



Meeting Agenda

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, July 15, 2021

5:30 PM

Online and Via Phone

Register to Attend:

https://us02web.zoom.us/webinar/register/WN_oMB9mjrESSiowK4-TDdVJA

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF AGENDA**

4. **PUBLIC COMMENT**

(Estimated Time: 0-15 Minutes)

During this portion of the meeting, community members may address the Committee for up to two (2) minutes regarding the Committee's business meeting topics.

5. **APPROVAL OF MINUTES**

- 5.A [21-0707](#) Approval of June 17, 2021 Land Use & Environment Committee Meeting Minutes

Attachments: [Minutes](#)

6. **COMMITTEE BUSINESS**

- 6.A [21-0693](#) Creative District Development Code Amendments and Downtown Strategy Alignment

Attachments: [Character Areas Map](#)
[Creative District Map](#)
[Creative and Historic Districts with Zoning](#)

- 6.B [21-0690](#) Olympia Farmland Work Group Report

Attachments: [Olympia Farmland Work Group Report](#)
[Appendix A Olympia Farmland Analysis](#)
[Appendix B Farm-Friendly Assessment](#)
[Appendix C Review of Existing Organizations](#)
[Appendix D Municipal Food Planning and Production](#)

7. **REPORTS AND UPDATES**

8. ADJOURNMENT

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Council Committee meeting, please contact the Council's Executive Assistant at 360.753.8244 at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Land Use & Environment Committee

Approval of June 17, 2021 Land Use & Environment Committee Meeting Minutes

Agenda Date: 7/15/2021
Agenda Item Number: 5.A
File Number:21-0707

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of June 17, 2021 Land Use & Environment Committee Meeting Minutes



Meeting Minutes - Draft

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501
Information: 360.753.8244

Thursday, June 17, 2021

5:30 PM

Online and Via Phone

1. CALL TO ORDER

Chair Madrone called the meeting to order at 5:31 p.m.

2. ROLL CALL

Present: 3 - Chair Dani Madrone, Committee member Clark Gilman and
Committee member Yến Huỳnh

2.A OTHERS PRESENT

Jay Burney, City Manager

Community Planning and Development Staff:

Leonard Bauer, Director

Amy Buckler, Strategic Projects Manager

Catherine McCoy, Associate Planner

Public Works Staff:

Steve Sperr, Associate City Engineer

Rich Hoey, Director

3. APPROVAL OF AGENDA

The agenda was approved.

4. PUBLIC COMMENT

Public comment was received from Bob Jacobs.

5. APPROVAL OF MINUTES

- 5.A** [21-0603](#) Approval of May 27, 2021 Land Use & Environment Committee Meeting
Minutes

The minutes were approved.

6. COMMITTEE BUSINESS

6.A [21-0586](#) 2021 Engineering Design and Development Standards (EDDS) Update

Mr. Sperr shared a powerpoint presentation regarding the 2021 Engineering Design and Development Standards Update (EDDS).

Committee Member Huynh moved, seconded by Committee Member Gilman to recommend approval of updates for the 2021 Engineering Design and Development Standards. The motion passed unanimously.

6.B [21-0584](#) Review of City Regulations and Fees to Reduce Effects on Housing Costs Review Update

Mr. Bauer shared a Powerpoint presentation regarding the Review of City Regulations and Fees to Reduce Effects on Housing Costs Update. Committee members discussed the importance of this work and thanked staff for progress to date

Chair Madrone asked questions regarding publicity of Accessory Dwelling Units (ADU) programs, whether Single Room Occupant (SRO) pilot project originally discussed for Commons at Fertile Ground could be pursued at another site.

The information was received.

6.C [21-0590](#) Olympia Housing Action Plan Recommendation

Ms. Buckler shared a Powerpoint presentation regarding the changes made since the last Committee review to the Olympia Housing Action Plan.

Committee Member Huynh moved, seconded by Committee Member Gilman to recommend approval of the updated Housing Action Plan. The motion passed unanimously.

6.D [21-0583](#) Short Term Rental Ordinance Recommendation

Mr. Bauer and Ms. McCoy shared a Powerpoint presentation regarding the Short Term Rental Ordinance Committee members agreed upon revisions and that the ordinance could proceed to the City Council for consideration.

Committee Member Gilman moved, seconded by Committee Member Huynh to recommend approval of amendments to the Short Term Rental Ordinance.

7. REPORTS AND UPDATES

Mr. Bauer presented updates to the Committee Work Plan for future meetings. The Committee agreed to add an item to the October 21, 2021 meeting titled "Hearing Examiner Contract Review and Reporting."

8. ADJOURNMENT

The meeting adjourned at 7:41 p.m.



Land Use & Environment Committee

Creative District Development Code Amendments and Downtown Strategy Alignment

Agenda Date: 7/15/2021
Agenda Item Number: 6.A
File Number: 21-0693

Type: decision **Version:** 1 **Status:** In Committee

Title

Creative District Development Code Amendments and Downtown Strategy Alignment

Recommended Action

Committee Recommendation:

Move to recommend that staff develop code amendments for consideration by the Planning Commission, to better align downtown development regulations with the goals and intentions of the Comprehensive Plan and Downtown Strategy for the Creative District.

City Manager Recommendation:

Move to recommend development of Creative District code amendments for Planning Commission consideration.

Report

Issue:

Whether to explore amendments to code that better align current development regulations for the Creative District with the goals of the Comprehensive Plan and the Downtown Strategy, including discussion of the appropriate scope of those amendments.

Staff Contact:

Marygrace Goddu, Historic Preservation Officer and ArCH Coordinator, Community Planning & Development, 360.480.0923

Presenter(s):

Marygrace Goddu, Historic Preservation Officer and ArCH Coordinator, Community Planning & Development

Leonard Bauer, Director, Community Planning & Development

Background and Analysis:

Staff are exploring ways that our development regulations can better support the creative economy in our Downtown, particularly in the Creative District. The Creative District was drawn in 2018 to encompass the Artisan Tech District and the Entertainment Districts identified as character areas in the Downtown Strategy (DS).

The DS recommended actions to update zoning and development standards to explicitly identify desired uses consistent with the composition of the Artisan Tech District as *“a setting for light industrial, fabrication, food production, technical shops and related activities”* (DS p 13), and to encourage *“light industrial uses, such as artisan manufacturing/studios and microbreweries, distilleries and wineries.”*

The DS also addressed the potential scoping of these changes: *“While these uses might fit throughout Downtown, the City may want to consider limiting these or subsets of these uses to the Art/Tech area, primarily to contain potential impacts, such as aroma. In addition, or perhaps as an alternative measure, the City may want to focus adaptive reuse incentives to encourage these types of uses within this area.”* (DS p 20).

Under current zoning restrictions, “Light Industrial” uses are permitted in the Urban Waterfront (UW) areas of the Creative District that are east of Washington Street, conditionally permitted west of Washington Street, and not permitted in the Downtown Business (DB) zoned areas of the district.

Code Revisions Under Consideration

This Committee discussion will focus on potential amendments to the City development code to align goals and intentions with city planning documents. Options include:

- ▶ Define a new use category for “Creative Enterprise”
 - *Offer a broad definition for “Creative Enterprise” that describes a class of activity and places emphasis on controlling undesirable impacts.*
 - *Include parameters for “local” creative enterprise*
 - *Amend the permissible uses chart in code, add “Creative Enterprise” to definitions in zoning code (OMC 18.02)*

Adding a new use category is preferred to amending the current OMC definition of “Light Industrial” which includes uses such as storage, and fleet maintenance, that are not a good fit for the Creative District or DB Zone. Staff continue to gather input toward developing a clear and broad, but enforceable, use description.

- ▶ Align the intent sections of the UW and DB zoning districts to more closely reflect the goals and intentions of the Downtown Strategy
 - *Describe the intention of Creative District as a character area that encompasses the Artisan Tech and Entertainment areas of the Downtown Strategy.*
 - *Express the economic, social, and quality of life goals that are fostered by creative enterprise.*
 - *State desire to allow Creative Enterprise uses in DB and UW zones, subject to the limitations in OMC 18.06.020:*
 - *To protect commercial and adjacent areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.*
- ▶ Permit “Creative Enterprise” in specific areas. Scoping options include:
 - *UW and DB areas within the Creative District (staff recommendation)*
 - *In all DB and UW areas*
 - *In DB, UW and other commercial areas of Olympia.*

Other Development Standards

Some elements that create financial challenges to rehabilitation and adaptive re-use include “change of use” triggers for infrastructure and frontage improvements, thresholds for code-required improvements, and fire safety requirements. The Building Official and City Engineer’s authority and flexibility to allow deviations on a case-by-case in these areas is being explored. Consistency and compliance with life safety codes are priority concerns.

- ▶ Utilize existing regulatory flexibility to encourage locating creative enterprise uses in existing and historic buildings. This work to explore ways to lower financial barriers and incentivize renovation continues in concert with similar efforts to support affordable housing.
 - *Explore scale-able “Change of Use” regulations that more selectively trigger frontage & infrastructure improvements*
 - *Utilize authority for deviations from Engineering Design and Development Standards (EDDS)*
 - *Clarify where Building Official and City Engineer have authority to offer flexibility for adaptive re-use specifically for creative enterprises, and for rehabilitation of historic buildings*
 - *Examine fire safety options to sprinkler installation - when is this possible, and how to assess*

Additional ideas for exploration

Alternative approaches to funding needed improvements:

- Expand “Fee in lieu of” applicability, or provisions for payment of frontage improvements
- Allow property owners to defer improvements for a period of time with a bond (for ex., for 2 years), to allow business to get established and save up to make improvements.
- Create a use category similar to “temporary use” (90 days) but longer-term, such as one year, during which impacts of a new use can be assessed. Continued use conditions and necessary upgrades can then be established in an informed manner.
- Tax Increment Financing, as approved during the 2021 legislative session.

Incentives for adaptive re-use and for highlighting publicly visible creative enterprise in Olympia, especially in the Creative District.

- City tax exemptions for rehabilitation of designated historic properties.
- Measures to ensure that incentives to property owners translate into benefits for creative enterprise tenants (i.e., affordability).
- Amend definition of “Retail Sales” so that related repair, manufacture or processing is not required to be “limited to rear or upper floor areas” of a building.
- Amend “public use area” to include *indoor areas* set aside for public engagement through educational amenities and/or visual access to work in progress.
- Encourage inclusion of “public use areas” (as amended) for creative and light industrial uses.

Neighborhood/Community Interests (if known):

The Downtown Neighborhood Association and Olympia Downtown Association are the two neighborhood associations in the Downtown area. There is significant citywide interest and previous engagement in planning efforts focused on the Downtown.

Options:

1. Direct staff to develop strategies and proposed code amendments for consideration and

recommendation by the Planning Commission.

2. Direct staff not to continue work on this issue at this time.

Financial Impact:

None at this time. Staff work on potential code revisions is within adopted City budget. Some of the options discussed in this staff report may have additional fiscal impacts, which will be identified as part of further analysis.

Attachments:

Downtown Character Areas

Creative District

Creative and Historic Districts with Zoning

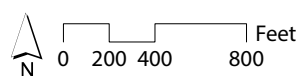
CHARACTER AREAS

CHARACTER AREAS

- WATERFRONT**
Enhance and connect to waterfront attractions.
- CAPITOL TO MARKET**
Encourage a high activity mix of uses from the Capitol to the Farmers Market.
- ARTISAN/TECH**
Encourage an eclectic mix of commercial activities and residences to support a creative neighborhood.
- ENTERTAINMENT**
Continue the core's energy eastward in a safe and lively entertainment district.
- SE NEIGHBORHOOD**
Build a holistic neighborhood with services and amenities.

