connectivity Project List and Maps  Transportation 2030 Northeast map Transportation 2030 Southeast map Transportation 2030 Westside and Downtown map	Appendix B: Transportation 2030 Street Capacity and Connectivity Project List and Maps  Note: Modifications will be made to Transportation 2030 maps to remove references to street connections at Decatur Street and 16 <sup>th</sup> Avenue.  Transportation 2030 Northeast map Transportation 2030 Southeast map Transportation 2030 Westside and Downtown map		
Transportation	Council direction	10/7/2014	Appendix B  Street Connections  • Hoffman Road connection to Log Cabin	Appendix B  Street Connections  • Hoffman Road connection to Log Cabin		

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		Road extension  Decatur Street connection to Caton Way*  Yauger Way Extension to Top Foods  Kaiser Road connection to Black Lake Boulevard  12th/15th Avenue connection from Lilly Road to Sleater-Kinney Road  12th Avenue connection to Ensign Road  Ensign Road connection to Pacific Avenue  Log Cabin Road extension, Boulevard Road to Hoffman Road Phase 1: median  Log Cabin Road extension, Hoffman Road to East City Limits Phase 2: widening/median  Fern Street connection to 16 <sup>th</sup> Avenue  *The Decatur Street and Fern Street connections are contingent upon the completion and findings of Phase II of the Olympia West Access Study.	Road extension  Decatur Street connection to Caton Way*  Yauger Way Extension to Top Foods  Kaiser Road connection to Black Lake Boulevard  12th/15th Avenue connection from Lilly Road to Sleater-Kinney Road  12th Avenue connection to Ensign Road  Ensign Road connection to Pacific Avenue  Log Cabin Road extension, Boulevard Road to Hoffman Road Phase 1: median  Log Cabin Road extension, Hoffman Road to East City Limits Phase 2: widening/median  Fern Street connection to 16 <sup>th</sup> Avenue  *The Decatur Street and Fern Street connections are contingent upon the completion and findings of Phase II of the Olympia West Access Study.		
Utilities	Councilmember Cooper and suggestion and Council recommended	PU11.6 Partner with government entities and other key stakeholders, such as, the State of Washington, LOTT Clean Water Alliance, Port of Olympia, Squaxin Island Tribe, downtown property owners, businesses and residents, environmental groups, and other interested parties.	PU11.6 Partner with government entities and other key stakeholders, such as, the Federal government, State of Washington, LOTT Clean Water Alliance, Port of Olympia, Squaxin Island Tribe, downtown property owners, businesses and residents, environmental groups, and other interested parties.		
Utilities	Council recommended change 9/9/2014 For More Information – new bullet with hyperlink to Sea Level Rise webpage		Current and past technical analyses and reports regarding sea level rise in Olympia can be reviewed on the City Sea Level Rise webpage.		
Public Health, Arts, Parks & Recreation	Council recommended staff 9/9/2014 changes	<b>PR1.1</b> Continue to provide extraordinary parks and community programs that attract tourism and private investment to Olympia, and contribute to our high quality of life.	PR1.1 Continue to provide extraordinary parks and community programs that attract tourism and private investment to Olympia, and contribute to our high quality of life and attract tourism and private investment to Olympia.		
Economy	Council referred review and refinement of Economy Chapter to CERC 8/12/2014  CERC Recommended	1 <sup>st</sup> Photo in Chapter titled "Olykraut" change photo caption:  "An employee at Olympia local business, OlyKraut, stands in front of their wares"	An employee at Olympia local business, OlyKraut, stands in front of their wares		

Chapter	Council Recommendation	Meeting Date	Location - Currently Reads Revised Content		Hyperlink	Photo Revision; Map Revision
_	Changes					
Economy	Council referred review and		What Olympia Values:	What Olympia Values:		
	refinement of Economy Chapter to CERC 8/12/2014 CERC Recommended Changes	10/7/2014	Olympians recognize the importance of our quality of life to a healthy economy, and value our community businesses as a source of family wage jobs, goods and services, and various other contributions that help us meet community goals.	Olympians recognize the importance of our quality of life to a healthy economy, and value our community businesses as a source of family wage jobs, goods and services, and various other contributions that help us meet community goals.		
			Our Vision for the Future:	Olympians recognize the value of a healthy		
			Olympia's economy is healthy due to a diverse mix of new and existing employment.	economy that is stable and sustainable. The health and welfare of the community depends upon there being a range of employment		
			Read more in the Community Values and Vision	opportunities so that we are not dependent on		
			chapter	just one sector for our economic welfare. Local businesses should have access to quality		
			Introduction	infrastructure so that they have what they need in order to engage in commerce. Citizens should		
			SHARE	have access to a broad range of locally produced		
			The strength of Olympia's economy is what	goods and services so that they can be assured		
			determines whether we are able to pay for the	that their money is spent in ways that sustains		
			public services and special features that make	our community. Our community should continue		
			our community a great place to live. And the	to be an active center for arts and recreation –		
			community we create is the most effective tool	and grow and foster their development.		
			we have for attracting and maintaining high-	Education and health care are also critical to a		
			quality job opportunities. The quality of the	stable and sustainable economy – our		
			community is the most powerful economic	community is graced with several premier		
			engine we have.	<u>institutions in each of these sectors and we</u>		
			Olympians have told us they value an economy where:	collaborate with them on projects of mutual benefit.		
			There are plentiful living-wage jobs.	Our Vision for the Future:		
			<ul> <li>Consumers and the City support local entrepreneurs.</li> </ul>	Olympia's economy is healthy due to a diverse mix of new and existing employment.		
			Residents and businesses want many	Olympia's economy is diverse and balanced.		
			of their goods and services to come	Family wage jobs and career opportunities are		
			from local sources.	available to our citizens from multiple sectors,		
			A highly educated workforce,     antropropourial spirit and sulture of	including government and manufacturing and		
			entrepreneurial spirit and culture of innovation energize our economy.	service sector employment. A significant and		
				ever increasing amount of our goods, services		
			<ul> <li>Art projects, art events, and support for the arts are integral to the community</li> </ul>	and food is locally sourced. We emphasize		
			and its economy.	sustainable business practices and		
			and its economy.	environmentally friendly development.		
		l				Pago <b>25</b>

	Chapter	Council Recommendation	Meeting Date	Location – Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision	
			<u></u>	A healthy economy must provide jobs that pay	Read more in the Community Values and Vision			Formatted: Font: +Body (Calibri), 11 pt, Font
		1	1		chapter			color: Auto
1		1	1	allows a household to meet its basic needs		1		Formatted: Space After: 0 pt, Widow/Orphan
		1	1	without the need for public assistance. The	Introduction	1		control
1		1	1	level of a living wage will vary based on the size		1		
Ì		1	1	and makeup of the household.	The strength of Olympia's economy is what	1		
		1	1	·	determines whether we are able to pay for the	1		
		1	1	The table below shows living wages calculated	public services and special features that help to	1		
		1	1	for Olympia residents, based on the cost of	make our community a great place to live. And	1		
		1	1	food, housing, transportation, child care, and	the community we create is the most effective	1		
		1	1	other basic needs; it assumes full-time, year-	tool we have for attracting and maintaining	1		
		1	1		high quality job opportunities. A diverse and	1		
		1	1		healthy economy provides a reliable tax base	1		
		1	1	Table: Olympia Living Wage (2010 data)	that generates revenues sufficient to keep pace	1		
		1	1	J	with inflation. The quality of the community is	1		
		1	1		the most powerful economic engine we have <u>for</u>	1		
		1	1	run, it must be able to absorb market changes	attracting and maintaining high quality job	1		
		1	1	and business-cycle fluctuations. This often	opportunities.	1		
"			ı	requires a diverse economy, which can cushion	opportunities.	1		
ıl			ı	the imposet of any angular actions in dealing A	We have been told by Olympians have told us	1		Formatted: Font: +Body (Calibri), 11 pt, Font
			ı	l boolthy, acomomy, measides a roliable tay base	they value an economy where:	†		color: Auto
1			i	that generates revenues sufficient to keep pace	they value an economy where.			Formatted: Font: +Body (Calibri), 11 pt, Font
			ı	with inflation. When Olympia's economy stalls	There are plentiful living-wage jobs	1		color: Auto
			ı	and taxes can't pay for existing programs, the	Consumers and the City support local	†		Formatted: Font: (Default) +Body (Calibri), 11
			ı	City must eliminate jobs and services and	entrepreneurs.	†		pt, Font color: Auto
			i	construct fewer capital facilities to balance its	Residents and businesses want many of	1		Formatted: Font: (Default) +Body (Calibri), 11
			i	budget.	their goods and services to come from	1		pt, Font color: Auto
			ı	Olympia's Economic Profile	local sources.	1		Formatted: Font: (Default) +Body (Calibri), 11
			ı		<ul> <li>A highly educated workforce,</li> </ul>	1		pt, Font color: Auto
			ı	SHARE	entrepreneurial spirit and culture of	<del> </del>		Formatted: Font: (Default) +Body (Calibri), 11
			ı	In general, cities play a relatively small part in	1	1		pt, Font color: Auto
			ı	the economic development arena, and Olympia	Art projects, art events, and support for	1		Formatted: Font: (Default) +Body (Calibri), 11
			ı	is no exception. However, the City has the	the arts are integral to the community	†		pt, Font color: Auto
			í	following roles:	and its economy.	1		(64, 500
- 1			ı	Using its land-use authority to provide	allu its economy.	1		
			ı		A healthy economy must provide jobs that pay a	1		Formatical Fonty (Pody (Calibri) 11 pt Font
			ı		living wage, usually defined as a wage that	+		Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
			i	3 , - ,	allows a household to meet its basic needs	1		
			i			1		
			i	·	without the need for public assistance. The level of a living wage will vary based on the size and	1		
			ı		makeup of the household.	1		
		1	1	and the second s	makeup of the flousehold.	1		
		1	1	private entities that have a more direct	The table below shows living wages calculated	1		
		1	1	role in economic development, such as	for Olympia residents, based on the cost of food,	1		
			i	ports, business associations, and	housing, transportation, child care, and other	1		
'1				economic development associations.	Hodsing, transportation, since 22, 2, 21.			

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			Developing and maintaining the infrastructure healthy businesses and	basic needs; it assumes full-time, year-round employment.		*
			<ul><li>neighborhoods need.</li><li>Investing in traditional infrastructure,</li></ul>	<del>Olympia Living Wage</del>		
			such as roads, sewer and water service, as well as in schools, parks, arts, and	<del>(2010 data)</del>		
			the natural environment.	Table Deleted		
			In 2013 the City initiated an economic development planning process to consider creating a Community Renewal Area in downtown and to provide an assessment of the broader real estate market. This process resulted in the preparation of two key reports: Investment Strategy: Olympia's Opportunity Areas and the Downtown Olympia Community	See the Appendix A links in the "For More Information" section at the end of this chapter for more information about what constitutes a living wage in our community, cost-burdened households and middle income housing affordability. For a healthy economy to thrive over the long run, it must be able to absorb		
			Renewal Area Feasibility Study. These reports will help to refine the City's approach to economic development over the coming years and underpin the City's Community Renewal Area planning process.	market changes and business cycle fluctuations. This often requires a diverse economy, which can cushion the impact of one or more sectors in decline. A healthy economy provides a reliable tax base that generates revenues sufficient to keep pace with inflation. When Olympia's economy stalls and taxes can't		
			The <i>Investment Strategy</i> report provided a community-wide assessment of key redevelopment opportunity areas. Six geographic areas were examined in detail:	pay for existing programs, the City must eliminate jobs and services and construct fewer capital facilities to balance its budget.		
			Table: Key Redevelopment	Olympia's Economic Profile		
			Opportunity Areas  This report recommends the City manage its	In general, cities Cities play a relatively small part critical role in supporting local economic		
			development area assets as a portfolio that adheres to the community vision. This approach includes: (1) strategically investing in	activity. Without municipal services, economic activity and development is simply not possible.		
			infrastructure improvements, such as roadways, streetscape improvements, and	In turn the commerce that takes place in our community is responsible for much of the revenue that the City receives by way of taxes		
			property acquisition; (2) making necessary or desired regulatory adjustments, such as zoning changes; and (3) creating partnerships with	and fees that are used to help to support our quality of life. In the economic development		
			developers and property owners to generate development returns that remain sensitive to	arena, and Olympia is no exception. However, the City has the following roles:		
			market demand.	Using its land-use authority to provide places for businesses to locate.		
			Olympia's three top employers:	Maintaining an efficient, fair,		

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Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision		
			Government:	transparent, and predictable permitting				
			Olympia is the capital of Washington and seat	process that reduces business-cost and				
			of Thurston County, and both provide many	timeline uncertainties.				Formatted: Font: (Default) +Body (Calibri), 11
			local jobs. In fact, government was the largest	Collaborating with other public and				pt, Font color: Auto
			employer in Thurston County in 2010,	private entities that have a more direct				
			contributing nearly 36,000 jobs. What's more,	role in economic development, such as				
			many of these government jobs are tied to our	ports, business associations, and				
			more diverse, statewide economy, which helps	economic development associations.				
			to shield our community from economic	Developing and maintaining the				
			swings. Fluctuations in state government can	infrastructure healthy businesses and				
			affect our local economy.	neighborhoods need.				
				<ul> <li>Investing in traditional infrastructure,</li> </ul>				
			According to the <i>Investment Strategy</i> report,	such as roads, sewer and water service,				
			"State government will remain a key industry in	as well as in schools, parks, arts, and the				
			Thurston County, but its employment is	natural environment.				
			forecast to decrease. State government is the	<ul> <li>Commissioning reports, such as the</li> </ul>				
			largest employer in Thurston County, with	Investment Strategy: Olympia's				
			20,071 employees in 2013. Total state	Opportunity Areas and the Downtown				
			employment has been fairly flat since 2002,	Olympia Community Renewal Area				
			and has decreased since 2008. State	Feasibility Study, to provide information				
			government employment appears not to be	for the community to make informed				
			growing in the near-term. This will likely affect	decisions about its economic future.				
			demand for office space within the County.					Formatted: Font: (Default) +Body (Calibri), 11
			However, almost a third of state government	In 2013 the City initiated an economic			•	pt, Font color: Auto
			employees statewide (32%) are over 55 years	development planning process to consider				Formatted: Indent: Hanging: 0.01", Don't
			of age. As these employees retire over the next	creating a Community Renewal Area in				adjust space between Latin and Asian text, Don't adjust space between Asian text and
			decade, many of those positions will likely be	downtown and to provide an assessment of the				numbers
			filled with younger employees. This trend could	broader real estate market. This process				
			impact the demand for residential housing	resulted in the preparation of two key reports:				
			within Thurston County, regardless of the	Investment Strategy: Olympia's Opportunity				Formatted: Font: +Body (Calibri), 11 pt, Not
			overall size of state government."	Areas and the Downtown Olympia Community				Italic
			The report continues, "while the State's office	Renewal Area Feasibility Study. These reports				
			use has recently declined, in the last legislative	will help to refine the City's approach to				
			session, it committed to consider a major	economic development over the coming years				
			investment in a 200,000 square foot office	and underpin the City's Community Renewal				
			building downtown to accommodate its own	Area planning process.				Formatted: Font: +Body (Calibri), 11 pt
			needs for new office space. Adding this new					
			square footage for State uses suggests that the	The Investment Strategy report provided a				
			existing vacancies in the private office market	community-wide assessment of key				
			are unlikely to be filled with State workers, and	redevelopment opportunity areas. Six				
			that the City may continue to see a trend	geographic areas were examined in detail:				
			toward conversion of downtown office space to					
			housing and other uses".	Table Deleted: Opportunity Sites				
			Health care:	This report recommends the City manage its				