EXISTING FEATURES

- Downtown planning area
- City and State parks
- State Capitol Campus
- Attractions or landmarks





WATERFRONT

Improve upon existing attractions to create a vibrant, attractive, family friendly destination, with emphasis on the surrounding natural environment and many landmark views. Maintain vibrant and visible gathering places for public activity and events; increase waterfront recreation opportunities; and create inviting pedestrian connections to the historic shopping district, marinas, Farmers Market, Hands on Children's Museum, LOTT Wet Center, and Capitol Campus.



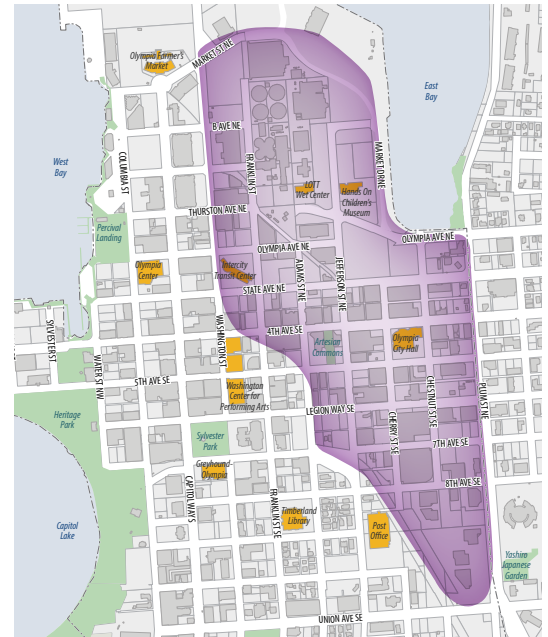
CAPITOL TO MARKET

Improve upon existing attractions to create more pedestrian-oriented streetscapes with a blend of retail, entertainment, mixed-income residential, and hospitality that draws people between the Capitol Campus, downtown historic core, and the Farmers Market. A vibrant retail environment provides an exciting shopping destination while also meeting day-to-day residential needs. A more active atmosphere, redevelopment of blighted or underused sites, good design and continued clean and safe efforts by the City and other partners generate a feeling of safety in this area.

This area may have strategies specific to three distinct subareas: the Market/Peninsula, Core, and Capitol Way South.

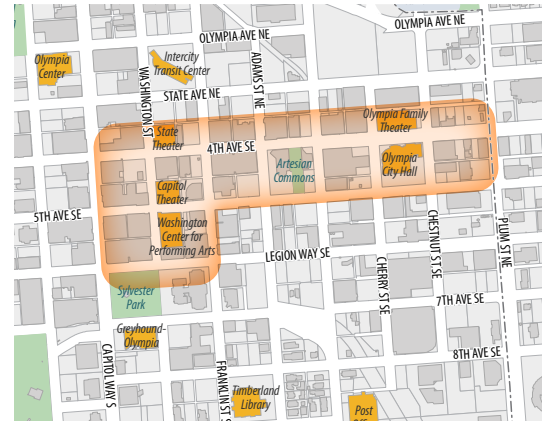
ARTISAN/TECH

Improve upon Port and LOTT activities and existing warehouses to create a mixed-use, artisan, culinary arts, and tech hub that includes affordable commercial space, housing (especially for artists), studio/workshop, gallery, live/work, and retail space. Encourage the reuse of industrial buildings and diverse, eclectic, energy- and water-efficient architecture. Ensure that visitors of all ages feel safe and comfortable arriving by bus, foot, bike, or car to participate in exciting education and recreation opportunities. Spur mixed-income residential development to support car-free lifestyles near the Transit Center. A more active atmosphere, redevelopment of blighted or underused sites, good design and continued clean and safe efforts by the City and other partners generate a feeling of safety in this area.



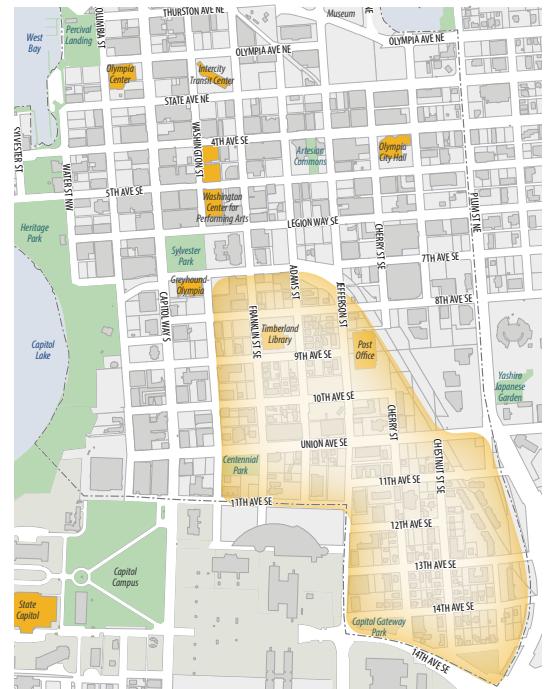
ENTERTAINMENT

Enhance its quality as a regional theatre and entertainment district with excellent dining and night life that coexists with neighboring residential and commercial uses. Support streetscape improvements and retail, entertainment and dining options along 4th and State Avenues to draw pedestrians from the historic core east toward Plum Street. A more active atmosphere, redevelopment of blighted or underused sites, good design and continued clean and safe efforts by the City and other partners generate a feeling of safety in this area.



SOUTHEAST DOWNTOWN NEIGHBORHOOD

Establish a family-friendly, residential neighborhood anchored by the Timberland Library and served by some offices, small-scale retail, cafes, and services. Encourage a range of housing (e.g., historic single family homes, apartments, condos, and townhomes) and energy- and water-efficient buildings as well as other examples of "green innovations." This area has gardens, children-oriented parks, and great pedestrian connectivity to the State Capitol Campus and other areas of downtown. Redevelopment of underused sites, good design and continued clean and safe efforts by the City and other partners generate a feeling of safety in this area.





Creative District

State-Certified by the Washington State Arts Commission



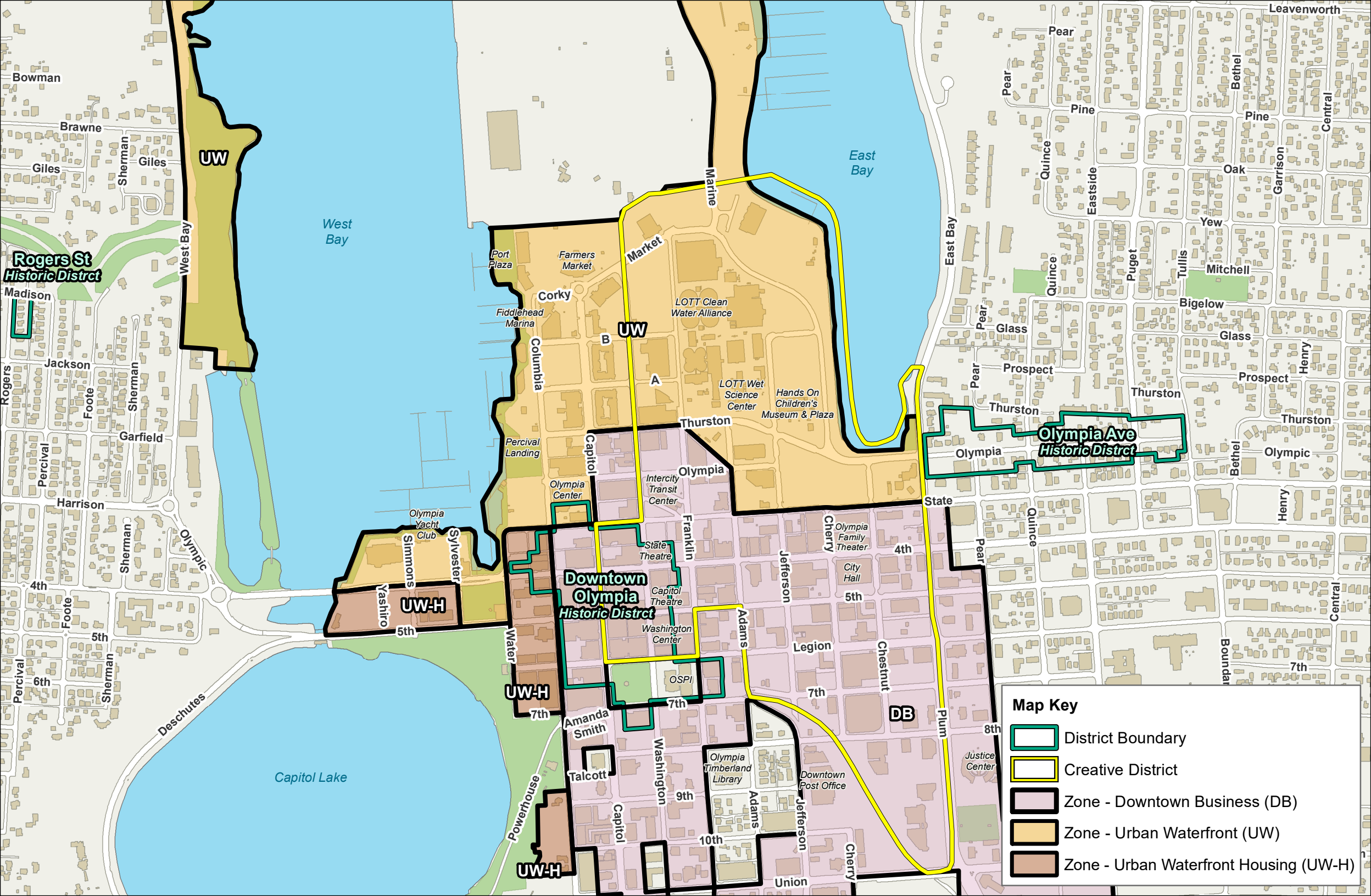
The Creative District: Current Examples of Creative Enterprises

Antiques
Architect Studio
Art Instruction
Automotive Restoration
Bike Repair
Boat Repair
Book Stores
Breweries

Cafes
Calligraphy
Clothing Alterations
Clothing Re-Sale
Coffee Roaster
Costume Shop
Digital Prosthetic
Design

Estheticians
Folk Arts School
Fresh Cut Flowers
Graphic Design
Hands on Children's Museum
Interior Design
Local Theaters
Multi-Media Production

Psychic Readings
Record Shops
Restaurants
Stained Glass Studio
Studio Spaces
Tattooing
Vintage Furnishings
Web Design





Land Use & Environment Committee

Olympia Farmland Work Group Report

Agenda Date: 7/15/2021
Agenda Item Number: 6.B
File Number: 21-0690

Type: report **Version:** 1 **Status:** In Committee

Title

Olympia Farmland Work Group Report

Recommended Action

Committee Recommendation:

The Olympia Farmland Work Group recommends the Committee receive and discuss the report and provide further direction to staff and the Work Group.

City Manager Recommendation:

Receive and discuss report. Provide further direction to staff and Work Group.

Report

Issue:

Whether to receive a report from the Olympia Farmland Work Group on potential approaches to supporting urban agriculture in the City of Olympia and its urban growth area.

Staff Contact:

Leonard Bauer, Director, Community Planning and Development, 360.753.8206

Presenter(s):

Dani Madrone, Councilmember and Chair of Land Use and Environment Committee
Leonard Bauer, Director, Community Planning and Development

Background and Analysis:

On June 2, 2020, a referral to the Land Use and Environment Committee (LUEC) was accepted by the Olympia City Council. The referral requested a proposal be developed for review by the LUEC and staff on a policy for preserving or mitigating the loss of farmland.

With concurrence of the LUEC members, Chair Madrone convened the Olympia Farmland Work Group consisting of herself and Councilmember Parshley; Olympia Community Planning & Development and Parks, Arts & Recreation Directors; staff and board members from the Thurston Conservation District and Community Farmland Trust. The Work Group met monthly for the past year.

Initial work focused on criteria for identifying existing agricultural land within Olympia and its urban

growth area. Staff from the Thurston Conservation District completed an analysis combining several data sources. It identified parcels totaling approximately 450 acres of active and potential farmland.

The Work Group's work program also included the following tasks:

1. Monitor Thurston County Agricultural Advisory Committee process - Ongoing
2. Review Farm Friendly Assessment - April 2021
3. Review Policy Tools from Thurston County Agriculture Survey for Applicability inside urban growth area - April 2021
4. Receive a Summary of Current Activities and Tools of Local Agriculture Organizations - May 2021
5. Review Effective Tools from Other Cities and Counties - June 2021
6. Analyze Data and Form Initial Recommendations for LUEC - June 2021

The Work Group's draft report is attached. Work Group members will present initial recommendations for continued work on preserving or mitigating loss of urban farmland at the LUEC meeting.

Neighborhood/Community Interests (if known):

There is significant interest in urban agriculture in the community. This is reflected in the City of Olympia Comprehensive Plan, Sustainable Thurston Plan and the Regional Climate Adaption and Mitigation Plans.

Options:

1. Direct continuation of work as recommended by the Work Group.
2. Accept the Work Group report and direct no further work on the recommendations.
3. Request specific additional tasks be completed by the Work Group.

Financial Impact:

None at this time. Staff and Councilmember participation has been within the existing City budget. Implementation of some of the recommendations may require additional City funding.

Attachments:

Olympia Farmland Work Group Report
Appendix A Olympia Farmland Analysis
Appendix B Farm-Friendly Assessment
Appendix C Review of Existing Organizations
Appendix D Municipal Food Planning and Production

Urban Agriculture and Farmland Preservation for Olympia

Report from the Olympia Farmland Work Group

July 6, 2021

Olympia Farmland Work Group

The Farmland Work Group formed through a referral from the Olympia City Council in response to the plan to remove the Spooner's Berry farm on the Yelm Highway property from the inventory of regional farmland. The group was tasked with developing recommendations for the Land Use and Environment Committee to meet the local food goals of the Comprehensive Plan, and specifically about mitigating the loss of farmland.

City of Olympia

Dani Madrone, *City Council*

Lisa Parshley, *City Council*

Leonard Bauer, *Director of Community Planning and Development*

Paul Simmons, *Director of Parks, Arts & Recreation*

Thurston Conservation District

TJ Johnson, *Board of Supervisors*

Sarah Moorehead, *Executive Director*

Community Farm Land Trust

Patrick Rofo, *Executive Director*

Thank you to Marcie Cleaver, member of the Community Farm Land Trust board of directors, for helping to kick off the process!

Referral

On June 2, 2020, a referral to the Land Use and Environment Committee was accepted by the Olympia City Council. It was sponsored by Dani Madrone and supported by Lisa Parshley and Jessica Bateman.

The production of local food is a strong value in Olympia and the region, as evidenced by the success of the Farmer's Market, local food organizations, initiatives by the Economic Development Council, and our Comprehensive Plan. However, Thurston County loses more and more farmland every year. In Olympia, we lack a policy that protects farmland from the urbanization that comes with population growth. Local food production is identified as an economic value in our Comprehensive Plan and should be part of the strategy as we recover from the impacts of COVID-19.

To support the values and actions needed to protect farmland, Olympia needs a "no net loss" policy. This will preserve our remaining farmland in the city and urban growth area or mitigate what is lost by replacing it within the city or county.

A "no net loss" policy for farmland will enhance and protect the thriving local food system which already exists in Olympia and the region. The city is responsible for protecting farmland within city limits and the urban growth area as a component of growth management. It is firmly imbedded in our Comprehensive Plan to work with local governments in the region to protect farmland, encourage farming in the community, increase and expand access to local food production, reduce

the energy and environmental impact of our food system, and work with community organizations to develop these strategies.

This referral will be sent to the Land Use and Environment Committee for an upcoming agenda. In the meantime, Councilmember Madrone will work with the Thurston Conservation District and Community Farm Land Trust to determine how much farmland remains in Olympia. A proposal will be developed for the review of LUEC and staff on a policy for preserving or mitigating the loss of this farmland.

This issue is time sensitive because it will have implications for the park planning on the parcel that is currently being used by Spooner's Berry Farm. A policy should come to the Council before the completion of the Yelm Highway Community Park plan.

Connection to City and Regional Plans

Olympia Comprehensive Plan

The preservation of farmland and support of local food production is well supported in Olympia's Comprehensive Plan. This value is highlighted through this statement in the Community Values & Vision chapter:

"Meanwhile, on the city's outskirts, small farms will continue to expand. Local food producers will further diversify local employment opportunities and help local residents and businesses be less vulnerable to the rising cost of imported food."

Supporting actions include:

- **PL25.3:** Collaborate with community partners to ensure that everyone within Olympia is within biking or walking distance of a place to grow food.
- **PL25.4:** Encourage for-profit gardening and farming in the community.
- **PL25.8:** Work with community organizations to develop strategies, measure, and set goals for increasing local food production.
- **PL25.9:** Work with local governments throughout the region to help protect existing agricultural lands and develop and promote a vibrant local food economy.
- **PR9.1:** Provide opportunities that promote a mentally and physically active lifestyle and healthy food choices, including participation in local food production.
- **PN8.7:** Reduce energy use and the environmental impact of our food system by encouraging local food production.

City Council 2017 Resolution

On December 19, 2017, the Olympia City Council approved a resolution supporting community gardens.¹ This resolution was brought forward by Sustainable South Sound. It states: "The city of Olympia supports the creation of sustainable community gardens on both public and private property and will establish policies, procedures, and programs to support the goal of having community gardens on both public and private property within one-half mile of every resident of the city" and "will work with non-profit

¹ Olympia City Council resolution from December 2017:

<https://olympia.legistar.com/View.ashx?M=F&ID=5692214&GUID=0001AB48-78C1-4E59-AA09-BA1622DF17A7>

organizations, gardeners, and neighborhood groups to identify public and private land suitable for community gardens.”

Sustainable Thurston

In 2014, *Creating Places - Preserving Spaces: A Sustainable Development Plan for the Thurston Region*² was developed by the Thurston Regional Planning Council and supported by the Olympia City Council. The goal of this planning process was to ask the question: “How do you want your community to look, function, and feel in 2035?”

The 2021 Buildable Lands Report³ states that, while Thurston County is on track to meet the urban density requirements of the Growth Management Act, the region is not on track to meet the more ambitious land use targets adopted through the Sustainable Thurston Plan. It has been a target to build 95% of new housing within city limits, with 72% of all households within a half mile of an urban center, corridor, or neighborhood center. Current projections show we are heading towards 87% and 57%, respectively. The goal of “no net loss” of farmland is tied to these goals for urban density:

Preserve environmentally sensitive lands, farmlands, forest lands, prairies, and rural lands and develop compact urban areas.

Target: Between 2010 and 2035, no more than 5 percent of new housing will locate in the rural areas, and 95 percent will be within cities, towns, unincorporated growth areas, and tribal reservations. Rural areas include land outside of the cities, towns, unincorporated urban growth areas and tribal reservations

Supporting Target: No net loss of farmlands, forest lands, prairie habitats (in addition to environmentally critical areas that are currently protected) while providing for a range of densities within rural Thurston County.

Action: Take appropriate steps (e.g., incentives, support agricultural economy, purchase or transfer of development rights, rural zoning changes) to achieve goals.

The Sustainable Thurston Plan also has a specific priority to support local food systems:

Support local food systems to increase community resilience, health, and economic prosperity.

Target: To be determined after development of a local food systems plan.

Action: Create a local food systems plan.

Goal F-1: Coordinate local food planning efforts to create a socially, economically, and environmentally sustainable regional system.

F-1.1: Convene a food policy council/advisory group, bringing all the food “players” to the table and develop a local food systems plan, including a production capacity analysis.

² Sustainable Thurston Plan, Thurston Regional Planning Council, 2014: <https://www.trpc.org/260/Sustainable-Thurston-Plan>

³ Buildable Lands Report for Thurston County, Thurston Regional Planning Council, June 2021: <https://www.trpc.org/DocumentCenter/View/8542/2021-Buildable-Lands-Report-2021-05-25>

F-1.3: Consider food-related places as “destinations” in land-use and transportation planning. Consciously plan where to locate a food bank, a meal program, a farm, or a store.

Goal F-2: Enhance the Economic Viability of the Local Food System

F-2.8: To support no-net loss of agricultural and resource lands, a primary sustainability goal, create cooperative opportunities for joint purchase of land and incentives for using lands for farming, and zone existing farmlands for agriculture.

F-2.9: Encourage urban and rural agriculture by lowering the cost of water, including subsidizing or providing reclaimed water options at a lower rate. Encourage State Department of Ecology to expand allowable rainwater harvesting without violating water rights law to support agriculture.

F-3.8: Encourage food production in urban areas/neighborhoods.

Climate Adaptation and Mitigation Goals

The *Thurston County Climate Mitigation Plan*⁴ has established farmland preservation and regenerative agriculture as a priority for carbon sequestration. The Steering Committee is working on producing a white paper to bring more definition and focus to the carbon sequestration strategies, which will include regenerative agriculture.

The *Climate Adaptation Plan*⁵ also has a strategy for agriculture:

P-08: Increase urban agriculture and biointensive farming methods to maximize crop yields and ecosystem services. Municipalities and their partners can encourage such practices by providing technical support and incentives.

Scope of Olympia Farmland Work Group

In the scoping for the work of this project, it was identified that agriculture policy needs to support all three of these key needs to be sustainable:

1. Agricultural land (i.e. with prime soils) conserved for farming
2. Economic viability of farming
3. Farmers who want to farm

Policy from the City of Olympia can have the greatest effect on conserving land for farming and, to some extent, its economic viability. Therefore, those are the focus of the work group, recognizing that partnering with other jurisdictions and organizations is necessary to achieve all three key needs.

Key Policy Questions

In the scoping process, four key questions were brought forward:

⁴ Thurston Climate Mitigation Plan, Thurston Regional Planning Council, December 2020: <https://www.trpc.org/909/Thurston-Climate-Mitigation-Plan>

⁵ Thurston Climate Adaptation Plan, Thurston Regional Planning Council, 2018: <https://www.trpc.org/580/Thurston-Climate-Adaptation-Plan>

1. How can 'no net loss' be defined in the context of an approach to agriculture in Olympia and its UGA?
2. How does 'mitigation' play a role in the that context, and should it be defined?
3. What should be the priority approaches or tools toward these policies in Olympia and its UGA?
4. How can Olympia's approaches/tools complement those of Thurston County and neighboring cities?

Strategy and Timeline

June 2020	Workgroup established through referral at City Council
January 2021	Inventory of farmland in Olympia and UGA completed by TCD (Appendix A)
April 2021	Farm-friendly assessment (Appendix B)
April 2021	Policy tools from Thurston County Ag Survey reviewed for applicability in UGA
May 2021	Summary of current activities and resources of local organizations (Appendix C)
June 2021	Seek updates from cities and counties regarding effective tools inside UGAs
July 2021	Analyze data and bring recommendations for further development to the Land Use and Environment Committee
Ongoing	Monitor the Thurston County Agriculture Advisory Committee process

What else is happening in the region?

Thurston County Agriculture

Thurston County's farmland is disappearing. According to research conducted by the WSU Extension Office,⁶ between 1950 and 2017, the acreage of farmland as reported in the USDA Census of Agriculture declined from 170,640 acres to 62,250 acres. Between 2012 and 2017, despite the goals established by the Sustainable Thurston Plan, the County experienced the largest decline since 1974. According to a 2015 analysis⁷ conducted by the Thurston Regional Planning Council, 6,500 acres of farmland were lost to development between 2000 and 2015, and 22,600 acres of farmland were at risk of development.