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision	
			Olympia is also a regional medical center,	development area assets as a portfolio that		A.	
			serving Thurston, Mason, Gray's Harbor and	adheres to the community vision. This approach			
			Lewis counties. Health care is the Thurston	includes: (1) strategically investing in			
			County's second largest employment sector,	infrastructure improvements, such as roadways,			
			with an estimated 11,595 jobs.	streetscape improvements, and property			
				acquisition; (2) making necessary or desired			
			Retail:	regulatory adjustments, such as zoning changes;			
			Olympia's shopping mall, auto mall, and	and (3) creating partnerships with developers			
			downtown business core make it the region's	and property owners to generate development			
			largest retail center, providing significant sales	returns that remain sensitive to market demand.			
			tax revenue. Retail provides an estimated				
			11,076 jobs in 2010 and is the county's third	Olympia's three top employers:			
			largest employment sector. However, unlike	<u> </u>			
			our government and health care employers, retail provides an average living wage that is	Government:			
			,	Olympia is the capital of Washington and seat of			
			just under what the City estimates is needed	Thurston County, and both provide many local			
			for a single adult in Olympia.	jobs. In fact, government Government was the			
			Table: Industry/Ave. # Employees/Avg.	largest employer in Thurston County in 2010,			
				contributing nearly 36,000 jobs. What's more,			
			Annual Wage	manyThe Olympia School District is one of the			
			The Investment Strategy report adds, "The City	largest single employers within the eCity. Many of these government jobs are tied to our more			
			of Olympia is projected to accommodate an	diverse, statewide economy, which helps to			
			estimated additional 18,000 jobs by 2035. Of	shield our community from economic swings.			
			those, almost 75% of new jobs in Olympia will	Fluctuations However, fluctuations in state			
			be in commercial sectors. Jobs in industrial	government <del>can a</del> ffect our local economy.			
			sectors (10%) and government (15%) will make	government can arrect our local economy.			
			up the remainder of new employment.	According to the <i>Investment Strategy</i> report,			
			Countywide, the sectors with the largest	"State government will remain a key industry in			
			forecasted new jobs are professional and	Thurston County, but its employment is forecast			
			business services. However, Thurston Regional	to decrease. State government is the largest			
			Planning Council's forecasts have construction	employer in Thurston County, with 20,071 "			
			employment growing substantially with total	employees in 2013. Total state employment has			
			construction employment more than doubling	been fairly flat since 2002, and has decreased			
			by 2040 from 5,620 in 2010 to 12,700.	since 2008. State government employment			
			Manufacturing employment is also forecasted	appears not to be growing in the near-term. This			
			to increase but at a much slower rate adding	will likely affect demand for office space within			
			about 500 jobs from 2010 to 2040."	the County. However, Given that our state's			
				population is projected to grow significantly, it is			
			Education and Entertainment	very likely that employment with the state of			
			Olympia is the region's restaurant, art and	Washington will continue to contribute in a			
			entertainment Center. There are three nearby	positive way to our local economy in the long-			
			colleges, The Evergreen State College, St.	term. State employment helps to sustain our			
			Martin's University, and South Puget Sound	skilled and well educated workforce, which in			
			Community College, which have a major impact	turn provides an attractive labor force for			

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Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			on the culture of our community, and our high average level of education.	private sector companies to draw from as they make decisions about where to locate.		
			The Port of Olympia Olympia is also the only city in Thurston County with a deep water harbor. The Port of Olympia operates a marine import and export terminal, the largest recreational boating marina on South Puget Sound, and a state-of-the-art boatyard. The Port is also the home of many private, marine-related businesses, the Batdorf & Bronson Roasting House, the Olympia Farmers' Market, and many professional offices and retail businesses.	The state has also been moving away from leasing private space to house its employees. A new 200,000 square foot office building is in the planning stages for the Capital Campus block located at the northwest corner of Capitol Way and 11 <sup>th</sup> Avenue. This will likely mean that there will continue to be an excess of office space available for rent in the greater Olympia area. Other issues like school funding mandates may also impact the size of the State's work-force and its leasing practices.		
			Among our partners in economic development, the Port of Olympia has the closest relationship to Olympia's economy, and its mission is to grow the Thurston County economy, move people and goods, and improve the County's recreation options and environment. The Port is a special-purpose district, and its boundaries are the same as Thurston County's.	The Investment Strategies report calls out that almost a third of state government employees statewide (32%) are over 55 years of age. As these employees retire over the next decade, many of those positions will likely be filled with younger employees. This trend could impact the demand for residential housing within Thurston County, regardless of the overall size of state		
			The Port owns 200 acres along Budd Inlet near Olympia's central business district. The Comprehensive Scheme of Harbor Improvements, the Port's land-use plan for its Olympia properties, includes industrial uses in the vicinity of the Marine Terminal,	government."—. A younger state workforce could likely lead to a higher demand for multifamily housing that is supported by transit.  Data from the Thurston Regional Planning Council's Sustainable Thurston report suggests that the "millennial" generation prefers urban		
			recreational boating uses at the Swantown Marina and Boatyard, and mixed uses in the Market, North Point, and East Bay Districts. Recreational uses are envisioned throughout its mixed-use districts and the Marina. For example, the East Bay District is a significant	multifamily housing options over suburban life styles. The changing demographics of Olympia's workforce will impact the City in several ways.  There will likely be a demand for more downtown multifamily housing as millennials seek housing near their place of employment.		
			investment and downtown redevelopment opportunity, home to the Hands On Children's Museum and East Bay Plaza.  Although a smaller factor in our local economy	Also, a retiring workforce will likely lead to the need and interest in more senior services and senior-oriented activities. These changes provide opportunities for quality growth in our future.		
			than state government, the Port's potential is significant and gives the City an opportunity to further diversify its economy.	The report continues, "while the State's office use has recently declined, in the last legislative		
			In addition, Olympia is well-served by its	session, it committed to consider a major investment in a 200,000 square foot office		

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			building downtown to accommodate its own	highway network, which includes Interstate 5			
			needs for new office space. Adding this new	and Highway 101, with links to State Route 8			
			square footage for State uses suggests that the	and the Olympic and Kitsap Peninsulas. All of			
			existing vacancies in the private office market	this means Olympia's location provides easy			
			are unlikely to be filled with State workers, and	access to a variety of recreational opportunities			
			that the City may continue to see a trend toward	- from bike trails and kayaking within our city			
			conversion of downtown office space to housing	limits, to skiing and hiking in the mountains, to			
			and other uses".	beachcombing along the coast and regional			
			The Olympia School District is another significant	customers for the area's retail businesses and			
			governmental employer with approximately	health care providers.			
			1,300 employees providing K – 12 education to	Key findings from the Feasibility Study			
			approximately 9,000 students. The school	include: State government anchors the			
			district's capital facility plan includes over	employment base in Thurston County.			
			\$178,000,000 in construction projects and	Government employment is down			
			another \$11,680,000 in small works projects.	though in recovery. State government			
			The Olympia School District's operating budget	employment does not look to be			
			is over \$92,000,000. Future plans include a new	growing in the near-term and will not			
			middle school in Southeast Olympia.	be a driver of the regional economy in			
				the near future. This trend impacts the			
Formatted: Font: +Body (Calibri), 11 pt, Font	•		Health care:	demand for office space, both existing			
color: Auto			Olympia is also a regional medical center,	and new development.			
Formatted: Space After: 0 pt, Widow/Orphar control			serving Thurston, Mason, Gray's Harbor and	<ul> <li>Thurston County benefits from regional</li> </ul>			
			Lewis counties. Health care is the Thurston	economic growth and activity in the			
Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto			County's second largest employment sector,	Puget Sound region that filters down to			
Formatted: Font: +Body (Calibri), 11 pt, Font			with an estimated 11,595 jobs.	the County as the region grows. Joint			
color: Auto				Base Lewis McChord has increased			
Formatted: Font: +Body (Calibri), 11 pt, Font	•		Retail:	demand for housing in the region,			
color: Auto			Olympia's shopping mall, auto mall, and	particularly in Lacey.			
Formatted: Font: +Body (Calibri), 11 pt, Font			downtown business core make it the region's	<ul> <li>Rents for most development types are</li> </ul>			
color: Auto	\\		largest retail center, providing significant sales	still at a low point from the recession,			
Formatted: Font: +Body (Calibri), 11 pt, Font	\		tax revenue. Retail provides an estimated	which makes it difficult for new			
color: Auto			11,076 jobs in 2010 and is the county's third	development to substantially increase			
Formatted: Indent: Hanging: 0.01", Space After: 0 pt, Widow/Orphan control			largest employment sector. However, unlike our government and health care employers, retail	the income potential of a property through redevelopment. There are a			
Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto			provides an average living wage that is just under what the City estimates is needed for a	number of sites throughout the region for development to choose from. New			
Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto			single adult in Olympia.	development will likely choose the			
Formatted: Font: +Body (Calibri), 11 pt, Font			Table Deleted: Industry/Avg. # Employees/Avg	easiest and cheapest sites before more			
color: Auto				challenging in-fill development.			
			Annual Wage	Suburban/urban infill development			
Formatted: Font: +Body (Calibri), 11 pt			The Investment Strategy report adds "The City	continues to be oriented towards			
Formatted: Widow/Orphan control			The <i>Investment Strategy</i> report adds, "The City of Olympia is projected to accommodate an	vacant land. Much of the new			
Formatted: Font: +Body (Calibri), 11 pt			estimated additional 18,000 jobs by 2035. Of	development in areas since 2000 (for			
Formatted: Font: +Body (Calibri), 11 pt			25th atea additional 10,000 jobs by 2055.	all product types) has been oriented			

	Photo Revision; Map Revision	Hyperlink	Revised Content	Location - Currently Reads	<b>Meeting Date</b>	Council Recommendation	Chapter
			those, almost 75% of new jobs in Olympia will be	around areas easily accessible from			
			in commercial sectors. Jobs in industrial sectors	Interstate-5 and major arterials with			
			(10%) and government (15%) will make up the	less expensive land.			
Formatted: Font: +Body (Calibri),			remainder of new employmentCountywide,	<ul> <li>There are growing signs of an urban</li> </ul>			
			the sectors with the largest forecasted new jobs	infill market in Olympia in part driven			
			are professional and business services. However,	by a changing demographic oriented			
Formatted: Font: +Body (Calibri),			Thurston Regional Planning Council's forecasts	urban living. In the last ten years, most			
			have construction employment growing	recent building activity in Olympia has			
			substantially with total construction	focused on rehabilitation or remodeling			
			employment more than doubling by 2040 from	of existing space with limited new			
			5,620 in 2010 to 12,700. Manufacturing	development. As growth picks up,			
			employment is also forecasted to increase but at	multi-family development is the most			
			a much slower rate adding about 500 jobs from	likely market ready, and it likely will			
Formatted: Font: +Body (Calibri),			2010 to 2040."	occur in easily developable and/or high			
				amenity areas that are most attractive.			
			Education and Entertainment	Continued population growth in the			
			Olympia is the region's restaurant, art and	region will generate demand for			
Formatted: Font: +Body (Calibri), color: Auto			entertainment Center. There are three nearby	additional housing and commercial			
COIOT Flato			colleges, The Evergreen State College, St.	services, such as general services,			
			Martin's University, and South Puget Sound	retail, and health care. However, there			
			Community College, which have a major impact on the culture of our community, and our high	is not a shortage of easily developable			
			average level of education.	sites, (e.g. vacant, low intensity)			
			average level of education.	throughout the region, which gives a			
Formatted: Font: +Body (Calibri),	•		The Port of Olympia	number of site options to choose from.			
color: Auto			The Port of Olympia	Downtown Olympia			
Formatted: Space Before: 14.15			Olympia is also the only city in Thurston County with a deep water harbor. The Port of Olympia	Downtown Olympia is a special place, with the			
pt, Widow/Orphan control, Keep wi			operates a marine import and export terminal,	only urban waterfront in the area, it serves as			
Formatted: Font: +Body (Calibri),			the largest recreational boating marina on South	not just Olympia's downtown but the region's.			
color: Auto			Puget Sound, and a state-of-the-art boatyard.	Downtown Olympia is home to the region's			
			The Port is also the home of many private,	major performing arts, museums, banking,			
Formatted: Font: +Body (Calibri),			marine-related businesses, the Batdorf &	dining and entertainment facilities as well as			
color: Auto			Bronson Roasting House, the Olympia Farmers'	the Port of Olympia and the LOTT Clean Water			
Formatted: Font: +Body (Calibri),			Market, and many professional offices and retail	Alliance regional treatment facility.			
Bold, Font color: Auto			businesses.	,			
Formatted: Font: +Body (Calibri),			businesses.	Thursday, Friday and Saturday evenings see the			
color: Auto			Among our partners in economic development,	streets of downtown come alive with theater			
Formatted: Indent: Hanging: 0.0			the Port of Olympia has the closest relationship	patrons, diners and a lively bar scene. Recent			
After: 0 pt, Widow/Orphan control			to Olympia's economy, and its mission is to grow	enhancements such as the Hands on Children's			
Formatted: Font: +Body (Calibri), color: Auto			the Thurston County economy, move people	Museum, East Bay Plaza, LOTT's WET Center			
			and goods, and improve the County's recreation	and Percival Landing reconstruction only add to			
Formatted: Font: +Body (Calibri), color: Auto			options and environment. The Port is a special-	downtown's status as a destination.			
Formatted: Font: +Body (Calibri),			purpose district, and its boundaries are the				
color: Auto			same as Thurston County's.	The proximity of the Capital Campus to			
Formatted: Font: +Body (Calibri),				downtown creates a strong relationship			
color: Auto	Page <b>42</b> of <b>72</b>			between the campus and downtown that is			