In 2019, Futurewise appealed the County's Comprehensive Plan update because the plan does not include the designation of agriculture lands of long-term significance, noting that Thurston County has the second lowest percentage of protected farmland of all counties of Washington.⁸ Futurewise reached a preliminary settlement with Thurston County in which the county has agreed to study the agricultural lands policies. The County has been making progress on this work at the same time the Olympia Farmland Work Group has been studying issues in the city and UGA. They recently produced the results of a survey that are discussed below.

Thurston Strong

Thurston Strong⁹ is a regional effort for economic recovery from the Covid-19 pandemic. They have assisted agriculture businesses in accessing grants to preserve their livelihoods. Part of their strategy for economy recovery is the Thurston County Agriculture Market Reset, proposed to be budgeted at \$2.1 million dollars.

⁶ Agriculture in Thurston County, WSU Extension Office: <https://extension.wsu.edu/thurston/agriculture/>

⁷ Thurston Region Farmland Snapshot, Thurston Regional Planning Council: <https://www.trpc.org/633/Farmland-Snapshot>

⁸ Wonkabout Washington: Futurewise 2020 Legal Review, The Urbanist, February 24, 2020:

<https://www.theurbanist.org/2020/02/24/wonkabout-washington-futurewise-2020-legal-preview/>

⁹ Thurston Strong: <https://www.thurstonstrong.org/>

Olympia already plays a role in building the urban market for regional food through the support of the Farmer's Market. Encouraging and expanding this market will leverage the regional effort that is already underway. Specific needs that have been identified include access to infrastructure (processing facilities, storage, etc.), mid-to-large scale markets, and support for value-added enterprises. Ties to regional economic development work could include partnerships with the Economic Development Council, the Port of Olympia, the Northwest Agriculture Business Center, the Southwest Washington Growers Cooperative, and higher education institutions (described in more detail in Appendix C).

Thurston Conservation District

The Thurston Conservation District (TCD)¹⁰ is a non-regulatory agency that seeks out partnerships with rural, agricultural, and urban communities to conserve and protect local natural resources. In addition to their active participation in this work group, they have also participated in Thurston County's process to update their agriculture policies.

In their 2020-2025 strategic plan,¹¹ TCD includes a goal to develop a Conservation and Education Center. They have identified alignment with the high priority needs that were identified in the recent Olympia Parks survey, which are consistent with some of the goals for the Conservation and Education Center. They want this center to serve as a community resource.

In addition to that goal, the TCD Strategic Plan includes the following:

Local Food Production & Consumption (pg. 4)

Goal 6: Support urban and suburban food production.

Goal 7: Increase accessibility to healthy local food for community members of Thurston County.

Producer Support & Preservation of Working Lands (pg. 5)

Goal 8: Work with partners to protect critical working lands through easements and acquisitions.

Goal 10: Support viable farms.

Goal 13: Bridge the gap between retiring and beginning producers

Southwest Washington Food Hub

The Southwest Washington Food Hub¹² formed in 2019 by the Southwest Washington Growers Cooperative. They identified challenges around flood events, development pressure, loss of processing facilities, and diminished cooperative advantages as a threat to agriculture in our region. By collaborating on marketing, logistics, and stewardship, their goal is to increase the viability of family farms. Not only does the Food Hub create a centralized platform for individuals, businesses, and institutions to purchase directly from local farmers, they also operate a Food Security Box Program and a Direct to Food Banks Program.

¹⁰ Thurston Conservation District: <https://www.thurstoncd.com/>

¹¹ Thurston Conservation District 2021-2025 Strategic Plan: <https://www.thurstoncd.com/wp-content/uploads/2021/01/TCD-2020-2025-Strategic-Plan-Updated-1-21-20.pdf>

¹² Southwest Washington Food Hub: <https://swwafoodhub.com/>

Network of Community Organizations

The following organizations have been involved in various parts of the local food system. These are described in more detail in Appendix C:

- Community Farm Land Trust
- Enterprise for Equity
- Garden-Raised Bounty (GRuB)
- Haki Farmers Collective
- South Sound Food System Network
- Sustainable South Sound
- Thurston County Farm Bureau
- Thurston County Food Bank (Gleaning program)
- Union Gospel Mission (VegOut program)
- WSU Extension Thurston County

Food Justice

Racial equity and social justice are integral to the food system, given our history of agriculture and its dependence on enslavement, displacement, and farming practices that have reduced non-agrarian food systems. Justice in the food system is not only about access to nutritious food, but also access to land to grow food for either personal subsistence or to generate a livelihood. According to data from the USDA 2017 Census on Agriculture,¹³ in Thurston County, 96.6% of farmers are white, which is above the national average of 92.4%.

Young Farmers Coalition

The Young Farmers Coalition has developed a Racial Equity Toolkit¹⁴ to provide guidance, context, structure, and practical tools for convening conversations about race, racism, equity, and justice. It also contains guidance for direct actions based on resource-sharing, reparations, and movement building. The Young Farmers recently released a report titled Land Policy: Towards a More Equitable Farming Future.¹⁵ A summary of their recommendations for local jurisdictions include:

- Create a climate resiliency land bank to protect and secure sources of food, rethinking agricultural land as public infrastructure and farmers as critical employees. Purchase farmland, employ farmers, and invest in food processing infrastructure.
- Fund local farmland protection programs. Prioritize projects that protect farmland affordability and create pathways to secure land tenure for farmers, particularly BIPOC farmers.
- Limit development on prime soils, prioritize farming, and enable land access for farmers. Zone for agricultural use and create urban agriculture opportunities. Examples provided:

¹³ 2017 Census of Agriculture, Thurston County Profile, USDA:

https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/Washington/cp53067.pdf

¹⁴ Racial Equity Toolkit, National Young Farmers Coalition, 2020: https://www.youngfarmers.org/wp-content/uploads/2020/06/Racial_Equity_Toolkit.pdf

¹⁵ Land Policy: Towards a More Equitable Future, National Young Farmers Coalition, 2020: <https://www.youngfarmers.org/land/wp-content/uploads/2020/11/LandPolicyReport.pdf>

- Boston, Article 89: Urban Agriculture Zoning: defines types of urban farms (ground, roof, freight container), establishes farming practices and regulations (soil safety, composting, structures, hydroponics, aquaculture, markets, animals).¹⁶
- D.C., Law 21-257: Urban Farming and Food Security: provides property tax reductions on urban land dedicated to farming and creates leasing opportunities for farmers on public-owned urban land.¹⁷
- Pittsburgh Adopt-a-Lot Program: provides site use agreements to access city-owned vacant lots for greenspace and agriculture.¹⁸
- Enact and strengthen current use tax valuation to permit taxation of agricultural land based on the actual, ongoing use of the land rather than its full market value or highest use. Incorporating minimum multi-year lease requirements into current use tax programs can help incentivize more secure tenancy for farmers.

Survey for Olympia Parks Planning Process

As part of the process for Olympia's 2022-2028 Parks, Arts, and Recreation Plan, a survey to the community included the preservation of farmland as a goal to consider. As written in the survey, respondents were asked to rank the goal to "preserve and acquire farmland to support local food, livestock, and climate mitigation." Overall, 33% of respondents were very support and 24% were somewhat supportive, while 19% were unsupportive of this priority. 28% ranked this goal as one of their top four priorities.

Demographic data was collected in the survey, some of which is summarized in the tables below. Respondents were asked if they were renter, but it is not known if they have access to a private yard. Of the renters that responded, 41% were very supportive and 23% somewhat supportive. 33% ranked it as their top priority.

Those who identified as women were more likely to be supportive (38% very supportive and 25% somewhat supportive) than those who identified as men (26% very supportive and 23% somewhat supportive). Non-binary people made up 7 of the 515 respondents. They ranked farmland preservation as either "very supportive" (86%) or "somewhat supportive" (14%).

¹⁶ Article 89 Made Easy: Urban Agriculture Zoning for the City of Boston: <https://www.pvpc.org/sites/default/files/doc-municipal-strategies-increase-food-access2594.pdf>

¹⁷ D.C. Law 21-257. Urban Farming and Food Security Amendment Act of 2016. Washington, D.C.: <https://code.dccouncil.us/dc/council/laws/21-257.html>

¹⁸ Pittsburgh Adopt-A-Lot Program: <https://pittsburghpa.gov/dcp/adopt-a-lot>

Figure 1: Data on Race, Income, and Age from Olympia Parks, Arts, and Recreation Survey

Race	Very Supportive	Somewhat Supportive	Unsure	Opposed	Top Four Priority
Asian or Asian Indian	25.0%	22.2%	36.1%	16.7%	16.7%
Black or African American	33.3%	25.0%	16.7%	25.0%	33.3%
White	32.8%	24.3%	24.5%	18.4%	28.2%
Hispanic, Spanish, or Latinx	26.1%	30.4%	21.7%	21.7%	17.4%
Other	50.0%	16.7%	22.2%	11.1%	38.9%

*In the crosstab data for the survey report appendix, “other” includes American Indian or Alaskan Native, Slavic/Eastern European, Middle Eastern or North African, Native Hawaiian or other Pacific Islander, unknown, prefer to self-describe, and prefer not to say.

Income	Very Supportive	Somewhat Supportive	Unsure	Opposed	Top Four Priority
Income less than \$20k	55.9%	26.5%	17.6%	0.0%	47.1%
\$20k – 35k	50.0%	16.7%	22.2%	11.1%	47.2%
\$35k – 50k	42.6%	23.0%	16.4%	18.0%	41.0%
\$50k – 75k	36.8%	23.0%	21.8%	18.4%	34.5%
\$75k – 100k	25.7%	24.3%	27.1%	22.9%	22.9%
\$100k - \$130k	25.4%	27.0%	27.0%	20.6%	17.5%
\$130k+	21.3%	18.0%	36.1%	24.6%	14.8%

Age	Very Supportive	Somewhat Supportive	Unsure	Opposed	Top Four Priority
18-34 years	47.2%	24.7%	11.2%	16.9%	39.3%
35-44 years	34.7%	35.1%	26.7%	25.2%	29.7%
45-54 years	35.1%	24.7%	17.8%	27.0%	23.7%
55-64 years	26.7%	17.8%	33.7%	21.8%	24.8%
65 years and older	25.2%	27.0%	27.9%	19.8%	23.4%

Local Conversations

As the nation has moved forward with a revived movement for racial justice, conversations in our local community have evolved to more deeply incorporate racial justice into all aspects of our work in the community. Statements have been created by local organizations further committing themselves to racial justice in their work, including GRuB¹⁹ and the Community Farm Land Trust.²⁰ Some ideas that have come up in Olympia for incorporating racial justice into the local food system include:

- Creating land stewardship opportunities for the recently created Haki Farmers Collective.²¹ From their website: “Haki means Justice in Swahili – a widely spoken language in Africa. Haki Farmers collective seeks to bolster and reincorporate traditional and inherently sustainable farming knowledge that is present in our migrant and indigenous communities. By holding close decolonization frameworks, Haki seeks to encourage people of color, including indigenous

¹⁹ GRuB Solidarity Statement, June 5, 2020: <https://www.goodgrub.org/post/grub-solidarity-statement>

²⁰ Statement of Solidarity, Community Farm Land Trust: <https://www.communityfarmlandtrust.org/statement-of-solidarity.html>

²¹ Haki Farmers Collective: <https://hakifarmers.org/>

peoples and the black descendants of American slavery, to reclaim life-giving knowledge of sustainable farming and plant medicine creation.”

- Support the creation of farm-based recovery and reentry programs for people exiting incarceration that include paid job training opportunities and supportive, stable housing that exist within a restorative framework.
- The Squaxin Island Tribe operates the Salish Roots Farm²² on a 10-acre parcel in the Kamilche Valley. The Nisqually Tribe operates the Nisqually Community Garden,²³ which sits on 70 acres of open land overlooking the restored estuary. Both Tribes have Usual and Accustomed areas in Thurston County and have an interest in self-sufficiency, food sovereignty, and the restoration of indigenous food sources.

Active and Potential Farmland

The first task undertaken by this work group was to determine how much farmland remains in Olympia and the UGA. The Olympia Farmland Analysis Report is included with much more detail in Appendix A. This task was carried out through a GIS analysis conducted by Adam Peterson at the Thurston Conservation District. He studied the inventory of agricultural land that is actively being farmed or could be brought into production. The initial data sources include:

- Agricultural Land Use GIS Layer (Washington State Department of Agriculture)
- Current Use Agriculture Program (Thurston County)
- 2020 Farm Map (Community Farm Land Trust)
- Organic INTEGRITY Database (United States Department of Agriculture - USDA)

An aerial imagery analysis was also conducted to identify any gaps and potential agriculture land. Data from the National Agricultural Imagery Program from USDA and ESRI Basemap Imagery, and Google Earth and Google Street View if additional context was needed. Potential agriculture was identified as land 1 acre or larger, either with the same owner or adjacent to active farmland, clear of trees and native woody brush, pavement, development, wetlands, stream and water body buffers (30 feet), steep slopes, parks, planned developments where infrastructure already exists, zoning areas that do not permit agriculture, and other barriers. Active agriculture was identified with the presence of barns, livestock, row crops, greenhouses, orchards, hay bales or mow lines.

Figure 2: Total acres of active and potential agriculture in Olympia and the Urban Growth Area

	Active Agriculture	Potential Agriculture	Total Agriculture
Olympia	151.9 acres	69.1 acres	221 acres
Olympia UGA	123.3 acres	105.3 acres	228.6 acres
Olympia + Olympia UGA	275.2 acres	174.4 acres	449.6 acres

The quality of this farmland was assessed using the USDA National Resource Conservation Service Farmland Classification. It was found that almost all these acres are considered prime farmland, all but

²² Salish Roots Farm, Squaxin Island Tribe: <https://squaxinland.org/community/salish-roots/>

²³ Nisqually Community Garden, Nisqually Indian Tribe: <http://www.nisqually-nsn.gov/index.php/administration/tribal-services/community-services/community-garden-program/>

0.7 acres. It is noted in the report that 142.2 acres were classified as “prime farmland if irrigated,” which indicates a need to have access to water, depending on the type of agriculture.

An analysis of land ownership was also conducted. In the city, 92.9% of the total acreage is privately owned. Nonprofits hold 5.4% and 0.8% is public. In the UGA, 75.2% is privately owned, 19.4% publicly owned, and 5.4% nonprofit owned. An assessment of land values was also conducted, which may be useful in informing the recommendations of the work group. That is described in detail in the report in Appendix A.

Farm-Friendly Checklist

To get acquainted with the current landscape for supporting farmland and food systems, we reviewed the Farm-Friendly Checklist provided by the American Farmland Trust. The complete checklist with more context can be found in Appendix B. We identified the following:

- The city currently charges a higher rate for irrigation between July 1 and October 31. A discounted rate for water used for agricultural can remove a significant barrier.
- Food waste is collected for low-density residential with the curbside yard waste bin. There is no larger scale program for restaurants, higher-density multi-family housing, or institutions. The Thurston County Food Bank offers a gleaning program.
- Goals for farmland and local food are outlined in Comprehensive Plan but lack a strategy for implementation. The Sustainable Thurston Plan, Climate Mitigation Plan, and Climate Adaptation Plan all have goals and strategies related to agriculture and food production.
- There is not currently support for agricultural leadership at the city. There are opportunities to coordinate with the Thurston County Agriculture advisory committee, create a city-specific advisory group, and engage in other regional work.
- Public land is provided for farming and food production with the lease to Spooner’s Farm and two sites for community gardens. More could be done to acquire public farmland and expand food production on city-owned land.
- Connections between agriculture and residents are encouraged with the City’s ownership of the Farmer’s Market. This can be expanded (i.e. the Creative District, economic development, etc.).
- A look at the active and potential farmland inventory, compared to areas that are not conducive to development, could identify areas that could be zoned for agriculture.
- Could explore options to purchase conservation easements or otherwise preserve farmland in the UGA.
- A Transfer of Development Rights program exists but has had very little success and should be evaluated. There is no mitigation ordinance to protect farmland, that could be explored.
- A “right-to-farm” policy should be considered with annexation of the UGA.
- Check to see if the Open Space and Agriculture Property Programs in Thurston County apply in the UGA. Their program is currently limited to a minimum of 20 acres and could be reduced to support small farms.
- Agriculture is allowed as primary or secondary use in most zoning districts. There is no specific ordinance for urban agriculture but could be considered for a more comprehensive approach.
- There are no voluntary districts where agriculture is encouraged and protected. There has been interest in forming an Eco-District in Olympia.

- Agricultural animals are permitted with conditions in most zoning districts. They should be evaluated to see if they are too restrictive, considering the option for site management plans to permit activities.
- For direct consumer sales, produce grown on site in Olympia may be sold on site. We could consider ways Olympia can support regional agritourism.
- The City supports market infrastructure with ownership of the Olympia Farmers Market. The West Side Farmers Market is permitted on a private park. More market opportunities could be supported with the Southwest Washington Food Hub.
- Value-added processing is permitted in industrial districts. This could be expanded to support cottage industries. A community commercial kitchen could support local food entrepreneurs.
- Farm-to-school programs exist (School District, GRuB, etc.). The City could support this work.
- There are no buy-local campaigns at the City for local food. There are campaigns to support downtown businesses. Could support distribution of Community Farm Land Trust Farm Map to households and businesses. Could also work to connect businesses and institutions to the Southwest Washington Food Hub.

Thurston County Agriculture Survey

As this work has been progressing at the City of Olympia, Thurston County has been in the process of conducting a community-driven review of their policies and programs related to agriculture. This is part of their 2020-2021 docket for Comprehensive Plan amendments., looking specifically at land use policies and zoning, incentive programs, and regulatory programs. This work is being done in coordination with the county Agriculture Advisory Committee. They plan to bring their recommendations to their Planning Commission and the Board of County Commissioners between August and December in 2021.

As part of this work, the County conducted the Thurston County Agriculture Survey,²⁴ which includes top policies ranked by participants. Four issues rose to the top of their survey results:

- **Outreach and Education:** Room for more education and outreach from the county to farmers and community. Farmers and non-farmers have a low level of familiarity with existing policies and programs to support farmland preservation.
- **Policy Changes:** More policy work is needed to preserve farmland – with two policies generating the most interest:
 - Zoning changes to include more acres being protected, including smaller farms.
 - Consider the impact to farmland when the county reviews development applications.
- **Incentive programs:** Explore options to adopt changes to improve these three programs: Open Space, Conservation Futures, Transfer of Development Rights.
- **Economic Development:** Connect farmers to markets and strengthen infrastructure for processing raw food products.

While some of this work is very specific to the County, there are clear connections and partnerships to be made with the City. One example is the strengthening of the Transfer of Development Rights program, which was evaluated by the Thurston Regional Planning Council.²⁵ Challenges for this

²⁴ Thurston County Agriculture Survey Results: <https://www.thurstoncountywa.gov/planning/planningdocuments/Thurston-Agriculture-Survey.pdf>

²⁵ Transfer of Development Rights, TRPC: https://www.trpc.org/DocumentCenter/View/2281/Transfer_of_Development_Rights

program have been a lack of demand for increased density in the urban area and a resistance to higher-density projects in neighborhoods.

Review of Other Cities and Counties

A review of tools used by other Washington cities and counties for farmland preservation was conducted. This also included a city in California, which has a unique approach to mitigation.

Bainbridge Island	Bainbridge Island has a Public Farming Program. ²⁶ The City signed a 30-year lease with a nonprofit called Friends of the Farms for them to maintain and improve 60 acres of public farmland. The City provides financial operating support for the organization. Friends of the Farms provides the city with an annual report.
Federal Way	A chapter in their code is specifically for urban agriculture. ²⁷ This includes sections on community gardens and urban farms, farmers markets, farm stands, cottage food operations, accessory structures, and on-site sales. Community gardens and urban farms are permitted in any zone with an approved site management plan.
Kent	<p>Agriculture districts were created through zoning to concentrate agricultural uses and protect long-term agriculture.²⁸ These include:</p> <p>A-10: “The stated goal of the city is to preserve prime agricultural land in the Green River Valley as a nonrenewable resource. The agriculture zone shall actively encourage the concentration of agricultural uses in areas where incompatibility with urban uses will be minimal to aid in the implementation of those goals. Further, such classification of prime agricultural land thus recognizes and encourages farming activity as a viable sector of the local economy.”</p> <p>AG: “The purpose of the AG zone is to provide appropriate locations for agriculturally related industrial and retail uses in or near areas designated for long-term agricultural use. Such areas may contain prime farmland soils which may be currently or potentially used for agricultural production.”</p> <p>This provides for 277 acres of exclusive agriculture use, much of which is adjacent to protected farmland in unincorporated King County. This is one of five Agriculture Production Districts created in King County in 1985.^{29 30}</p>
Redmond	<p>Transfer of Development Rights program protects critical areas within the city (habitat, wetlands, steep slopes, streams - does not include agriculture).³¹</p> <p>Development regulations address compatible use and required notice to neighboring properties when new development is going in near agricultural uses.</p>
King County	The Farmland Preservation Program was established by voters in 1979 to preserve farmland by acquiring development rights.

²⁶ Public Farmland, Bainbridge Island: <https://www.bainbridgewa.gov/1182/Public-Farmland>

²⁷ Urban Agriculture, Federal Way, Chapter 19.262:

<https://www.codepublishing.com/WA/FederalWay/html/FederalWay19/FederalWay19262.html>

²⁸ Districts Established - Zoning Map, Kent, Chapter 15.03:

<https://www.codepublishing.com/WA/Kent/html/Kent15/Kent1503.html>

²⁹ Protected Farmland Map, King County: <https://kingcounty.gov/depts/dnrp/wlr/sections-programs/rural-regional-services-section/agriculture-program/farmland-preservation-program/farm-area-map.aspx>

³⁰ Lower Green River Valley Agricultural Production District is one of five King County ADPs designated on April 8, 1985, HistoryLink: <https://www.historylink.org/File/20697>

³¹ Transfer of Development Rights, Redmond: <https://www.redmond.gov/642/Transfer-of-Development-Rights>

	<p>Transfer of Developments Rights program supports agriculture, forestry, critical wildlife habitat, open space, and regional trail connectors or urban separators.</p> <ul style="list-style-type: none"> • TDR Marketplace uses five factors to establish the value. Prices vary depending on conditions in sending and receiving areas and inform the TDR Exchange where rights can be bought and sold.³² • TDR partner cities include Seattle, Bellevue, Sammamish, Issaquah, and Normandy Park. There are also additional urban receiving areas. • Non-density uses and benefits: Reduction in property taxes, satisfaction of traffic concurrency requirements, rural TDRs for building larger ADUs. • Sightline studied the King County TDR program for climate impacts and found a benefit when higher density in the urban area was achieved.³³ • From 1998 to 2019, over 144,500 acres of Rural and Resource Lands have been protected through this program by relocating 2,900 potential dwellings into urban areas.³⁴ <p>King County also offers several programs and resources to support farms, including technical assistance, developing food pipelines, drainage assistance, salmon safety certification, farm link, farmers market support, and more.</p>
Whatcom County	Purchase of Development Rights program started in 2001. ³⁵ Agriculture district zoning enables parcel reconfiguration to preserve more farmland between multiple parcels by clustering residential development.
Skagit County	Purchase of Development Rights program, called the Farmland Legacy Program, was established in 1996. ³⁶
Davis, CA	<p>One of the first farmland mitigation programs in 1995.³⁷ This ordinance requires developers to permanently protect one acre of farmland for every acre of agricultural land they convert to other uses. Developers can place an agricultural conservation easement on farmland in another part of the city or pay a fee to satisfy mitigation. Also mandates a 150-foot buffer for development adjacent to agriculture land.</p> <p>Voters passed an Open Space Protection tax in 2000 to provide revenue for farmland preservation. An initiative was also passed in 2000 that establishes a right for the electorate to vote to approve conversion of land from agricultural to urban uses.</p>