Chanter	Council	Meeting Date	Location – Currently Reads	Revised Content	Hyperlink	Photo Revision;		
Chapter	Recommendation	Meeting Date			пуретник	Map Revision		
	!		enhanced by the presence of the Dash Shuttle an Intercity Transit bus that operates on 10	The Port owns 200 acres along Budd Inlet near Olympia's central business district. The				Formatted: Space After: 0 pt, Widow/Orphan control
	!		minute headways.	Comprehensive Scheme of Harbor Improvements, the Port's land-usePort's				Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
	!		Starting in 2012 there have been several conversions of second floor offices to	development plan for its Olympia properties, includes industrial uses in the vicinity of the				Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
	!		residential units. Over 50 new units are either finished or under construction. These units	Marine Terminal, recreational boating uses at the Swantown Marina and Boatyard, and mixed				
	!		represent the first new market rate housing in downtown in many years. A large apartment	uses in the Market, North Point, and East Bay Districts. Recreational uses are envisioned				
	!		complex is currently proceeding through the City's permitting process representing another significant step forward for downtown housing.	throughout its mixed-use districts and the Marina. For example, the East Bay District is a				
	!		Downtown remains a work in progress and the	significant investment and downtown redevelopment opportunity, home to the Hands On Children's Museum and East Bay Plaza.				Formatted: Font: +Body (Calibri), 11 pt, Font
	!		City has invested heavily from both a capital facilities and services perspective. Over the	Although a smaller factor in our local economy				rormatted: Font: +Body (Calibri), 11 pt, Font color: Auto  Formatted: Font: +Body (Calibri), 11 pt, Font
	!		past three years the City has used an action oriented program known as the Downtown	than state government, the Port's potential is significant and gives the City an opportunity to				color: Auto  Formatted: Space After: 0 pt, Widow/Orphan
	!		Project to effect change. The Downtown Project has included key elements such as	further diversify its economy.				Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
	!		enhancing the downtown walking patrol, replacing parking pay stations, creating a Downtown Ambassador program, establishing	Education, Entertainment, and Geography Olympia is the region's restaurant, art, and				COIOI : AULO
	!		an Alcohol Impact Area, and construction of parklets to name just a few.	entertainment center. There are three nearby colleges, The Evergreen State College, St.				Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
	!		The City has initiated a Community Renewal	Martin's University, and South Puget Sound Community College, which have a major impact				
	!		Area (CRA) planning process for downtown. The Downtown Olympia Community Renewal	on the culture of our community and our high average level of education.				
	!		Area Feasibility Study was the second significant work product related to Olympia's	As a result of The Evergreen State College, the				
	!		CRA process. This report provides the outline and support materials for the ultimate creation	City of Olympia has become home to many innovative entrepreneurs and artists that were originally attracted to our community to go to				
	!		of a CRA in Downtown Olympia.  Key findings related to downtown from the	school. Evergreen is widely acknowledged as one of the nation's premier liberal arts				
	!		Feasibility Study include:	institutions and its location here provides an opportunity for continued and expanded				
	!		Demand from those users who need to be downtown (such as state	collaboration on entrepreneurial development.  Evergreen hosts three masters programs – in				
	!		government, the Port, and related uses) is not a growing part of the	<u>public administration, teaching and</u> <u>environmental studies. Each of these programs</u>				
			economy.  The redevelopment hurdle downtown	provides an opportunity to collaborate with the college to attract and foster complimentary				
		<u> </u>	is higher than other locations because	research and development activities. Our			<b>43</b> of <b>72</b>	

							]	
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			of higher land and construction costs.	community serves as a learning laboratory for		_		
			<ul> <li>Commercial rents are not yet high</li> </ul>	students and potentially an international				
			enough to justify new commercial	destination for learning and cultural exchange.				
			construction in Downtown Olympia.	The City should continue to seek opportunities				
			<ul> <li>Office rents have decreased from</li> </ul>	for direct partnerships with the college on				
			\$19.60/SF/Yr. in 2009 to \$15.70/SF/Yr.	program development, capital facilities planning				
			today as vacancies have increased.	and student housing. A physical presence in our				
			<ul> <li>Retail rents are more stable, but</li> </ul>	downtown could create opportunities for both				
			decreased from \$14.10/SF/Yr. in 2009	the City and the College.				
			to \$12.10/SF/Yr. today.					
			<ul> <li>Low vacancy rates and modest rent</li> </ul>	In addition, Olympia is well-served by its			•	Formatted: Font: +Body (Calibri), 11 pt, Font
			increases for apartments citywide, as	highway network, which includes Interstate 5				color: Auto
			well as some anecdotal evidence	and Highway 101, with links to State Route 8				Formatted: Space After: 0 pt, Widow/Orphan control
			suggest that there is near-term demand	and the Olympic and Kitsap Peninsulas. All of				
			for multi-family housing. Recent	this means Olympia's location provides easy				<b>Formatted:</b> Font: +Body (Calibri), 11 pt, Font color: Auto
			successful multi-family housing	access to a variety of recreational opportunities				Color. Auto
			projects, building reuse have occurred	- from bike trails and kayaking within our city				
			downtown as well.	limits, to skiing and hiking in the mountains, to				
			Over \$100 million of public investment	beachcombing along the coast and regional				Formand Control Dady (Calibri) 11 pt Cont
			has been made downtown by the City	customers for the area's retail businesses and health care providers.				<b>Formatted:</b> Font: +Body (Calibri), 11 pt, Font color: Auto
			and Port of Olympia in new buildings	Tieatti care providers.				Formatted: Font: +Body (Calibri), 11 pt, Font
			and parks, including a new City Hall, the	Key findings from the Feasibility Study				color: Auto
			Hands On Children's Museum, LOTT	include: State government anchors the				
			Clean Water Alliance offices, East Bay	employment base in Thurston County.				
			Plaza, and Percival Landing.	Government employment is down				
			The Community Renewal Area law was created	though in recovery. State government				
			by the state specifically to give communities	employment does not look to be				
			the tools that they need in order to help areas	growing in the near term and will not be				
			such as the downtown move forward.	a driver of the regional economy in the				
			Washington law (RCW 35.81) allows cities to	near future. This trend impacts the				
			establish a Community Renewal Area through	demand for office space, both existing				
			the designation of a geographic area that	and new development.				
			contains blight and the creation of a					
			Community Renewal Plan for addressing that					
			blight. Many Washington cities have used CRA	Thurston County benefits from regional			•	<b>Formatted:</b> Font: +Body (Calibri), 11 pt, Font color: Auto
			to develop and implement redevelopment	economic growth and activity in the Puget				
			plans, including Vancouver, Shoreline, Everett,	Sound region that filters down to the County as				<b>Formatted:</b> Normal, Space After: 0 pt, No bullets or numbering
			Bremerton, and Anacortes.	the region grows. Joint Base Lewis McChord has				_
				increased demand for housing in the region,				
			Olympia's downtown is the urban center for	particularly in Lacey.				Formattade Fonte   Pade (Calibri)   11 at Fonte
			the entire region; residents and business	Pents for most development types are				<b>Formatted:</b> Font: +Body (Calibri), 11 pt, Font color: Auto
			owners would all benefit from a more active,	<ul> <li>Rents for most development types are still at a low point from the recession,</li> </ul>				
			vibrant downtown. However, parts of	which makes it difficult for new				
			downtown are widely recognized as "blighted,"	willen makes it annealt for new				

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision	
			with several condemned or obsolete buildings occupying key properties. Soil contamination, soils subject to liquefaction and rising seas also	development to substantially increase the income potential of a property through redevelopment. There are a		•	
			contribute to the blight. Re-development is stuck despite the area's unparalleled assets.	number of sites throughout the region for development to choose from. New			
			The City has an interest in improving the	development will likely choose the			
			downtown and enhancing its economic	easiest and cheapest sites before more			
			productivity in a manner consistent with the	challenging in fill development.			
			rest of this plan. The creation of a CRA may be	Suburban/urban infill development			
			one way to accomplish this objective.	continues to be oriented towards vacant			
			A Healthy Economy Enhances our Quality of	land. Much of the new development in areas since 2000 (for all product types)			
			Life	has been oriented around areas easily			
			SHARE	accessible from Interstate 5 and major			
			Olympia enjoys a relatively healthy economy	arterials with less expensive land.			
			and stable revenue base, making it possible for				
			it to invest in public improvements and	• There are growing signs of an urban infill			Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
			services. These include the Washington Center	market in Olympia in part driven by a changing demographic oriented towards urban living. In			Formatted: Normal, No bullets or numbering
			for the Performing Arts, The Olympia Center,	the last ten years, most recent building activity			Formatted: Font: +Body (Calibri), 11 pt, Font
			Percival Landing, the Farmers Market, new	in Olympia has focused on rehabilitation or			color: Auto
			sewer capacity, new roads, and other needed infrastructure. All of this makes Olympia	remodeling of existing space with limited new			
			increasingly attractive to private investors,	development. As growth picks uphas			
			which will further increase our revenue base,	rebounded, multi-family development is has			Formatted: Font: +Body (Calibri), 11 pt, Font
			and make more community improvements	been the most likely market ready, and it likely			color: Auto
			possible.	will occur in first sector to recover. Builders are			Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
				taking advantage of sites that are easily			Formatted: Font: +Body (Calibri), 11 pt, Font
			Illustration: Olympia General	developable and/or in high amenity areas. that are most attractive. Continued population			color: Auto
			Fund Revenues	growth in the region will generate demand for			Formatted: Font: +Body (Calibri), 11 pt, Font
			Olympia's revenue comes from a mix of taxes	additional housing and commercial services,			color: Auto
			and fees. The Olympia General Fund Revenues	such as general services, retail, and health care.			Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
			Per Capita table shows the sources of the City's	However, there is not a shortage of easily			
			General Fund revenues, over the last 15 years	developable sites, (e.g. vacant, low intensity)			
			on a per capita basis. Olympia's largest revenue	throughout the region, which gives a number of			
			source is taxes, which represents well over half	site options to choose from. To be competitive			
			of the General Fund's revenue. The Olympia	Olympia must understand the strengths and			
			Tax Revenues Per Capita table provides a	weaknesses of its market.			
			breakdown of taxes by various categories.				Formatted: Font: +Body (Calibri), 11 pt, Font
			Significant tax revenues come from commercial hubs such as the auto mall and regional	Downtown Olympia			color: Auto
			shopping areas, construction and construction	Downtown Olympia is a special place, with the			
			related industries.	only urban waterfront in the area, it serves as			
				not just Olympia's downtown but the region's.			
			Illustration: Olympia Tax	Downtown Olympia is home to the region's			

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			Revenues Per Capita	dining and entertainment facilities as well as the		_		
			While taxes on a per-capita basis have generally increased during the last few decades, our	Port of Olympia and the LOTT Clean Water Alliance regional treatment facility.				
			revenue from sales, business and property taxes fluctuates with the state of the general	Thursday, Friday and Saturday evenings see the streets of downtown come alive with theater				Formatted: Font: +Body (Calibri), 11 pt, color: Auto
			economy. Revenue from sales tax falls when	patrons, diners and a lively bar scene. Recent				
			consumers spend less. The property tax we	enhancements such as the Hands on Children's				
			collect per capita falls when property tax levies	Museum, East Bay Plaza, LOTT's WET Center and				
			don't keep pace with population growth.	Percival Landing reconstruction only add to				
			Finally, property taxes have been limited by	downtown's status as a destination.				
			Initiative 747, passed by Washington voters in					
			2001, which limits growth in property tax	The proximity of the Capital Campus to				Formatted: Font: +Body (Calibri), 11 pt, color: Auto
			revenue to 1 percent per year a rate that	downtown creates a strong relationship				COIOI. Auto
			generally lags well behind the increasing costs	between the campus and downtown that is				
			of providing those services.	enhanced by the presence of the Dash Shuttle an Intercity Transit bus that operates on 10				
			Yet major City services depend on these tax	minute headways.				
			revenues. City residents, as well as workers and	Hillitte Heatiways.				
			shoppers coming to Olympia require	Starting in 2012 there have been several				
			maintained streets, police and fire protection,	conversions of second floor offices to residential				
			water and sewer service, and more. Growing	units. Over 50 new units are either finished or				
			neighborhoods require these same services,	under construction. These units represent the				
			plus parks (provided by the City) and schools	first new market rate housing in downtown in				
			(provided by the school district). The challenge	many years. A large apartment complex is				
			is to provide these services at high quality for	currently proceeding through the City's				
			the best cost, and meet those standards when	permitting process representing another				
			City revenues decline, by finding new revenue	significant step forward for downtown housing.				
			options or cutting services.					
				Downtown remains a work in progress and the			•	Formatted: Font: +Body (Calibri), 11 pt,
			Maintaining and improving Olympia's	City has invested heavily from both a capital			`	color: Auto
			infrastructure puts another large demand on	facilities and services perspective. Over the past				Formatted: Space After: 0 pt, Widow/Or control
			the City's funds, made even more challenging	three years the City has used an action oriented				Formatted: Font: +Body (Calibri), 11 pt,
			as federal and state assistance has declined.	program known as the Downtown Project to				color: Auto
			Yet, an adequate and dependable	effect change. The Downtown Project has				Formatted: Font: +Body (Calibri), 11 pt,
			infrastructure is critical to our ability retain and	included key elements such as enhancing the				color: Auto
			attract businesses.	downtown walking patrol, replacing parking pay				
				stations, creating a Downtown Ambassador				
			Community Investment	program, establishing an Alcohol Impact Area,				
				and construction of parklets to name just a few. The City has initiated a Community Renewal				
			SHARE	*				
			Private investment can expand a community's	Area (CRA) planning process for downtown. The				
			economy and strengthen its material	Downtown Olympia Community Renewal Area Feasibility Study was the second significant work				
			prosperity. But an infrastructure needs to be in	product related to Olympia's CRA process. This				
			place, or underway, to interest private	product related to Olympia's CRA process. This report provides the outline and support				
				report provides the outline and support				