³² King County TDR Marketplace: <https://kingcounty.gov/services/environment/stewardship/sustainable-building/transfer-development-rights/market-info.aspx>

³³ Transfer of Development Rights: a tool for reducing climate-warming emissions: <https://your.kingcounty.gov/dnrp/library/water-and-land/tdr/sightline-tdr-report-08-2011.pdf>

³⁴ King County Transfer of Development Rights: <https://kingcounty.gov/services/environment/stewardship/sustainable-building/transfer-development-rights/market-info.aspx>

³⁵ Whatcom County Purchase of Development Rights Program: <https://www.whatcomcounty.us/573/Purchase-of-Development-Rights-Oversight> or <https://storymaps.arcgis.com/stories/2a898f0e6d9b46c788b7463b3cb7f45a>

³⁶ Skagit Farmland Legacy Program: <https://www.skagitcounty.net/Departments/NRFarmLegacy>

³⁷ Open Space Program Policy Framework, Davis, California: <https://www.cityofdavis.org/city-hall/community-development-and-sustainability/open-space-program/policy-framework>

Recommendations

After convening for a year, the Olympia Farmland Work Group has researched the above topics and brings forward the following recommendations for the Land Use and Environment Committee:

1. Bring racial justice to the front and center of food sovereignty. Support disadvantaged farmers with access to urban and peri-urban³⁸ agricultural land and resources.
2. If the loss of Spooner's Farm cannot be prevented, replace the acreage of lost farmland within city-owned public lands with emphasis on larger acre parcels.
3. Continue and expand participation in the Olympia Farmland Working Group to link "no net loss" to the Comprehensive Plan strategy to: *"Collaborate with community partners to ensure that everyone within Olympia is within biking or walking distance of a place to grow food."* Build on the mapping analysis conducted by the Thurston Conservation District to identify areas where this goal is not being met (example: New Haven, CT³⁹). Assess areas where existing permitted and exempt wells can be used for agricultural purposes, as well as areas where reclaimed water is currently piped. Bring recommendations forward by summer of 2022, in time for consideration in the 2023 budget. Assess the following strategies:
 - a. Inclusion of farmland in the plan for Parks acquisition
 - b. Evaluation of city-owned land for food production
 - c. Establish funding source for conservation and development of agricultural land
 - d. Assess opportunities for tax incentives (ex. Open Space)
 - e. A citywide Transfer of Development Rights (TDR) program
 - f. Zoning for agriculture
 - g. Mitigation of loss of farmland through SEPA
4. Upon completion of the work of the Olympia Farmland Working Group, establish a Local Food Advisory Committee to develop a plan to implement the strategies and vision related to food in the Comprehensive Plan. Examples of municipal food plans and production can be found in Appendix D.
5. Refer to the Utility Advisory Commission the lowering of rates for irrigation for agricultural purposes. Include an exploration with LOTT on reclaimed water for food production.
6. Participate in regional work to protect agricultural land throughout Thurston County, including the upcoming TDR summit.
7. Include the food system in the Covid-19 economic recovery by supporting urban markets and cottage industries for local food, agritourism, a community kitchen that includes processing equipment, and career development.

³⁸ "The food and agriculture organization of the United Nations defines peri-urban agriculture as the agriculture practices within and around cities that compete for resources (land, water, energy, labor) that could also serve other purposes to satisfy the requirements of the urban population." From *Understanding Peri-Urban Agriculture*, TUGI:

<https://www.theurbangardeninitiative.org/blog/understanding-peri-urban-agriculture>

³⁹ New Haven's Urban Agriculture: <https://due-parsons.github.io/methods3-fall2017/projects/new-haven-s-urban-agriculture/>

Olympia Farmland Analysis

Adam Peterson

December 2020



Introduction

The goal of this work is to provide current estimates of agricultural land present within Olympia city boundaries and within Olympia's Urban Growth Area (UGA). Previous estimates of agricultural lands in these areas have been lacking, making it difficult to track changes over time. This analysis aims to provide a baseline of agricultural land area that can be used for future monitoring, as well as to provide information about characteristics of agricultural land

Methods

Potential vs. Active Agriculture

Definitions of agricultural land can often vary, leading to difficulties in comparisons across different analyses. For the purposes of clarity and for a more comprehensive view of agricultural land in this analysis, we broke agricultural land into two categories: "potential" agricultural land and "active" agricultural land.

Active agricultural land referred to all agricultural land under active cultivation or grazing and was defined broadly. Active agriculture included, but wasn't limited to, production of mixed vegetables, berries, hops, hay and other forage production, Christmas tree farms, actively grazed pastures, and nurseries. The few excluded categories were shellfish beds and turfgrass. These two categories are included in the WSDA Agricultural Land Use layer, which was used in this study, but were excluded in this analysis. Forestry was not considered as agriculture.

Potential agricultural land was defined as land that could be brought under cultivation by meeting certain criteria, but is currently inactive.

Data sources

The first step of this analysis was to locate and utilize data on agricultural land and its extent. Numerous agricultural land estimates, varying in scope and precision, already exist at county and state levels.

These resources were considered for inclusion in this analysis. Each is listed below, along with their strengths and weaknesses.

WSDA Agricultural Land Use Layer

The WSDA's Agricultural Land Use Layer is currently the most extensive and detailed state-wide agricultural GIS layer available. Data for this layer is provided through a combination of satellite data analysis and WSDA ground surveys.

WSDA surveys were the sole source of information in the 2019 WSDA Agricultural Land Use layer considered in this analysis.

The WSDA Agricultural Land Use Layer takes a unique approach in how it measures farmland by outlining only the area of agricultural land identified in surveys. This contrasts to other surveys, which often classify the entire parcel as either agricultural or non-agricultural. Due to the heterogeneous nature of farmland on parcels, which are often partially developed or forested, this approach allows for a more precise estimate of farmland especially as it pertains to agricultural land.

This layer was the largest contributor to our survey work of any existing data resource. The main gap in this layer is small-scale livestock owners, which are smaller in scope than WSDA surveys capture, but which are one of the more common types of agriculture in Thurston County.

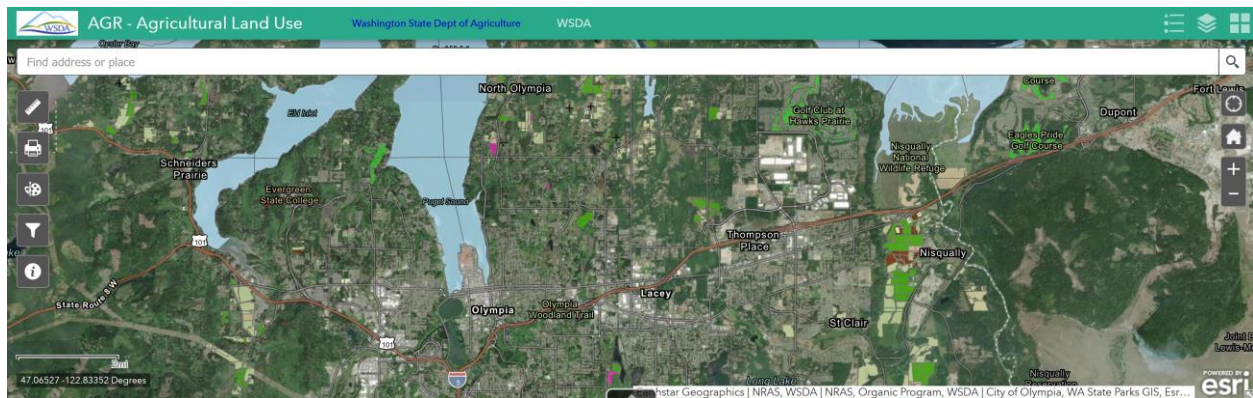


Figure 1. Screenshot of WSDA Agricultural Land Use Layer web map.

Current Use Agriculture

Parcels in Thurston County may be enrolled in the Current Use Agriculture program if they are used for commercial agriculture and meet particularly criteria, dependent on the parcel size. Since not all agriculture is enrolled in this program, this data source was used to supplement overall results and was not considered to be an exhaustive definition of all agricultural land.

2020 SSCFLT Farm Map

A county-wide farm map is published annually by the South of the Sound Community Farmland Trust (SSCFLT) to connect local farmers to customers. This map includes many small-scale operations that often go missed by larger-scale farmland analyses, but that are active in direct marketing approaches, such as CSAs. The farmland map was reviewed for any farm entries that had not yet been identified by other sources.



Figure 2. Google Map version of 2020 CLFT Farm Map showing Thurston County entries.

Organic INTEGRITY Database

The USDA maintains a nationwide database of all certified organic operations. While this analysis was inclusive of operations regardless of management, this database often catches smaller operations often left out of larger-scale agricultural survey efforts. Entries of agricultural operations in Thurston County were reviewed to find entries located within Olympia and its UGA. No new agricultural operations were found that had not yet been located in other sources.

<div> United States Department of Agriculture Agricultural Marketing Service </div> <div> ORGANIC INTEGRITY DATABASE </div> <div> Contact Us About </div>						
<div> Home Search Reports </div> <div> Log In Register </div>						
<p>Welcome to the Organic INTEGRITY Database!</p> <p>Find a specific certified organic farm or business, or search for an operation with specific characteristics. Listings come from USDA-Accredited Certifying Agents. Historical Annual Lists of Certified Organic Operations and monthly snapshots of the full data set are available for download on the Data History page. Only certified operations can sell, label or represent products as organic, unless exempt or excluded from certification.</p>						
<div> Certifier <input type="text"/> Reset </div> <div> Advanced Search </div>						
Export To Excel						
Operation	Certifier	Info	Status	City	State/Province	Certified Products
* AGRIDELCA INNOVADORES AGRICOLAS SRL *	[IMOC] IMOCert Latinoamerica LTDA		Certified	Santiago	<input type="text" value="Enter State/Province"/>	<input type="text" value="Enter Country"/>
* DAYLESFORD MERCHANT* LLC	[EKOAGROS] Ekoagros		Certified	Moscow		HANDLING: Fruits/Vegetables: Cantidad estimada: Limones Eureka fresco = 150.000,0 kg HANDLING: Other: barley, rape seeds... More
** Walkers Farm	[NMDA] New Mexico Department of		Certified	Portales	New Mexico	CROPS: Other: Triticale, Corn, Millet, Haygrazer

Figure 3. Screenshot of USDA Integrity Database.

American Farmland Trust “Farms Under Threat” Data

A data layer of agricultural lands was recently released from the American Farmland Trust, as part of their *Farms Under Threat: State of the States* report. A copy of this data was obtained.

The technical specifications of this dataset recommend against using their layer for finer-scale analysis, at scales smaller than 100 to 200 acres, due to the resolution of the NLCD (National Land Cover Database) data that was used to develop the Farms Under Threat dataset (Freedgood et al. 2020).

Since the scale of tracts of urban and suburban farmland is well below the range of 100-200 acres, this dataset was not chosen to feed into the Olympia Farmland Analysis.

Data Sources	Source	Scale	Use in Analysis
WSDA Agricultural Land Use Layer	WSDA	Statewide	Used
Current Use Agriculture	Thurston GeoData	Countywide	Used
SSCFLT Land Trust Farm Map	SSCFLT	Countywide (present for multiple counties)	Used
Organic INTEGRITY Database	USDA	Nationwide	Provided no new data
Farms Under Threat Data	American Farmland Trust	Nationwide	Not used

Aerial Imagery Analysis

These existing data resources combined to provide a fuller picture of agricultural land in Olympia and its UGA. However, there were two clear gaps that remained. Small-scale livestock owners were generally not included in existing data resources, along with potential agricultural land. Both of these represent a significant portion of agricultural land in Thurston County.

To fill in these gaps, sources of aerial and satellite imagery were reviewed to capture the full breadth of agricultural land present in Olympia and its UGA. This data was combined with existing data resources to develop a master GIS layer of agricultural land in Olympia and its UGA.

NAIP (National Agricultural Imagery Program) from the USDA and ESRI Basemap Imagery were used in ArcGIS Pro to outline agricultural areas. Where needed, additional context was provided by Google Earth and Google Street View imagery (Table 1).

Table 1. Data sources used in Aerial Imagery Analysis.

Sources
NAIP Imagery (USDA)
ESRI Basemap Imagery
Google Earth/Google Maps Imagery
Google Street View

Potential Agriculture Criteria

A number of criteria were applied to ensure that the potential agricultural areas marked out in the aerial imagery analysis represented viable farmland, and not simply open space.

Areas were included that met the following criteria:

- Contiguous tract of land 1 acre or larger, on land with the same owner OR land is adjacent to an actively cultivated tract of farmland
- Open land, clear of trees and native woody brush*, pavement, or other development
*areas with a small number of scattered trees were allowed, as were open areas with common types of clearable, invasive brush species (i.e. scotch broom, Himalayan blackberry)

Areas were excluded that had the following characteristics:

- Steep slopes
- Wetlands*
- Areas within a 30 ft buffer of streams or bodies of water
- Former gravel pits or sites that have characteristics that clearly preclude agricultural use, such as stony ground or lack of topsoil
- Parks and areas that are currently used for sports or other outdoor recreational activities
- Paved areas, roads, and driveways (with the exception of small driveways bisecting large fields)
- Portions of land clearly devoted to landscaping, backyard space, or common space
- Open areas currently under development, where roads and other residential or commercial infrastructure is already in place and waiting to be built
*Thurston Geodata wetland layer used; all wetlands from this layer were excluded, with the exception of wetlands classified as farmed (e.g. PEMf wetlands)

Tracts of land present in the Olympia city zoning districts shown in Table 2 were also excluded, as agricultural use is not allowed in them.

Table 2. Olympia City Zoning Districts Excluding Agricultural Use

Zoning Category Code	Zoning Category Name
RM24	Residential Multifamily 24 Units Per Acre
RMH	High Rise Multifamily
RMU	Resident Mixed Use
UR	Urban Residential
UW	Urban Waterfront
UW-H	Urban Waterfront Historic
DB	Downtown Business
AS	Auto Services
I	Industrial
LI-C	Light Industrial Commercial

Active Agriculture Criteria

The criteria for active agriculture focused on clearly visible signs of agriculture. These included, but were not limited to the following characteristics:

- Presence of barns, cross-fencing, or other livestock infrastructure
- Presence of livestock traffic tracks in pastures
- Presence of row crops, greenhouses, orchards
- Presence of hay bales and mow lines
- Visible livestock from Google Street imagery

No active agriculture was found in the Olympia city zones that exclude agricultural activity.

Master Agricultural Layers

From this combination of existing data sources and the results of the aerial imagery analysis, two ‘master’ layers of agricultural land were generated, one for active agriculture and another for potential agriculture. (Figure 4). These two layers fed into the analysis, the results of which are detailed in the Results & Discussion section.

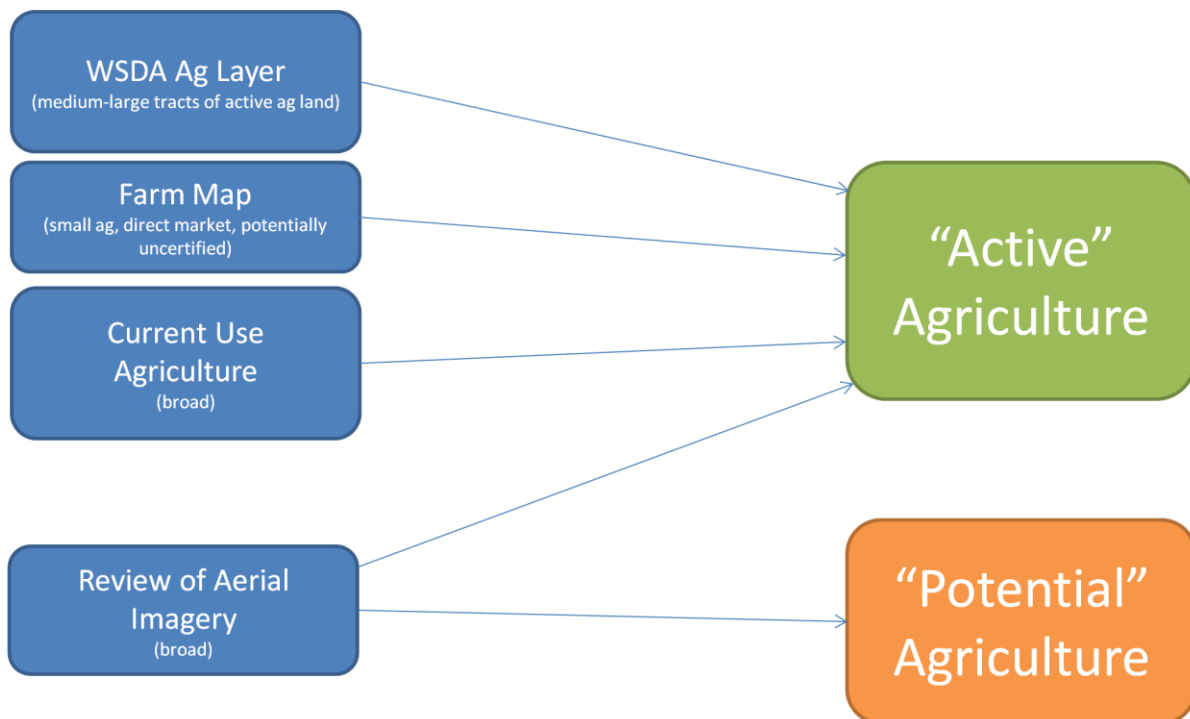


Figure 4. Final breakdown of data sources for master agricultural layers.

Agricultural Land Characteristics

Ownership

In order to better understand patterns of agricultural land ownership across our surveyed area, agricultural land was classified as being public, private, or non-profit-owned land.

Public land was considered to be any land owned by a government entity (i.e. City of Olympia, Thurston County, school districts, etc.).

Remaining parcels were sorted into land owned by individuals – classified as privately owned land - and land owned by business entities or organizations. Business entities and organizations were checked against the Business Search available from the Washington Secretary of State's website to determine whether they had for-profit or non-profit status.

Where organizations or business entities were organized or incorporated in other states, their status was checked against their respective states' business searches. This allowed final classification of remaining parcels into 'private' and 'non-profit'.

Land Values

Another question, relevant to questions of farmland affordability, was asked about the value of agricultural land.

This is a particularly difficult question to answer since in most cases, less than half of a parcel may be agricultural land. In western Washington, particularly in urban and suburban areas, agricultural land is often present with a heterogeneous landscape where forests, hills, houses, and other developed areas may make up the rest of a parcel.

If the full value of a parcel were attributed to an agricultural area that made up only a small portion of the parcel's total area, this would result in a gross overestimate of the cost of agricultural land.

To avoid this problem, the two following questions were asked and analyzed in ways that minimized this problem.

1. How much is farmland per acre on a per acre basis?
2. How much does a parcel of predominantly agricultural land cost?

Land values were obtained from a parcel layer from Thurston Geodata, which provided assessor values for each parcel, broken down into land value, building value, and total value (land value + building value).

Method #1: Agricultural Land Only

To provide an answer to the first question, a modified approach was taken. The total value of a parcel was divided by its acreage, then multiplied by the acreage of agricultural land present on the parcel to derive a value for just the agricultural portion.

For instance, a 10-acre parcel worth \$500,000 would be considered to be worth \$50,000 per acre. If 5-acres of agricultural land were present on this parcel, the total value of agricultural land would be considered to be worth \$250,000 (at the same rate of \$50,000/acre), as shown in Figure 5.

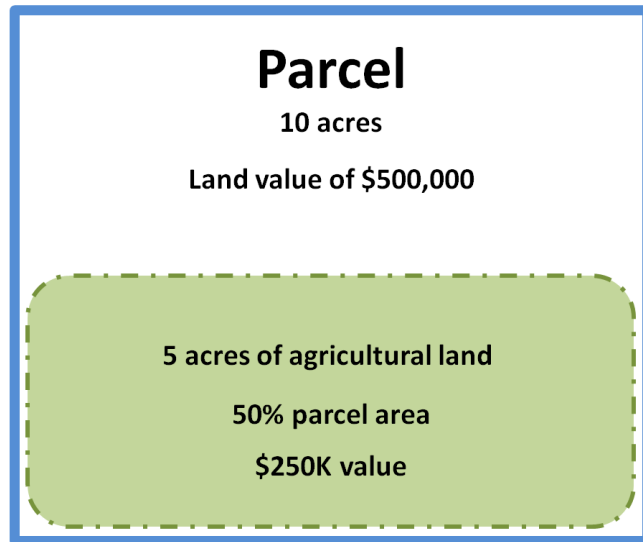


Figure 5. Example of how value is derived in Method #1.

There is one assumption of this approach which could introduce a significant amount of error, and that is that all areas of a parcel are worth the same amount. No data exists for parcels that allow us to consider within-parcel value differences.

However, it's assumed that the differences from within-parcel differences in value are likely smaller than attributing the full value of a parcel to a parcel with <50% of its area as agricultural land.

Method #2: Total value of parcels ≥50% agricultural land

This method attempts to answer the second question; namely, what is the value of a parcel of land that is mostly agricultural land? For a beginning farmer looking to acquire a piece of land that is predominantly agricultural land, this is a particularly relevant question.

All parcels with ≥50% agricultural land were pulled into a subgroup, and the total value of these parcels was considered along with the entire area of the parcels.

For example, a 10 acre parcel with a land value of \$500,000 and 80% agricultural land would be considered as a whole, with a value of \$500,000, as shown in Figure 6.

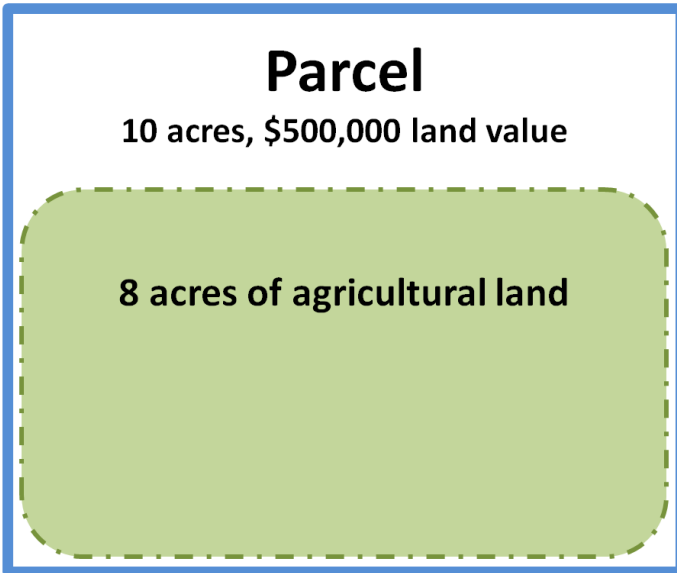


Figure 6. Example of how land value is derived in Method #1. The parcel is considered as a whole, as an agricultural parcel worth \$500,000 at \$50,000 per acre.

NRCS Land Classifications

To determine the quality of the agricultural land, we drew on NRCS Soil Survey data available for Thurston County. NRCS's "Farmland Classification" metric provides a rating for a soil's suitability for agricultural production. By overlaying the agricultural land boundaries from our survey with this survey data, we were able to generate numbers for the suitability of agricultural land in both Olympia and its UGA.