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			businesses in locating or expanding in Olympia. For this reason, it's critical for any community to invest resources in capital facilities that will	materials for the ultimate creation of a CRA in Downtown Olympia.			
			support a healthy local economy <i>and</i> its values	Key findings related to downtown from the			Formatted: Font: +Body (Calibri), 11 pt
			and vision for the future.	Feasibility Study include:			Formatted: Don't adjust space between Latin and Asian text, Don't adjust space between
			Recent capital investments have included:	<ul> <li>Demand from those users who need to</li> </ul>			Asian text and numbers
			<ul> <li>Olympia's new City Hall and the reopening of Percival Landing (Phase 1) in 2011, together an investment of over \$50 million.</li> <li>In the East Bay area, the LOTT WET Science Center, East Bay Plaza, and the Hands On Children's Museum are providing more family activities downtown.</li> <li>New sidewalks and transportation corridors at Boulevard Road and Harrison Avenue now make it easier to</li> </ul>	be downtown (such as state government, the Port, and related uses) is not a growing part of the economy.  The redevelopment hurdle downtown is higher than other locations because of higher land and construction costs.  Commercial rents are not yet high enough to justify new commercial construction in Downtown Olympia.  Office rents have decreased from \$19.60/SF/Yr. in 2009 to \$15.70/SF/Yr. today as vacancies have increased.			
			get around by foot, bike, bus or car.  Our new Fire Station 4 has lowered 911 response times.	<ul> <li>Retail rents are more stable, but     decreased from \$14.10/SF/Yr. in 2009 to     \$12.10/SF/Yr. today.</li> <li>Low vacancy rates and modest rent</li> </ul>			
			Planned upgrades to our water supply will help to ensure an adequate and high quality water supply for decades to come.	increases for apartments citywide, as well as some anecdotal evidence suggest that there is near term demand for multi-family housing. Recent			
			All of these projects are examples of how our investments have improved our public spaces and quality of life and have provided the impetus for more private investment to	successful multi-family housing projects, building reuse have occurred downtown as well.  Over \$100 million of public investment			
			follow.	has been made downtown by the City and Port of Olympia in new buildings			
			Picture: Crown Beverage Packaging	and parks, including a new City Hall, the Hands On Children's Museum, LOTT Clean Water Alliance offices, East Bay Plaza, and Percival Landing.			
			Over the next 20 years, Olympia must continue	ridza, and rereival Editating.			
			to make judicious "up-front" investments that	The Community Renewal Area law was created			Formatted: Font: +Body (Calibri), 11 pt
			bring development to targeted areas, using its partnerships as effectively as possible. To keep them affordable, such investments will need to	by the state specifically to give communities the tools that they need in order to help areas such as the downtown move forward. Washington			Formatted: Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers
			be located in the downtown, Investment Strategy Report opportunity areas or Urban Corridors. Projects that "leap-frog" to remote	law (RCW 35.81) allows cities to establish a Community Renewal Area through the			
			The second of th	designation of a geographic area that contains		Page 47 of 73	

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	_		blight and the creation of a Community Renewal Plan for addressing that blight. Many	sites outside of our existing infrastructure can be prohibitively expensive to develop.			
			Washington cities have used CRA to develop and implement redevelopment plans, including Vancouver, Shoreline, Everett, Bremerton, and	The <i>Investment Strategy</i> report recommends that the City should proactively:			
Formatted: Font: +Body (Calibri), 11 pt			Anacortes.  Olympia's downtown is the urban center for the entire region; residents and business owners	<ul> <li>Review changing market dynamics to identify new barriers and opportunities to allow the City to invest in the most market-feasible projects.</li> </ul>			
			would all benefit from a more active, vibrant downtown. However, parts of downtown are widely recognized as "blighted," with several condemned or obsolete buildings occupying key	Develop relationships with property owners and other stakeholders to learn about their interests and short-term and			
			properties. Soil contamination, soils subject to liquefaction and rising seas also contribute to the blight. Re-development is stuck despite the	long-term development goals. Given the barriers to development described in the report, the City will need to establish			
Formatted: Font: +Body (Calibri), 11 pt			area's unparalleled assets. The City has an interest in improving the downtown and enhancing its economic productivity in a manner	new partnerships with property owners and developers if it wishes to achieve development in the opportunity areas			
			consistent with the rest of this plan. The creation of a CRA may be one way to accomplish this objective.	that is compatible with the City's Comprehensive Plan. Community and neighborhood stakeholders are also			
Formatted: Font: +Body (Calibri), 11 pt, N Bold, Font color: Auto			A Healthy Economy Enhances our Quality of	critical to this process.			
Formatted: Indent: First line: 0.5", Widow/Orphan control			Life	Continue and improve community conversations to better clarify and			
Formatted: Font: +Body (Calibri), 11 pt, Focolor: Auto			SHARE ]	articulate desired development outcomes and coordinate stakeholders'			
Formatted: Widow/Orphan control, Keep v			Olympia enjoys a relatively healthy economy and stable revenue base, making it possible for it	visions for development. This work would help to refine the City's policy			
Formatted: Font: Bold, Font color: Custom Color(RGB(32,71,135))			to invest in public improvements and services.  These include the Washington Center for the Performing Arts, The Olympia Center, Percival	goals for the opportunity areas and other areas through the comprehensive			
Formatted: Font: +Body (Calibri), 11 pt, Focolor: Auto			Landing, the Farmers Market, new sewer	planning process. Given long-term demographic shifts, the City should			
Formatted: Space After: 0 pt, Widow/Orp control, Keep with next			capacity, new roads, and other needed infrastructure. All of this makes Olympia	support higher density, infill development to achieve multiple public			
<b>Formatted:</b> Font: +Body (Calibri), 11 pt, Focolor: Auto			increasingly attractive to private investors, which will further increase our revenue base,	policy goals.			
Formatted: Font: +Body (Calibri), 11 pt, Formatted: +Body (Calibri			and make more community improvements possible. However, the City should not make these sorts of investments without also	Take advantage of opportunities when they present themselves, which may mean that the City would focus on new opportunity areas, or move forward with			
Formatted: Font: +Body (Calibri), 11 pt, B			considering the long-term maintenance and operations costs it will also incur.	actions in existing opportunity areas ahead of schedule.			
Formatted: Font: +Body (Calibri), 11 pt, Ficolor: Auto			Downtown Olympia	<ul> <li>Coordinate funding opportunities with other public stakeholders (the County,</li> </ul>			

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			transit agency, the Port of Olympia, the	Illustration: Olympia General Fund Revenues		
			State of Washington, others) with the	1995-2010		
ļ			City's CFP for major infrastructure			
			investments that move the	Downtown Olympia is a special place. For many		
			implementation forward.	years it has served as Thurston County's only		
ļ			Coordinate with planning and	downtown. It has the only urban waterfront in		
			implementation in key opportunity	the region, attracting recreational boaters from		
			areas. Some initial steps toward	throughout Puget Sound. It has the only		
			implementation are already underway,	performing arts center, is the region's banking		
ļ			including the Martin Way Corridor Study	sector and is the recreational hub for the region.		
ļ			and the Comprehensive Plan update. The			
ļ			Martin Way Corridor Study is evaluating	<u>Downtown Olympia is also home to the state's</u>		
ļ			infrastructure investments that can	largest farmer operated farmers' market. The		
ļ			improve access and safety for all	Olympia Farmers' Market serves as a link to a		
			transportation modes, and spur higher	substantial network of small family owned farms		
ļ			density development. The City could	and businesses. The market serves as a tourist		
			consider combining subarea planning	attraction and destination and a place for local		
ļ			efforts with the comprehensive planning	residents to purchase local food. Farmers		
ļ			process for the Kaiser/Harrison and	Markets have proven to be a good way to foster		
			Division/Harrison areas.	the development and expansion of locally		
				owned businesses. In recent years small		
ļ			In addition to the City's work on the	neighborhood markets are beginning to appear		
			Community Renewal Area Olympia has recently	in Olympia with the hope of fostering more		
			established a Section 108 Loan Program. This	neighborhood centers and even more		
ļ			program leverages the City's annual CDBG	accessibility to locally grown and produced		
			Allocation to create a loan pool to promote	products.		
			economic development opportunities within	The sade of Side and Calculation and Calculation		
ļ			our community. These funds must be used in a	Thursday, Friday and Saturday evenings see the		
ļ			manner consistent with the Department of	streets of downtown come alive with theater		
			Housing and Urban Development's regulations.	patrons, diners and a lively bar scene music fans.		
ļ			Generally these funds can be used to support	Recent enhancements such as the Hands on		
ļ			economic development projects that create	Children's Museum, East Bay Plaza, LOTT Clean		
ļ			jobs for low to moderate income people or	Water Alliance's WET Center and Percival		
ļ			support reinvestment in areas such as downtown where low to moderate income	Landing reconstruction only add to downtown's		
ļ				status as a destination.		
ļ			people live.	The provimity of the Capital Campus to		
ļ			Economic development efforts must be	The proximity of the Capital Campus to downtown creates a strong relationship		
ļ				between the campus and downtown that is		
ļ			consistent with growth management goals and			
ļ			not strain the capacity of our natural resources. They must be consistent with the efficient and	enhanced by the presence of the Dash Shuttle an Intercity Transit bus that operates on 10		
ļ			appropriate use of land. The impact of new			
ļ			business must not compromise the local	minute headways. This free link between the downtown and the state campus is helpful for		
ļ				downtown and the state campus is neiptul for downtown commerce and a convenience to		
!			environment. Economic development does not mean "growth," although growth of jobs,	workers and visitors that come to Olympia to		

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Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision		
			population and revenue may be a byproduct.	participate in the State Legislative sessions.				
			While growth can improve a community's quality of life, economic development must be	Downtown remains a work in progress and the				Formatted: Font: +Body (Calibri), 11 pt, Fon
			carefully planned. Our investment today in new	City has invested heavily from both a capital				color: Auto
			buildings, streets and should not damage the	facilities and services perspective. Over the past			`	Formatted: Space After: 0 pt, Widow/Orpha
			ability of future generations to meet their	three years the City has used an action oriented				control
			needs.	program known as the Downtown Project to				
				effect change. The Downtown Project has				
			[[Change:The following text was removed	included key elements such as enhancing the				
			because state law provides very limited	downtown walking patrol, replacing parking pay				
			opportunities for local tax waivers, "Finally,	stations, creating a Downtown Ambassador				
			Olympia must be careful not to agree to	program, establishing an Alcohol Impact Area,				
			revenue concessions to developers or potential	and construction of parklets to name just a few.				
			tenants unless careful fiscal analysis justifies	_				Formatted: Font: +Body (Calibri), 11 pt, Font
			them. The community can be made worse-off financially if it gives away a large part of the	The City has initiated a Community Renewal			•	color: Auto
			revenue base in order to attract firms. Years-	Area (CRA) planning process for downtown. The				Formatted: Don't adjust space between Latin and Asian text, Don't adjust space between
			even decades- of shortfalls can result if unwise	Community Renewal Area law was created by				Asian text and numbers
			investments and tax concessions are granted.	the state specifically to give communities the				Formatted: Font: +Body (Calibri), 11 pt
			With years of fiscal distress, the City would not	<u>tools that they need in order to help areas such</u> <u>as the downtown move forward. Washington</u>				Formatted: Font:   Pody (Colibri) 11 nt
			be able to afford infrastructure investments	law (RCW 35.81) allows cities to establish a				Formatted: Font: +Body (Calibri), 11 pt
			that improve our quality of life, and would lose	Community Renewal Area through the				
			its attractiveness as a place for private	designation of a geographic area that contains				
			investment."]]	blight and the creation of a Community Renewal				
				Plan for addressing that blight. Many			_	Formatted: Font: +Body (Calibri), 11 pt
			Goals and Policies	Washington cities have used CRA to develop and				
			C SHARE	implement redevelopment plans, including				
			054.01	Vancouver, Shoreline, Everett, Bremerton, and				
			GE1 Olympia has a stable	Anacortes.				
			economy that provides jobs that	_				Formatted: Font: +Body (Calibri), 11 pt
			pay a living wage.	Olympia's downtown is the urban center for the				
				entire region; residents and business owners				
			SHARE	would all benefit from a more active, vibrant				
			<b>PE1.1</b> Provide a desirable setting for business	downtown. However, parts of downtown are				
			investment and activity.	widely recognized as "blighted", with several				
			DE4 2 Develop on a consent arrangement	condemned or obsolete buildings occupying key				
			PE1.2 Develop or support programs and	properties. Soil contamination, excessive amounts of surface parking, soils subject to				
			strategies that encourage living-wage jobs.	liquefaction and rising seas also contribute to				
			GE2 Olympia has a strong	the blight. Redevelopment is stuck despite the				
			revenue base.	area's unparalleled assets. The City has an				Formatted: Font: +Body (Calibri), 11 pt
				interest in improving the downtown and				Tomaccon Force Foody (Cumpit), 11 pt
			SHARE	enhancing its economic productivity in a manner				
				consistent with the rest of this plan. The				
			<b>PE2.1</b> Encourage retail, office, medical and service activities for their value in providing	creation of a CRA may be one way to accomplish				
			service activities for their value in providing	·				

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision	
			employment and tax revenues.	this objective.		1	
			<b>PE2.2</b> Identify major revenue-generating sectors and identify actions the City can take to help maintain their economic health.	In 2013 the City initiated an economic development planning process to consider creating a Community Renewal Area in			Formatted: Don't adjust space between Lat and Asian text, Don't adjust space between Asian text and numbers
			<b>PE2.3</b> Ensure that the total amount of land planned for commercial and industrial uses is sufficient for expected demand.	downtown and to provide as assessment of the broader real estate market. This process resulted in the preparation of two key reports: Investment Strategy: Olympia's Opportunity			Formatted: Font: +Body (Calibri), 11 pt, No
			<b>PE2.4</b> Diversify the local economy in a way that builds on our stable public sector base, and by supporting businesses that can reduce reliance on goods and services from outside the	Areas and the Downtown Olympia Community Renewal Area Feasibility Study. These reports will help to refine the City's approach to economic development over the coming years			Italic Italic
			community.	and underpin the City's Community Renewal Area planning process.			
			<b>PE2.5</b> Support employers who export goods and services to regional, national or	The Investment Strategy report provided a			Formatted: Font: +Body (Calibri), 11 pt
			international markets, but keep jobs and dollars in Olympia.	community wide assessment of key redevelopment opportunity areas. In addition			
			PE2.6 Regularly review the development market to identify changing circumstances that	to downtown, six geographic areas were examined in detail:			
			create barriers or opportunities for investment in our community.	Kaiser/Harrison Potential for			
			[[Change: New policy.]]	neighborhood commercial / mixed- use / retail district on large single- ownership tract			
			<b>PE2.7</b> Use the City's Section 108 Loan program to promote job creation and redevelopment activity that benefits low to moderate income	<ul> <li>Olympia Landfill City owned,</li> <li>potential major retail site adjacent</li> <li>to existing major retail area</li> </ul>			
			people in our community.	Division/Harrison Potential     neighborhood center adjacent to     established neighborhoods			
			GE3 A vital downtown provides a strong center for Olympia's economy.	<ul> <li>Headwaters Large multi-ownership parcel with wetland amenity and infrastructure challenges</li> <li>K-Mart Site (currently vacant) on</li> </ul>			
			C SHARE	major close-in retail corridor			
			<b>PE3.1</b> Support a safe and vibrant downtown with many small businesses, great public places, events, and activities from morning	Downtown Focus area for Community Renewal Area planning			
			through evening.  PE3.2 Support lively and active downtown parks and waterfront attractions.	The Investment Strategy report recommends that City manage its development area assets as a portfolio that adheres to the community			
			paiks and watermont attractions.	vision. This approach includes: (1) strategically			
						Page <b>51</b> of <b>7</b>	

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
			PE3.3 Promote high-density housing downtown for a range of incomes.  PE3.4 Protect existing trees and plant new ones as a way to help encourage private economic development and redevelopment activities.  [[Change: New policies PE3.5 to PE3.7 added to address new tools for economic development.]]	investing in infrastructure improvements, such as roadways, streetscape improvements, and property acquisition; (2) making necessary or desired regulatory adjustments, such as zoning changes; and (3) creating partnerships with developers and property owners to generate development returns that remain sensitive to market demand.		
			<b>PE3.5</b> Support continuation of the Dash Shuttle as a means of linking the Capital Campus and downtown.	The CRA Feasibility Study provides the outline and support materials for the ultimate creation of a CRA in Downtown Olympia.		
			<b>PE3.6</b> Use tools such as the Downtown Project, establishment of a Community Renewal Area, creation of a downtown master plan and other	Key findings related to downtown from the Feasibility Study include:		
			planning to improve the economic and social health of downtown.	Demand from those users who need to     be downtown (such as state     government, the Port, and related uses)		
			<b>PE3.7</b> Use the Section 108 Loan Program to encourage economic investment and job creation in our downtown that benefits low to moderate income people.	is not a growing part of the economy.  The redevelopment hurdle downtown is higher than other locations because of higher land and construction costs.  Commercial rents are not yet high		
			GE4 The City achieves maximum economic, environmental and social benefit from public infrastructure.	<ul> <li>enough to justify new commercial construction in Downtown Olympia.</li> <li>Office rents have decreased as vacancies have increased.</li> <li>Retail rents are more stable, but have</li> </ul>		
			SHARE PE4.1 Plan our investments in infrastructure with the goal of balancing economic, environmental and social needs, supporting a	<ul> <li>also decreased.</li> <li>Low vacancy rates and modest rent         <ul> <li>increases for apartments citywide, as</li> <li>well as some anecdotal evidence</li> <li>suggest that there is near-term demand</li> </ul> </li> </ul>		
			variety of potential economic sectors, and creating a pattern of development we can sustain into the future.  PE4.2 Stimulate and generate private	<ul> <li>for multifamily housing.</li> <li>Over \$100 million of public investment         has been made downtown by the City         and Port of Olympia in new buildings         and parks, including a new City Hall, the     </li> </ul>		
			investment in economic development and redevelopment activities as recommended in the Investment Strategy Report.	Hands On Children's Museum, LOTT  Clean Water Alliance offices, East Bay Plaza, and Percival Landing.		
			PE4.3 Make decisions to invest in public infrastructure projects after analysis	Although these public facilities help to improve our quality of life, public facilities cost money to		

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ı '	Recommendation	,	determining their tetal costs over their	are and maintain Unless thou directly		Map Revision	ı	
		ı	determining their total costs over their	operate and maintain. Unless they directly	!		ı	
		ı	estimated useful lives, and their benefit to	contribute to commerce they become a burden and are difficult to sustain within the City's	!		ı	
			environmental, economic and social systems.	general fund budget. In order to protect and	!		ı	
			PE4.4 Consider whether the public cost of new	enhance our quality of life it will be critically	!		ı	
			or improved infrastructure can be recovered		!		ı	
			through increased revenues the City can expect	important for the City to make public investments and form public private	!		ı	
'		ı	from the private investment the improvement	partnerships that increase commerce in ways	!		ı	
'		ı	will attract.	that are consistent with the community's values.	!		ı	
'		ı		The City should not make these sorts of	!		ı	
'		ı	PE4.5 Identify and take advantage of	investments without also considering the long-	!		ı	
			infrastructure grants, loans, and other	term maintenance and operations costs it will	!		ı	
			incentives to achieve the goals of this	incur.	!		ı	
'		ı	Comprehensive Plan.	incur.	· ·		ı	
		ı	PE4.6 Economic uncertainty created by site	Illustration: Supporting Revenue Sources	· ·		ı	
		ı	contamination can be a barrier to development	Olympia General Fund Revenues Per Capita	!		ı	
		ı	in downtown and elsewhere in our community;		!		ı	
'		ı	identify potential tools, partnerships and	Illustration: Olympia Tax Revenues Per Capita	!		ı	
		ı	resources that can be used to create more	Adjusted for Inflation (2010\$)1995-2010	!		ı	
'		ı	economic certainty for developments by better		!		ı	
			characterizing contamination where doing so	Olympia's revenue comes from a mix of taxes	!		•	Formatted: Font: +Body (Calibri), 11 pt, Font
'		ı	fulfills a public purpose.	and fees. The Olympia General Fund Revenues			1	color: Auto
		ı		Per Capita table shows the sources of the City's				Formatted: Indent: Hanging: 0.01", Space
		ı	PE4.7 Identify where new and upgraded	General Fund revenues, over the last 15 years				After: 0 pt, Widow/Orphan control
		ı	utilities will be needed to serve areas zoned for	on a per capita basis. Olympia's largest revenue				Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
			commercial and industrial use, and encourage	source is taxes, which represents well over half	!		1	
			the development of utilities to service these	of the General Fund's revenue. The Olympia Tax				Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
		ı	areas.	Revenues Per Capita table provides a breakdown	!			Formatted: Font: +Body (Calibri), 11 pt, Font
			PE4.8 Investigate the feasibility of the City	of taxes by various categories. Significant tax	!		ı	color: Auto
			providing telecommunications infrastructure,	revenues come from commercial hubs such as	!		ı	
'		ı	or other new forms of infrastructure.	the auto mall and regional shopping areas,	!		ı	
- ∥		ı	of other new forms of infrastructure.	construction and construction related industries.	!		ı	
·		ı	PE4.9 Collaborate with public and private		!		ı	
'			partners to finance infrastructure needed to	While taxes on a per-capita basis have generally				Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
'			develop targeted commercial, residential,	increased during the last few decades, our	!		ı	
'			industrial, and mixed-use areas (such as	revenue from sales, business and property taxes	!		ı	Formatted: Space After: 0 pt, Widow/Orphan control
'			Downtown Investment Strategy Report	fluctuates with the state of the general	!		ı	
'			opportunity areas and along Urban Corridors)	economy Revenue from sales tax falls when				Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
			with water, sewer, electricity, street, street	consumers spend less. The property tax we	!		ı	Formatted: Font: +Body (Calibri), 11 pt, Font
'			frontage, public parking, telecommunications,	collect per capita falls when property tax levies	!		ı	color: Auto
'		ı	or rail improvements, as needed.	don't keep pace with population growth. <u>In</u>				Formatted: Font: +Body (Calibri), 11 pt, Font
		ı	251405	recent years property de-valuation has	!		ı	color: Auto
		ı	<b>PE4.10</b> Encourage new development in areas	constrained the city's capacity to incur debt.				Formatted: Font: +Body (Calibri), 11 pt, Font
		ı	the City has designated for "infilling," before	Finally, property taxes have been limited by	!		ı	color: Auto
			considering proposals to expand land-use	Initiative 747, passed by Washington voters in				
						Page <b>53</b>	of <b>72</b>	

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Formatte color: Auto			2001, which limits growth in property tax revenue to 1 percent per year. This is a rate that generally lags well behind the increasing costs of providing those services. According to the Bureau of Labor Statistics the consumer price	areas, or add new ones.  PE4.11 Serve sites to be designated for industrial or commercial development with required utilities and other services on a cost-			
Formattee color: Auto			index for the western United States has averaged 2.27% for the past 10 years.	effective basis and at a level appropriate to the uses planned for the area and coordinated with development of the site.			
Formattee Formattee Color: Auto			Yet mMajor City services depend on these tax revenues. City residents, as well as workers and shoppers coming to Olympia require maintained streets, police and fire protection, water and	<b>PE4.12</b> Avoiding building lengthy and expensive service extensions that would cost more than could ever be recovered from revenues.			
Formatter control  Formatter control			sewer service, and more. Growing neighborhoods require these same services, plus parks (provided by the City) and schools (provided by the school district). The challenge is to provide these services at high quality for the	GE5 The City has responsive and efficient services and permitting process.			
Formatter color: Auto			best cost, and meet those standards when City revenues decline, by finding new revenue options or cutting services.	SHARE PE5.1 Maintain the City's high quality customer service and continuously seek to improve it.			
Formatter color: Auto			Maintaining and improving Olympia's infrastructure puts another large demand on the City's funds, made even more challenging as federal and state assistance has declined. Yet, an	PE5.2 Use regulatory incentives to encourage sustainable practices.			
color: Auto Formatte Color(RGB) Formatte			adequate Adequate and dependable infrastructure is critical to our ability retainto serve residents and attract businesses.	PE5.3 Improve the responsiveness and efficiency of the City's permit system, in part by identifying and removing waste, lack of clarity,			
color: Auto Formatter bullets or r			Community Investment	duplication of efforts and other process inefficiencies that can occur in the development review process.			
Formattee color: Auto			Private investment can expand a	PE5.4 Create more predictability in development review process to reduce costs, without eliminating protections.			
Formattee color: Auto			community's economy and strengthen its material prosperity. But anbasic infrastructure needs to be in place, or underway, in order to interest quality private businesses in locating or	PE5.5 Eliminate redundancy in review processes, and create clearer rules.			
Formattee color: Auto			expanding in Olympia. For this reason, it's critical for anyour community to invest resources in capital facilities that will support a	<b>PE5.6</b> Create a review process that is easy for all parties to understand at every stage and that invites input from affected parties as early as possible in the development process.			
Formatter color: Auto			healthy local economy and its values and vision for the future.  Recent capital investments have included:	[[Change: New policy to address new tools for economic development.]]			

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Chapter	Council Recommendation	Meeting Date	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision	
			PES.7 Use tools such as Form Based Codes, Subarea Plans, Focus Area Plans, Community Renewal Area planning and other proactive planning processes and tools to define and	Olympia's new City Hall and the reopening of Percival Landing (Phase 1) in 2011, together an investment of over			Formatted: Font: +Body (Calibri), 11 pt, F color: Auto
			develop a shared redevelopment vision for specific areas within the community such as	\$ <del>50</del> <u>60</u> million.			Formatted: Font: +Body (Calibri), 11 pt, F
			those identified in the Investment Strategy	In the East Bay area, the LOTT <u>Clean</u> Water Alliance's WET Science Center,			Formatted: Font: +Body (Calibri), 11 pt, F color: Auto
			Report and elsewhere in this plan.  GE6 Collaboration with other	East Bay Plaza, and the Hands On Children's Museum are providing more			Formatted: Font: +Body (Calibri), 11 pt, F color: Auto
			partners maximizes economic opportunity.	family activities downtown.  New sidewalks and transportation			Formatted: Font: +Body (Calibri), 11 pt, F color: Auto
			opportunity.	corridors at Boulevard Road and Harrison Avenue now make it easier to			Formatted: Font: +Body (Calibri), 11 pt, F color: Auto
			SHARE  PE6.1 Support appropriate economic development efforts of our neighboring jurisdictions, recognizing that the entire region benefits from new jobs, regardless of where	<ul> <li>get around by foot, bike, bus or car.</li> <li>Our new Fire Station 4 has lowered 911 response times.</li> <li>Planned upgrades to our water supply will help to ensure an adequate and high quality water supply for decades to</li> </ul>			Formatted: Font: +Body (Calibri), 11 pt, F color: Auto
			they are.  PE6.2 Collaborate with neighboring	come.			
			jurisdictions to develop a regional strategy for creating a sustainable economy.	All of these projects are examples of how our investments have improved our public spaces			Formatted: Font: +Body (Calibri), 11 pt, F color: Auto
			PE6.3 Look for economies of scale when providing services at the regional level.	and quality of life and have provided the impetus for more private investment to follow.			
			PE6.4 Prepare preliminary studies for priority	Photo: Crown Beverage Packaging			
			development sites (such as Downtown, Investment Strategy Report opportunity areas or Urban Corridors) in advance, so the City is prepared for development applications, and the process can be more efficient.	Over the next 20 years, Olympia must continue to make judicious "up-front" investments that bring development to targeted areas, using its partnerships as effectively as possible. To keep them affordable, such investments will need to			Formatted: Font: +Body (Calibri), 11 pt, F color: Auto
			<b>PE6.5</b> Collaborate with local economic development organizations to create new and maintain existing living-wage jobs.	be located in the downtown, Investment Strategy Report opportunity areas or Urban CorridorsProjects that "leap-frog" to remote sites outside of our existing infrastructure can be			Formatted: Font: +Body (Calibri), 11 pt, F color: Auto
			PE6.6 Work closely with state and county governments to ensure their offices and	prohibitively expensive to develop.			
			facilities are in the City of Olympia, which is both the state's capitol and the county seat.	The Investment Strategy report recommends that the City should proactively:			Formatted: Font: +Body (Calibri), 11 pt
			Continue to work with the State of Washington on its Preferred Leasing Areas Policy and collaborate with Thurston County government	Review changing market dynamics to identify new barriers and opportunities			Formatted: Font: +Body (Calibri), 11 pt Formatted: Font: +Body (Calibri), 11 pt, N
			to accommodate the needs for county	to allow the City to invest in the most			Bold

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision	
			courthouse-related facilities.	market-feasible projects.		_	
			PE6.7 Collaborate with The Evergreen State College, St. Martin's University, and South Puget Sound Community College on their efforts to educate students in skills that will be	Develop relationships with property owners and other stakeholders to learn about their interests and short-term			Formatted: Font: +Body (Calibri), 11 pt
			needed in the future, to contribute to our community's cultural life, and attract new	and long-term development goals.  Given the barriers to development described in the report, the City will			Formatted: Font: +Body (Calibri), 11 pt, Not Bold
			residents.  [[Change: New policy to link funding sources and capital projects.]]	need to establish new partnerships with property owners and developers if it wishes to achieve development in the			
			PE6.8 Encourage The Evergreen State College, St. Martin's University, and South Puget Sound	opportunity areas that is compatible with the City's Comprehensive Plan.  Community and neighborhood			Formatted: Font: +Body (Calibri), 11 pt
			Community College to establish a physical presence in downtown.	stakeholders are also critical to this process.			Formatted: Font: +Body (Calibri), 11 pt, For color: Auto
			[[Change: Added the language "to establish a physical presence in downtown.]]	Continue and improve community     conversations to better clarify and     articulate desired development			Formatted: Font: +Body (Calibri), 11 pt
			PE6.9 Collaborate with hospitals and other health care providers to identify actions the	outcomes and coordinate stakeholders; visions for development. This work			Formatted: Font: +Body (Calibri), 11 pt Formatted: Font: +Body (Calibri), 11 pt, No
			City could take to support their role in ensuring public health and their vitality as a major local	would help to refine the City's policy goals for the opportunity areas and other areas through the comprehensive			Bold   Formatted: Font: +Body (Calibri), 11 pt
			employment base and to establish a physical presence in downtown.  PE6.10 Work with the Thurston Economic	planning process. Given long-term demographic shifts, the City should support higher density, infill			
			Development Council to identify businesses that support the health care sector, and identify what the City can do to help them to	development to achieve multiple public policy goals.  Take advantage of opportunities when			Formatted: Font: +Body (Calibri), 11 pt, Fo color: Auto
			succeed.  PE6.11 Support our neighboring jurisdictions in	they present themselves, which may mean that the City would focus on new			Formatted: Font: +Body (Calibri), 11 pt  Formatted: Font: +Body (Calibri), 11 pt, No Bold
			their role as the regional center for other activities, such as manufacturing, freight	opportunity areas, or move forward with actions in existing opportunity areas ahead of schedule.			Formatted: Font: +Body (Calibri), 11 pt, Fo
			transportation, and air transportation.	<ul> <li>Coordinate funding opportunities with other public stakeholders (the County,</li> </ul>			color: Auto  Formatted: Font: +Body (Calibri), 11 pt
			<b>PE6.12</b> Collaborate with the Port in its role of facilitating economic development, while	transit agency, the Port of Olympia, the State of Washington, others) with the			Formatted: Font: +Body (Calibri), 11 pt, No Bold
			continuing to exercise regulatory control over Port development and operations.	City's CFP for major infrastructure investments that move the			Formatted: Font: +Body (Calibri), 11 pt
			PE6.13 Balance the Port's need for truck and	implementation forward.  • Coordinate with planning and			Formatted: Font: +Body (Calibri), 11 pt, Fo color: Auto
			rail transportation corridors, while minimizing conflicts with other traffic needs and land use	implementation in key opportunity			Formatted: Font: +Body (Calibri), 11 pt
			connects with other traffic fleeds and faild use	areas. Some initial steps toward			Formatted: Font: +Body (Calibri), 11 pt, N

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision		
			goals.	implementation are already underway, including the Martin Way Corridor Study				
			[[Change: New policy.]]	and the Comprehensive Plan update.				
			PE6.14 Coordinate funding opportunities with	The Martin Way Corridor Study is evaluating infrastructure investments				
			other public stakeholders (the County, Intercity	that can improve access and safety for				
			Transit agency, the Port of Olympia, the State	all transportation modes, and spur				
			of Washington, Olympia School District, others) with the City's CFP for major infrastructure	higher density development. The City				
			investments to maximize the impact of those	could consider combining subarea				
			investments.	planning efforts with the comprehensive				
			investinents.	planning process for the Kaiser/Harrison				
			Community and Economy	and Division/Harrison areas.				
			SHARE	In addition to the City's work on the Community			•	Formatted
			In 2009, Olympia was selected as one of the	Renewal Area Olympia has recently established				Formatted
			Top 10 Best Cities in the nation, by Kiplinger's	a Section 108 Loan ProgramThis program				Formatted
			Personal Finance Magazine. While identifying	leverages the City's annual CDBG Allocation to				Formatted
			state government as the "keystone of	create a loan pool to promote economic				Formatted
			Olympia's economy," it called Olympia itself a "cultural diamond in the rough" where a	development opportunities within our				
			thriving visual and performing arts scene is	communityThese funds must be used in a				Formatted
			celebrated. It is our individuality as a	manner consistent with the Department of				
			community and our quirkiness that sets us	Housing and Urban Development's regulations.				Formatted
			apart from other communities, and which	Generally these funds can be used to support economic development projects that create jobs				
			makes Olympia such a great place to live and	for low to moderate income people or support				
			start a business.	reinvestment in areas such as downtown where				
				low to moderate income people live.				
			According to the 2011 Thurston County Creative Vitality Index, more than 650 "creative	low to moderate meanic people live.				
			jobs" were added to the community between	Economic development efforts must be			•	Formatted
			2006 and 2009. These include public relations	consistent with growth management goals and				color: Auto
			specialists, writers, librarians, photographers,	not strain the capacity of our natural resources.				Formatted control
			architects, and others in "creative	They must be consistent with the efficient and				33
			occupations."	appropriate use of land. The impact of new				
			·	business must not compromise the local				
			Picture: Downtown Olympia's	environment. Economic development does not mean "growth," although growth of jobs,				
			shops	population and revenue may be a byproduct.				Formatted
			3545	While growth can improve a community's				color: Auto
			Olympia has received many awards for livability	quality of life, economic development must be				Formatted
			over the years. In 2010, Olympia was	carefully planned. Our investment today in new				color: Auto
			recognized as the most secure mid-sized city in	buildings <sub>7</sub> and streets and should not damage the				Formatted
			the U.S by Farmers Insurance, based on factors	ability of future generations to meet their needs.				color: Auto
			that included crime statistics, weather, risk of					Formatted
			natural disasters, housing depreciation,	[[Change:The following text was removed				color: Auto
			environmental hazards, and life expectancy. In	because state law provides very limited				

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	Recommendation					Map Revision	
			2010, the <i>Gallup-Healthways Well-Being Index</i> ranked Olympia in the top 20% of cities in Washington State. Its survey categories included life evaluation, emotional health, physical health, healthy behaviors, work	opportunities for local tax waivers, "Finally, Olympia must be careful not to agree to revenue concessions to developers or potential tenants unless careful fiscal analysis justifies them. The community can be made worse-off financially if			
			environment, clean water, and general satisfaction with life and work.	it gives away a large part of the revenue base in order to attract firms. Years even decades of			
			Several recent studies suggest that a sense of	shortfalls can result if unwise investments and tax concessions are granted. With years of fiscal			
			"place" - a sense of authenticity, continuity and uniqueness - is the key to a community's future	distress, the City would not be able to afford infrastructure investments that improve our			
			economic opportunity. One study found that cities in which residents reported highest levels	quality of life, and would lose its attractiveness as a place for private investment."]]			
			of attachment to and passion for their communities also had the highest rates of	Goals and Policies			4//
			economic growth over time. These studies also discovered that qualities such as a welcome	SHARE			
			and open feeling, attractiveness, and a variety of social events and venues all contributed to	GE1 Olympia has a stable economy that			
			this emotional bond. Parks and trees, community and historic landmarks, and public art also contributed to that hard-to-define	provides jobs that pay a living wage.			/
			"sense of place."	PE1.1 Provide a desirable setting for business			
			A Diverse Economy	investment and activity.			
			Those same qualities that contribute to the strong emotional bonds many residents form	<b>PE1.2</b> Develop or support programs and strategies that encourage living-wage jobs.			
			with Olympia also appeal to visitors. Visitors contribute to our economy by shopping, dining,	GE2 Olympia has a strong revenue base.			•
			taking in a performance in one of our theaters, and spending the night in a hotel. According to	PE2.1 Encourage retail, office, medical and			
			the Thurston Visitor and Convention Bureau, in 2009, Thurston County businesses generated an estimated \$66.9 million from tourism alone – spending on accommodations and food	service activities for their value in providing employment and tax revenues.			
			service, arts, entertainment and recreation, retail and travel. This revenue generated an estimated \$19.6 million in local and taxes that	<b>PE2.2</b> Identify major revenue-generating sectors and identify actions the City can take to help maintain their economic health.			
			year, and employed an estimated 3,000 people.	PE2.3 Ensure that the total amount of land			
			Picture: TC Creative Vitality Index	planned for commercial and industrial uses is sufficient for expected demand.			
				PE2.4 Diversify the local economy in a way that			-

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			Olympia's arts community is also a draw for tourism, and one of its beneficiaries.	builds on our stable public sector base, and by supporting businesses that can reduce reliance			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			Music	on goods and services from outside the			Formatted: Space After: 0 pt, Widow/Orph control
			According to findings from a study completed	community.			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			by students at The Evergreen State College for the Olympia Arts Commission, the music	PE2.5 Support Encourage employers whoto export goods and services to regional, national			Formatted: Space After: 0 pt, Widow/Orph control
			industry in Olympia generated an estimated \$27 million in total business revenues	or international markets, but keep jobs and dollars in Olympia.			Formatted: Font: +Body (Calibri), 11 pt, Bo Underline color: Auto, Font color: Auto
			including manufacturing, retail, and venue receipts in 2008, contributing approximately	PE2.6 Regularly review the development market			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			\$2.5 million in local and state taxes for that year.	to identify changing circumstances that create			Formatted: Right: 1", Space Before: 14.15 pt, After: 0 pt, Widow/Orphan control
			Theater	barriers or opportunities for investment in our community.			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			The Arts Alliance of Downtown Olympia determined that in 2009, local theaters brought	{{Change: New policy-}}.			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			167,000 people downtown to attend more than 500 live performances, primarily in the	<b>PE2.7</b> Use the City's Section 108 Loan program to promote <u>economic investment and</u> job			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			evenings and Sunday matinees. The industry had a \$3.8 million operating budget, and	creation and redevelopment activity that benefits low to moderate income people in our community.			Formatted: Indent: Left: 0", Space Before: 14.15 pt, After: 0 pt, Widow/Orphan control Keep with next
			brought in an estimated \$1.6 million to the community in local pay and benefits.	,			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			Artists as business owners	GE3 A vital downtown provides a strong center for Olympia's economy.			Formatted: Font: Bold, Underline color: Custom Color(RGB(32,71,135)), Font color:
			As of January 2010, State Senate District 22,	SHARE			Custom Color(RGB(32,71,135))
			which includes Olympia, was home to 410 arts- related businesses that employed 1,374 people,	PE3.1 Support a safe and vibrant downtown			Formatted: Font: +Body (Calibri), Underline color: Auto, Font color: Auto
			according to a report published by the national organization, <i>Americans for the Arts</i> . According	with many small businesses, great public places, events, and activities from morning through			Formatted: Space After: 0 pt, Widow/Orph control
			to the report, "Arts-centric businesses play an important role in building and sustaining	evening.			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			economic vibrancy. They employ a creative	PE3.2 Support lively and active downtown parks			Formatted: Space After: 0 pt, Widow/Orph control
			workforce, spend money locally, generate government revenue, and are a cornerstone of	and waterfront attractions.			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			tourism and economic development."	<b>PE3.3</b> Promote high-density housing downtown for a range of incomes.			Formatted: Space After: 0 pt, Widow/Orph control
			Small businesses According to the Thurston Economic	PE3.4 Protect existing trees and plant new ones			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			Development Council, an estimated 14,000 small businesses are registered in Thurston	as a way to help encourage private economic development and redevelopment activities.			Formatted: Space After: 0 pt, Widow/Orph control
			County, and 92% of them employ 10 or fewer	development and redevelopment detivities.			Formatted
			people. Small businesses include service	<b>{{Change:</b> New policies <b>PE3.5</b> to <b>PE3.7</b> added to			Formatted
			providers, small manufacturers, farmers,	address new tools for economic development.]].			Formatted
			artists, and many of the retail businesses that				Formatted
				<b>PE3.5</b> Support continuation of the Dash Shuttle			Formatted

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			set our community apart from others.  Picture: Olykraut	as a means of linking the Capital Campus and downtown.				Formatted: Font: +Body (Calibri), 11 pt,
			,	<b>PE3.6</b> Use tools such as the Downtown Project,			•	Underline color: Auto, Font color: Auto
				establishment of a Community Renewal Area,				Formatted: Space After: 0 pt, Widow/Orphan control
			But for these businesses to provide a living wage [for their owners and employees], they	creation of a downtown master plan and other				Formatted: Font: +Body (Calibri), 11 pt,
			need a strong customer base. Since 2007, the	planning <u>processes and tools</u> to improve the economic and social health of downtown.			/\	Underline color: Auto, Font color: Auto
			Olympia-based volunteer organization,					Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			Sustainable South Sound has hosted a "Buy	PE3.7 Use the Section 108 Loan Program to				Formatted: Font: +Body (Calibri), 11 pt,
			Local" program, which encourages citizens to	encourage economic investment and job				Underline color: Auto, Font color: Auto
			shop at local farms and businesses. The program has an education and outreach	creation in our downtown that benefits low to moderate income people.			\	Formatted: Font: +Body (Calibri), 11 pt,
			program that shows people where their dollars	moderate income people.				Underline color: Auto, Font color: Auto
			go, based on where they shop, and a savings	GE4 The City achieves maximum economic,			•	Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			book with incentives to shop at more than 140	environmental and social benefit from public			1	Formatted: Font: +Body (Calibri), 11 pt,
			participating farms, businesses and	infrastructure.				Underline color: Auto, Font color: Auto
			organizations. They also help businesses find local sources for the goods and services they	SHARE				<b>Formatted:</b> Indent: Left: 0", Space Before: 14.15 pt, After: 0 pt, Widow/Orphan control, Keep with next
			need for their own operations. Business	PE4.1 Plan our investments in infrastructure			_	Formatted: Font: Bold, Underline color:
			training and support is available through our local colleges and university, the Thurston	with the goal of balancing economic,				Custom Color(RGB(32,71,135)), Font color: Custom Color(RGB(32,71,135))
			Economic Development Council, and Olympia-	environmental and social needs, supporting a variety of potential economic sectors, and			/	Formatted: Font: +Body (Calibri), Underline
			based <i>Enterprise for Equity,</i> which helps people	creating a pattern of development we can				color: Auto, Font color: Auto
			with limited incomes start and sustain small businesses.	sustain into the future.				Formatted: Space After: 0 pt, Widow/Orphan control
			Cools and Polisies	PE4.2 Stimulate and generate private			•	Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			Goals and Policies  SHARE	investment in economic development and				Formatted: Space After: 0 pt, Widow/Orphan
			SHIRE	redevelopment activities as recommended in				control
			GE7 Public and private investors	the Investment Strategy Report.				<b>7</b>
			are aware of Olympia's	PE4.3 Make decisions to invest in public			•	Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			advantages.	infrastructure projects after analysis				Formatted: Space After: 0 pt, Widow/Orphan
				determining their total costs over their				control
			SHARE	estimated useful lives, and their benefit to				
			PE7.1 Actively promote economic activities that	environmental, economic and social systems.				
			are consistent with the values expressed in this	PEA A Consider wheather within cost of your				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			Comprehensive Plan.	<b>PE4.4</b> Consider whether the public cost of new or improved infrastructure can be recovered				Formatted: Space After: 0 pt, Widow/Orphan
			PE7.2 Market Olympia's advantages to local	through increased revenues the City can expect				control
			and out-of-town businesses that may be	from the private investment the improvement				
			considering expansions or new facilities in the	will attract.				
			area.	A				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			PE7.3 Define a more active City role in	PE4.5 Identify and take advantage of			•	Formatted: Space After: 0 pt, Widow/Orphan
			1 27.13 Beline a more active city fole in	infrastructure grants, loans, and other incentives				control

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			stimulating development, and influencing the design and type of development.	to achieve the goals of this Comprehensive Plan.				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			[[Change: New policy to acknowledge City's partnership with Economic Development	PE4.6 Economic uncertainty created by site contamination can be a barrier to development				Formatted: Font: +Body (Calibri), Font color: Auto
			Council.]]	in downtown and elsewhere in our community; identify potential tools, partnerships and			\	Formatted: Font: +Body (Calibri), Not Bold, Font color: Auto
			<b>PE7.4</b> Continue to coordinate and partner with the Thurston County Economic Development	resources that can be used to create more economic certainty for developments by better				Formatted: Space After: 0 pt, Widow/Orphan control
			Council to promote Olympia's economic redevelopment opportunities.	characterizing contamination where doing so fulfills a public purpose.				Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
			0.50.11.	PE4.7 Identify where new and upgraded utilities will be needed to serve areas zoned for			•	Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto
			GE8 Historic resources are used to promote economic stability in	commercial and industrial use, and encourage				Formatted: Font: +Body (Calibri), 11 pt, Font color: Auto  Formatted: Font: +Body (Calibri), Underline
			the City.	the development of utilities to service these areas.				color: Auto, Font color: Auto  Formatted: Space After: 0 pt, Widow/Orphan
			SHARE PE8.1 Strengthen economic vitality by helping	PE4.8 Investigate the feasibility of the City				control  Formatted: Font: +Body (Calibri), 11 pt,
			to stabilize and improve of property values in historic areas through the continued support of	providing telecommunications infrastructure, high speed internet connectivity or other new				Underline color: Auto, Font color: Auto  Formatted: Font: +Body (Calibri), 11 pt,
			the Heritage Commission and planning to protect and promote our historic resources.	forms of infrastructure.				Underline color: Auto, Font color: Auto  Formatted: Font: +Body (Calibri), 11 pt,
			PE8.2 Encourage new development to	<b>PE4.9</b> Collaborate with public and private partners to finance infrastructure needed to				Underline color: Auto, Font color: Auto  Formatted: Space After: 0 pt, Widow/Orphan
			harmonize with existing historic buildings and areas.	develop targeted commercial, residential, industrial, and mixed-use areas (such as Downtown Investment Strategy Report				control
			PE8.3 Protect and enhance the City's ability to attract tourists and visitors through	opportunity areas and along Urban Corridors) with water, sewer, electricity, street, street				
			preservation of historic resources.	frontage, public parking, telecommunications, or rail improvements, as needed and consistent				
			<b>PE8.4</b> Renovation, reuse and repair of existing buildings is preferable to new construction and	with the Comprehensive Plan.				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			should be done in a manner that protects and enhances the resource when historic properties	<b>PE4.10</b> Encourage new development in areas the City has designated for "infilling," infill before			•	Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			are involved.	considering proposals to expand land-use areas, or addadding new ones. areas.				Formatted: Space After: 0 pt, Widow/Orphan control
			<b>PE8. 5</b> Help low- and moderate-income individuals rehabilitate their historic properties.	PE4.11 Serve sites to be designated for industrial			•	Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			GE9 Tourism is a community	or commercial development with required utilities and other services on a cost-effective				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			revenue source.	basis and at a level appropriate to the uses planned for the area and coordinated with				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			SHARE  DEG 1 Drovide or support, convices and facilities	development of the site.				Formatted: Left, Space After: 0 pt, Widow/Orphan control  Formatted: Font: +Body (Calibri), 11 pt, Font
			PE9.1 Provide or support, services and facilities	1.		Рэдо	<b>61</b> of <b>72</b>	color: Auto

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			to help visitors enjoy our community's special	PE4.12- Avoiding building lengthy and expensive		-	
			events and unique character, and work to fully	service extensions that would cost more than			
			capture the potential economic benefits of their visits.	could ever be recovered from revenues.			
				GE5 The City has responsive and efficient			
			<b>PE9.2</b> Continue to support efforts to restore, maintain and improve Olympia's local	services and permitting process.			
			museums and other attractions.	C SHARE			
			PE9.3 Support continued tree plantings as a	PE5.1 Maintain the City's high quality customer			•
			way to continually improve on Olympia's	service and continuously seek to improve it.			
			natural beauty and attractiveness to tourists –	_			
			and to help create a network of scenic	PE5.2 Use regulatory incentives to encourage			•
			roadways and streets.	sustainable practices.			
			PE9.4 Implement strategies to enhance	PE5.3 Improve the responsiveness and efficiency			4
			heritage tourism opportunities.	of the City's permit system, in part by identifying			
			CF10 Obmania in a marianal	and removing waste, lack of clarity, duplication			
			GE10 Olympia is a regional center for arts and	of efforts and other process inefficiencies that			\ \
			entertainment.	can occur in the development review process.			
				PE5.4 Create more predictability in development			4
			SHARE	review process to reduce costs, without			
			PE10.1 Continue to provide programs and	eliminating protections.			
			services that support arts activities in Olympia.				
			PE40 2 C and the short at a life the same	<b>PE5.5</b> Eliminate redundancy in review processes,			
			PE10.2 Support local art galleries, museums,	and create clearer rules.			
			arts and entertainment facilities, organizations, and businesses.	PE5.6 Create a review process that is easy for all			
			and businesses.	parties to understand at every stage and that			
			PE10.3 Examine the feasibility of establishing	invites input from affected parties as early as			
			an arts center for the community.	possible in the development process.			
			GE11 Small businesses				•
			contribute to Olympia's	<b>(Change:</b> New policy to address new tools for			
			economic diversity.	economic development.]].			
				<b>PE5.7</b> Use tools such as Form Based Codes, Subarea Plans, Focus Area Plans, Community			
			SHARE	Renewal Area planning and other proactive			
			PE11.1 Promote the concept that buying from	planning processes and tools to define and			
			local businesses is a way to strengthen the local	develop a shared redevelopment vision for			\
			economy.	specific areas within the community such as			
			33,1	those identified in the Investment Strategy			
			[[Change: Existing policy revised to include	Report and elsewhere in this plan. GE6\			
			allowing for more home-based businesses.]]				
				GE6 Collaboration with other partners			
			<b>PE11.2</b> Provide support for start-up businesses.	maximizes economic opportunity.			

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Chapter Council Recommendation	Meeting Date	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision		
		Develop local awareness of the need for business incubator facilities, and allow for more home-based businesses.  For More Information  SHARE  • Knight Soul of the Community Project	PE6.1 Support appropriate economic development efforts of our neighboring jurisdictions, recognizing that the entire region benefits from new jobs, regardless of where				Formatted: Font: Bold, Underline color: Custom Color(RGB(32,71,135)), Font color: Custom Color(RGB(32,71,135))  Formatted: Font: +Body (Calibri), Underline color: Auto, Font color: Auto  Formatted: Space After: 0 pt, Widow/Orphan
		studies that sense of "place" that attached people to their communities  Port of Olympia Comprehensive Scheme of Harbor Improvements	PE6.2 Collaborate with neighboring jurisdictions to develop a regional strategy for creating a sustainable economy.				control  Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto  Formatted: Space After: 0 pt, Widow/Orphan control
		<ul> <li>Port of Olympia 2013-2025 Strategic         Plan Vision 2025     </li> <li>The Profile  is the Thurston County         Regional Planning Council's flagship     </li> </ul>	PE6.3 Look for economies of scale when providing services at the regional level.				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto  Formatted: Space After: 0 pt, Widow/Orphan control
		document that provides demographic, statistical and mapping information  Thurston Economic Vitality Index provides both a trend analysis and	<b>PE6.4</b> Prepare preliminary studies for priority development sites (such as Downtown, Investment Strategy Report opportunity areas or Urban Corridors) in advance, so the City is				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto  Formatted: Space After: 0 pt, Widow/Orphan control
		snapshot of Thurston County's economy based upon a series of key indicators  • Washington State County Travel	prepared for development applications, and the process can be more efficient.  PE6.5 Collaborate with local economic				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto  Formatted: Space After: 0 pt, Widow/Orphan control
		Impacts 1991-2009  examines the economic significance of the travel industry in the 39 counties of Washington state from 1991-2009	development organizations to create new and maintain existing living-wage jobs.  PE6.6 Work closely with state and county				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto  Formatted: Space After: 0 pt, Widow/Orphan control
		<ul> <li>Investment Strategy – City of Olympia</li> <li>Opportunity Areas</li> <li>Downtown Olympia Community</li> </ul>	governments to ensure their offices and facilities are in the City of Olympia, which is both the state's capitol and the county seat. Continue to				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto  Formatted: Font: +Body (Calibri), 11 pt,
		Renewal Area Feasibility Study  ¹Source: Washington Department of Personnel, 2013	work with the State of Washington on its Preferred Leasing Areas Policy and collaborate with Thurston County government to				Underline color: Auto, Font color: Auto  Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
		<sup>1</sup> Thurston County Employment Forecast Allocations, 2013: Thurston Regional Planning Council	accommodate the needs for county courthouse-related facilities.				Formatted: Space After: 0 pt, Widow/Orphan control  Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
			PE6.7 Collaborate with The Evergreen State College, St. Martin's University, and South Puget Sound Community College on their efforts to			•//	Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto Formatted: Font: +Body (Calibri), 11 pt,
			educate students in skills that will be needed in the future, to contribute to our community's cultural life, and attract new residents.				Underline color: Auto, Font color: Auto  Formatted: Space Before: 14.15 pt, After: 0 pt, Widow/Orphan control
			<b>{{Change:</b> New policy to link funding sources and capital projects-}}.				Formatted: Font: +Body (Calibri), 11 pt, Bold, Underline color: Auto, Font color: Auto  Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision	
				PE6.8 Encourage The Evergreen State College, St. Martin's University, and South Puget Sound		•	Formatted: Space After: 0 pt, Widow/Orphar control
				Community College to establish a physical presence in downtown.			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				<b>{{Change:</b> Added the language <u>"</u> to establish a			Formatted: Font: +Body (Calibri), 11 pt, Bold Underline color: Auto, Font color: Auto
				physical presence in downtown-"]]  PE6.9 Collaborate with hospitals and other			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				health care providers to identify actions the City			<b>Formatted:</b> Space Before: 14.15 pt, After: 0 pt, Widow/Orphan control
				could take to support their role in ensuring public health and their vitality as a major local			Formatted: Font: +Body (Calibri), Not Bold, Underline color: Auto, Font color: Auto
				employment base and to establish a physical presence in downtown.			Formatted: Space After: 0 pt, Widow/Orphar control
				PE6.10 Work with the Thurston Economic		•	Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				Development Council to identify businesses that support the health care sector, and identify			Formatted: Space After: 0 pt, Widow/Orphar control
				what the City can do to help them to succeed.			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				<b>PE6.11</b> Support our neighboring jurisdictions in their role as the regional center for other activities, such as manufacturing, freight			Formatted: Space After: 0 pt, Widow/Orphar control
				transportation, and air transportation.			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				<b>PE6.12</b> Collaborate with the Port in its role of facilitating economic development, while continuing to exercise regulatory control over Port development and operations.		•	Formatted: Space After: 0 pt, Widow/Orphar control
				PE6.13 Balance the Port's need for truck and rail			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				transportation corridors, while minimizing conflicts with other traffic needs and land use			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				goals.			Formatted: Space After: 0 pt, Widow/Orphar control
				<b>[[Change:</b> New policy.]]. <b>PE6.14</b> Coordinate funding opportunities with			Formatted: Right: 1", Space Before: 14.15 pt, After: 0 pt, Widow/Orphan control
				other public stakeholders (the County, Intercity			Formatted: Font: +Body (Calibri), 11 pt, Bold Underline color: Auto, Font color: Auto
				Transit agency, the Port of Olympia, the State of Washington, Olympia School District, others)			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				with the City's CFP for major infrastructure investments to maximize the impact of those			Formatted: Space After: 0 pt, Widow/Orphar control
				investments.			Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				Community and Economy		•	<b>Formatted:</b> Space Before: 14.15 pt, After: 14.15 pt, Widow/Orphan control, Keep with next

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Chapter	Council Recommendation	Meeting Date	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision		
				Several recent studies suggest that a sense of			4	Formatted: Space After: 0 pt, Widow/Orphan
				"place" – a sense of authenticity, continuity and				control
				uniqueness – is the key to a community's future				
				economic opportunity. One study found that				Formatted: Font: +Body (Calibri), 11 pt,
				cities in which residents reported highest levels				Underline color: Auto, Font color: Auto
				of attachment to and passion for their		,		
				communities also had the highest rates of				
				economic growth over time. These studies also		,		
				discovered that qualities such as a welcome and				
				open feeling, attractiveness, and a variety of				
				social events and venues all contributed to this		,		
				emotional bond. Parks and trees, community				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				and historic landmarks, and public art also		,		Onderline color: Auto, Fort color. Auto
				contributed to that hard-to-define "sense of		,		
				<u>place."</u>		,		
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		1		In 2009, Olympia was selected as one of the Top		1	•	Formatted: Underline color: Custom Color(RGB(32,71,135)), Font color: Custom
				10 Best Cities in the nation, by Kiplinger's				Color(RGB(32,71,133)), Forti Color: Custoffi Color(RGB(32,71,135))
				Personal Finance Magazine. While identifying		1		Formatted: Font: +Body (Calibri), 11 pt,
				state government as the "keystone of Olympia's,				Underline color: Auto, Font color: Auto
				economy," it called Olympia itself a "cultural		1		Formatted: Space After: 0 pt, Widow/Orphan
		1		diamond in the rough" where a thriving visual				control
				and performing arts scene is celebrated . It is		,		Formatted: Font: +Body (Calibri), 11 pt,
				our individuality as a community and our		,	//	Underline color: Auto, Font color: Auto
		1		quirkiness that sets us apart from other	1	,		Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				communities, and which makes Olympia such a	1	,	)	
				great place to live and start a business.	1	1		Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
		1		According to the 2011 Thurston County Creative		,	4	Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				Vitality Index, more than 650 "creative jobs"		,		
		1		were added to the community between 2006	1	,		Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				and 2009. These include public relations	1	,		Formatted: Space After: 0 pt, Widow/Orphan
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		1		architects, and others in "creative occupations."	1	,		Formatted: Font: +Body (Calibri), 11 pt,
		1		It is our individuality as a community—and our		1		Underline color: Auto, Font color: Auto
		1		quirkiness that sets us apart from other		1		Formatted: Font: +Body (Calibri), 11 pt,
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				and 2009. These include public relations		,		
				specialists, writers, librarians, photographers,		,		
				architects, and others in "creative occupations."		,		
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contribute to our economy by shopping, dining, taking in a performance in one of our theaters, and spending the night in a hotel. According to the Thurston Visitor and Convention Bureau, in									
taking in a performance in one of our theaters, and spending the night in a hotel. According to the Thurston Visitor and Convention Bureau, in									
and spending the night in a hotel. According to the Thurston Visitor and Convention Bureau, in									
the Thurston Visitor and Convention Bureau, in					•				(
Underline color: Auto, Font color: Auto					20092013, Thurston County businesses				Formatted: Font: +Body (Calibri), 11 pt,

Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision
				generatedreceived an estimated \$66.9250		=
				million from tourism alone visitor spending on		
				accommodations and food service, arts,		
				entertainment and recreation, retail and travel.		
				This revenueactivity generated an estimated		
				\$19 <del>.6</del> million in <u>state and local <del>and</del></u> taxes that		
				year, and employed an estimated 3,000 people.		
				Photo: TC Creative Vitality Index		
				Olympia's arts community is also a draw for		
				tourism, and one of its beneficiaries.		
				Music		
				According to findings from a study completed by		
				students at The Evergreen State College for the		
				Olympia Arts Commission, the music industry in		
				Olympia generated an estimated \$27 million in		
				total business revenuesincluding		
				manufacturing, retail, and venue receipts in		
				2008, contributing approximately \$2.5 million in		
				local and state taxes for that year.		
				Theater		
				The Arts Alliance of Downtown Olympia		
				determined that in 2009, local theaters brought		
				167,000 people downtown to attend more than		
				500 live performances, primarily in the evenings		
				and Sunday matinees. The industry had a \$3.8		
				million operating budget, and brought in an		
				estimated \$1.6 million to the community in local		
				pay and benefits.		
				Artists as business owners		
				As of January 2010, State Senate District 22,		
				which includes Olympia, was home to 410 arts-		
				related businesses that employed 1,374 people,		
				according to a report published by the national		
				organization, Americans for the Arts. According		
				to the report, "Arts-centric" businesses play an		
				important role in building and sustaining		
				economic vibrancy. They employ a creative		
				workforce, spend money locally, generate		
				government revenue, and are a cornerstone of		
				tourism and economic development."		

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Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision		
				<u> </u>				Form Unde
				Small businesses			•	Form
				According to the Thurston Economic  Development Council, an estimated 14,000 small				Forr
				businesses are registered in Thurston County,				cont
				and 92% of them employ 10 or fewer people.				
				Small businesses include service providers, small				
				manufacturers, farmers, artists, and many of the				
				retail businesses that set our community apart				
				from others.				For
								Und
				Photo: Olykraut is a small artisan artisanal				
				company, turning local produce into value-				
				added product since 2008.				
				Dutle order for those businesses to provide a				
				But In order for these businesses to provide a living wage [for their owners and employees],				For Und
				they need a strong customer base. Since 2007,				
				the Olympia-based volunteer organization,				
				Sustainable South Sound has hosted a "Buy				For
				Local" program, which encourages citizens to				Und
				shop at local farms and businesses. The program				For
				has an education and outreach program that				Und
				shows people where their dollars go, based on				
				where they shop, and a savings book with				
				incentives to shop at more than 140				
				participating farms, businesses and				
				organizations. They also help businesses find local sources for the goods and services they				
				need for their own operations. Business training				
				and support is available through our local				
				colleges and university, the Thurston Economic				Foi
				Development Council, and Olympia-based				Und
				Enterprise for Equity, which helps people with				For Wid
				limited incomes start and sustain small				For
				businesses.				/ / Cus
							•//	Cus
				Goals and Policies			//	For Und
				SHARE				For
				<del>GE7</del>				// 14.1
							1	Kee
				GE7 Public and private investors are aware of				Fori Und
				Olympia's advantages.				Forr
								/ FUL

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				PE7.1 Actively promote economic activities that		1100 1001	-/	Formatted: Fo
				are consistent with the values expressed in this				Underline color:
				Comprehensive Plan.				Formatted: Sp control
				A			/	Formatted: Fo
				PE7.2 Market Olympia's advantages to local and			•	Underline color:
				out-of-town businesses that may be considering				Formatted: Fo
				expansions or new facilities in the area.				Underline color:
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				<b>PE7.3</b> Define a more active City role in			•	control
				stimulating development, and influencing the				Formatted: Sp pt, Widow/Orph
				design and type of development.				Formatted: Fo
				[[Change: Now policy to acknowledge City's			•	Underline color:
				<b>{{Change:</b> New policy to acknowledge City's partnership with Economic Development				Formatted: Fo
				Council				Underline color:
				PE7.4 Continue to coordinate and partner with			•	Formatted: Fo
				the Thurston County Economic Development				Underline color:
				Council to promote Olympia's economic				Formatted: Sp control
				redevelopment opportunities.				Formatted: Fo
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				GE8 Historic resources are used to promote				Formatted: In
				economic stability in the City.				14.15 pt, After: Keep with next
				SHARE				Formatted: For Custom Color(R
				PE8.1 Strengthen economic vitality by helping to			•	Custom Color(R
				stabilize and improve of property values in				Formatted: Fo
				historic areas through the continued support of				color: Auto, For
				the Heritage Commission and planning to				Formatted: Sp control
				protect and promote our historic resources.				Formatted: Fo
				A				Underline color:
				PE8.2 Encourage new development to			•	Formatted: Sp
				harmonize with existing historic buildings and				control
				areas.				Formatted: Fo
				PE8.3 Protect and enhance the City's ability to			_	Underline color:
				attract tourists and visitors through preservation				Formatted: Sp control
				of historic resources.				Formatted: Fo
								Underline color:
				<b>PE8.4</b> Renovation, reuse and repair of existing			•	Formatted: Fo
				buildings is often preferable to new construction				Underline color:
				and should be done in a manner that protects				Formatted
				and enhances the resource when historic				Formatted
				properties are involved.				Formatted
				A				Formatted
				PE85 Help low- and moderate-income				Formatted
						Page	e <b>69</b> of <b>72</b>	

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	Recommendation					Map Revision		Formatted: Font: Bold, Underline color: Custom Color(RGB(32,71,135)), Font color:
				individuals rehabilitate their historic properties.				Custom Color(RGB(32,71,135))
				GE9 Tourism is a community revenue source.			4//	Formatted: Font: +Body (Calibri), Underline color: Auto, Font color: Auto
							/,	Formatted: Space After: 0 pt, Widow/Orphan control
				PE9.1 Provide or support, services and facilities			//	Formatted: Font: +Body (Calibri), 11 pt,
				to help visitors enjoy our community's special				Underline color: Auto, Font color: Auto
				events and unique character, and work to fully				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				capture the potential economic benefits of their visits.				Formatted: Space After: 0 pt, Widow/Orphan control
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				<b>PE9.2</b> Continue to support efforts to restore,			•	Underline color: Auto, Font color: Auto
				maintain and improve Olympia's local museums			/	Formatted: Font: +Body (Calibri), 11 pt,
				and other attractions.				Underline color: Auto, Font color: Auto  Formatted: Space After: 0 pt, Widow/Orphan
				<b>PE9.3</b> Support continued tree plantings as a way				control
				to continually improve on Olympia's natural				Formatted: Font: +Body (Calibri), 11 pt,
				beauty and attractiveness to tourists - and to				Underline color: Auto, Font color: Auto
				help create a network of scenic roadways and				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				streets.				Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				<b>PE9.4</b> Implement strategies to enhance heritage tourism opportunities.			4	Formatted: Space After: 0 pt, Widow/Orphan control
				GE10 Olympia is a regional center for arts and			•	Formatted: Font: +Body (Calibri), 11 pt, Underline color: Auto, Font color: Auto
				entertainment.				Formatted: Indent: Left: 0", Space Before: 14.15 pt, After: 0 pt, Widow/Orphan control, Keep with next
				SHARE				Formatted: Font: Bold, Underline color:
				PE10.1 Continue to provide programs and				Custom Color(RGB(32,71,135)), Font color: Custom Color(RGB(32,71,135))
				services that support visual and performing arts				Formatted: Font: +Body (Calibri), Underline
				activities in Olympia.				color: Auto, Font color: Auto
				<b>PE10.2</b> Support local art galleries, museums, arts			•	Formatted
				and entertainment facilities, <u>live music venues</u> ,				Formatted
				arts organizations, and businesses.				Formatted
								Formatted
				<b>PE10.3</b> Examine the feasibility of establishing an			•	Formatted
				arts center for the community.				Formatted
				GE11 Small businesses contribute to Olympia's			•	Formatted
				economic diversity.				Formatted
				economic diversity.				Formatted
				SHARE				Formatted
				<b>PE11.1</b> Promote the concept that buying from			•	Formatted
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Chapter	Council Recommendation	<b>Meeting Date</b>	Location - Currently Reads	Revised Content	Hyperlink	Photo Revision; Map Revision	
				local businesses is a way to strengthen the local economy.			
				<b>{{Change:</b> Existing policy revised to include			•
				allowing for more home-based businesses.]].			
				<b>PE11.2</b> Provide support for start-up businesses.			
				Develop local awareness of the need for			
				business incubator facilities, and allow for more			
ļ				home-based businesses.			
				For More Information			
				□ SHARE			
				Knight Soul of the Community Project			
				studies that sense of "place" that			
				attached people to their communities			
				<ul> <li>Port of Olympia Comprehensive Scheme</li> </ul>			
				of Harbor Improvements			
				<ul> <li>Port of Olympia 2013-2025 Strategic</li> </ul>			
				Plan Vision 2025			
				<u>The Profile</u> is the Thurston County			
				Regional Planning Council's flagship			
				document that provides demographic,			
				statistical and mapping information			
				Thurston Economic Vitality Index			
				provides both a trend analysis and			
				snapshot of Thurston County's economy			
				based upon a series of key indicators			
				Washington State County Travel Impacts     1001 2000 granting the appropriate			
				1991-2009 examines the economic significance of the travel industry in the			
				39 counties of Washington State			
				<ul> <li>Investment Strategy – City of Olympia</li> </ul>			
				Opportunity Areas			
				Downtown Olympia Community			
				Renewal Area Feasibility Study			
				Proverty in America Living Wage			
				Calculator			
				Sustainable Thurston's Creating Spaces			
				Preserving Places: A Sustainable			
				Development Plan for the Thurston			
				Region			
				Thurston Economic Vitality Index			
•							

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				Source: Washington		
				Department of Personnel, 2013		
				"Thurston County Employment Forecast		
				Allocations, 2013: Thurston Regional Planning Council.		
				Council.		
Public Services	Council recommended staff changes	9/9/2014	Change paragraph following the caption "Code Enforcement Promotes Neighborhood Livability"	Staff recommended change:		
			Code Enforcement is a City program that allows citizens and others to report violations of city code relating to health, safety, and welfare on private property. The program will investigate, for example, complaints about noise, trash, graffiti, signs, abandoned vehicles, overgrown noxious weed, dangerous buildings, and encampments. As our communities grow, age, and become more dense, the program is becoming increasingly important to maintaining our high quality of life.	Code Enforcement is a City program that allows citizens and others to report violations of city code relating to health, safety, and welfare on private property. The program will investigate, for example, complaints about noise, trash, graffiti, signs, abandoned vehicles, overgrown noxious weed, dangerous buildings, and encampments. As our communities grow, age, and become more dense, the program is becoming increasingly important to maintaining public safety and our high quality of life.		
Capital Facilities Plan						
-	•	•				

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