Analysis

Data collection and data analysis were all conducted in ArcGIS Pro (2.6.2 & 2.6.3). The analysis was structured in the form of a model in ArcGIS Pro's ModelBuilder.

If desired, the same analysis could be expanded to answer additional questions, or used for data collected from new survey locations.

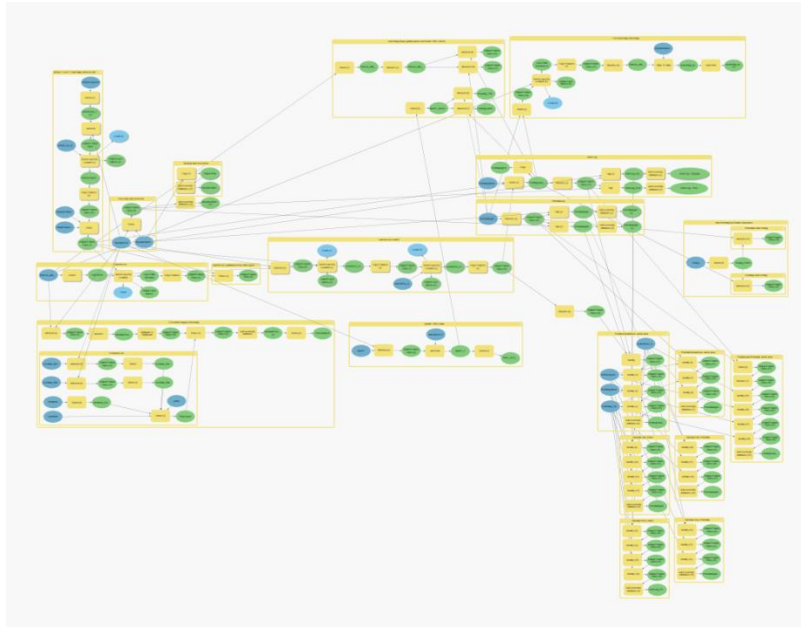


Figure 7. Screenshot of main ArcGIS Pro model used to process and analyze survey results.

Results & Discussion

Land Totals

Olympia and its UGA were both very similar in their total amount of agriculture land, differing by less than 8 acres. Altogether, both areas had nearly 450 acres of agricultural land (0.7 square miles), over half of which is in active production (Table 3).

Table 3. Agricultural Land Totals by Type in Olympia and Olympia's UGA.

	Active Agriculture	Potential Agriculture	Total Agriculture
Olympia	151.9 acres	69.1 acres	221 acres
Olympia UGA	123.3 acres	105.3 acres	228.6 acres
Olympia + Olympia UGA	275.2 acres	174.4 acres	449.6 acres

Proportionally, agricultural land in Olympia was more utilized, with a higher percentage in active agricultural as compared to its UGA (Figures 8 & 9).

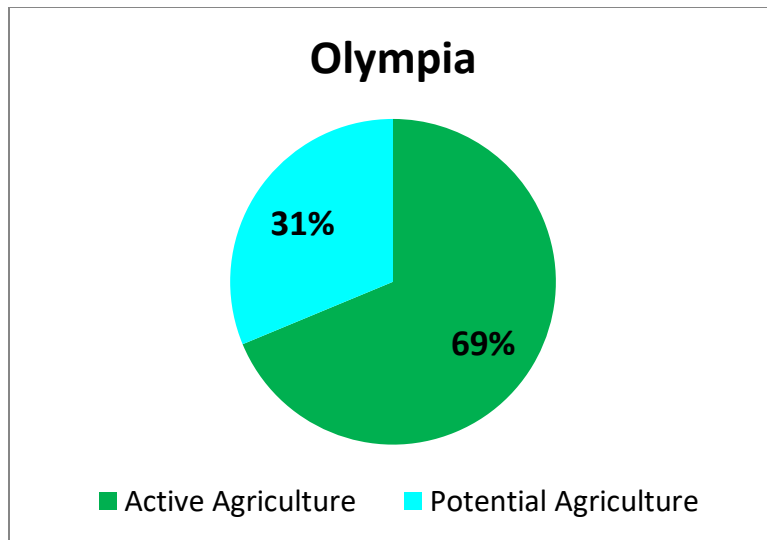


Figure 8. Active versus Potential Land in Olympia.

Agricultural land in the UGA was closer to an even split (Figure 9).

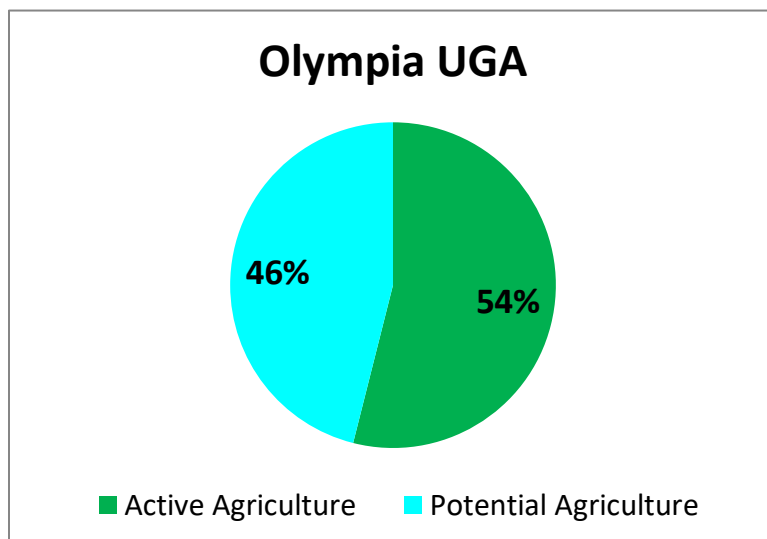


Figure 9. Active versus Potential land in Olympia's UGA.

Percent of Total Area

Since the size of the city of Olympia is much larger than its UGA, the agricultural acreages of both Olympia and its UGA were divided by the respective total area for each. Although both Olympia and its UGA have roughly similar levels of overall farmland, the smaller area of its UGA result in a higher

proportion of its land being dedicated agriculture (Figures 10 & 11). This makes sense in light of the less developed nature of Urban Growth Areas.

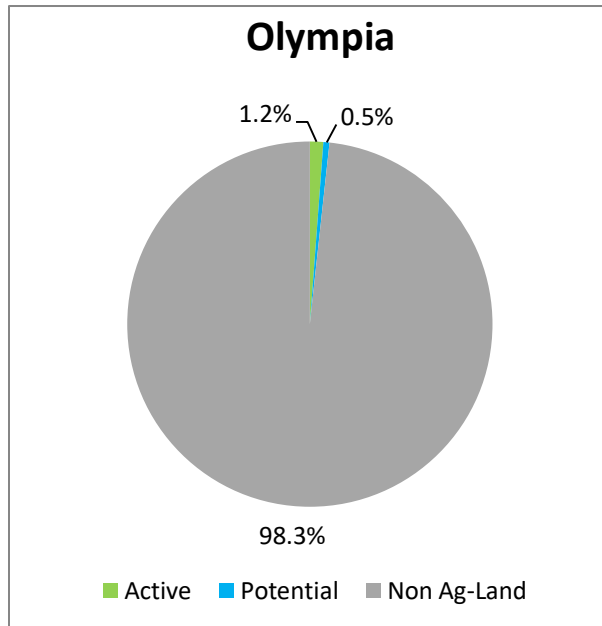


Figure 10. Breakdown of agricultural land expressed as a percentage of Olympia's entire area.

However, the UGA was still less than 6% agricultural land (Figure 11). This indicates that UGAs have limited agricultural resources, and that these could be targeted for preservation as growth continues in the remaining 94% of the UGA.

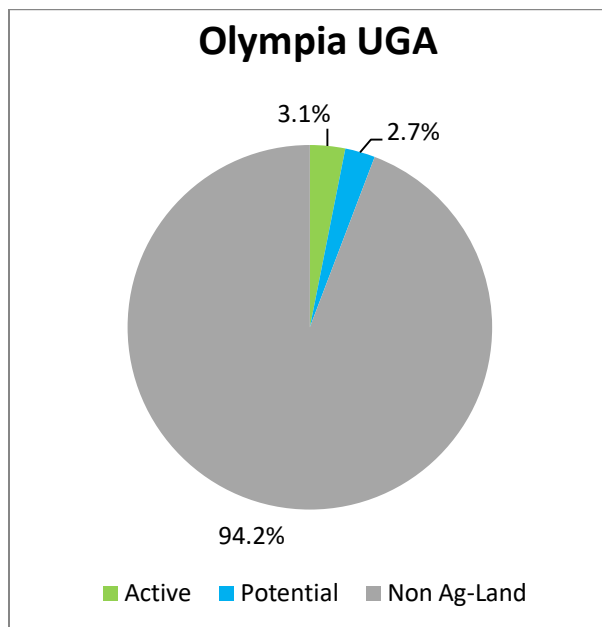


Figure 11. Breakdown of agricultural land expressed as a percentage of Olympia UGA's entire area.

Land Ownership

Sufficient information was available to classify the vast majority (99.6%) of agricultural land as either owned by private entities, public entities, or non-profits. In both Olympia and its UGA, privately held agricultural land was by far the most common ownership classification. Publicly held land was most common in Olympia's UGA, where it made up roughly 19% of all agricultural land (Table 4, Figure 13).

Non-profit land was found in roughly equal amounts in Olympia and Olympia's UGA, but it formed the second most common ownership category Olympia, ahead of publicly held land (Table 4, Figure 12).

Table 4. Agricultural land split by ownership category

	Olympia	Olympia UGA	Both
Private	205.3 acres	171.7 acres	383.2 acres
Public	1.8 acres	44.3 acres	46.1 acres
Non-profit	11.9 acres	12.4 acres	24.3 acres
Unknown	1.9 acres		1.9 acres

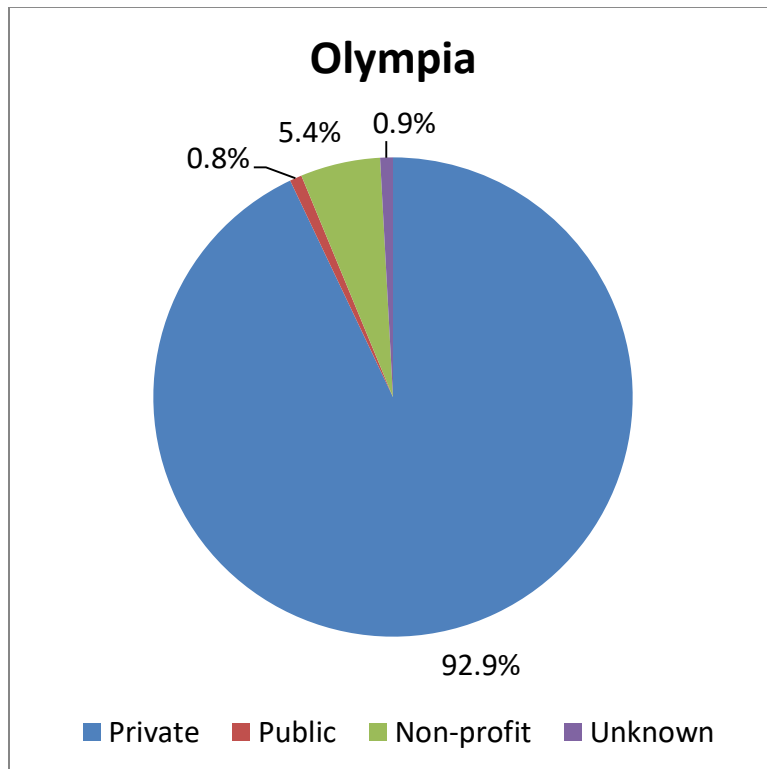


Figure 12. Breakdown of agricultural land by ownership category in Olympia.

Non-profits held an equal amount (5.4%) of farmland in both Olympia and its UGA (Figures 12 & 13).

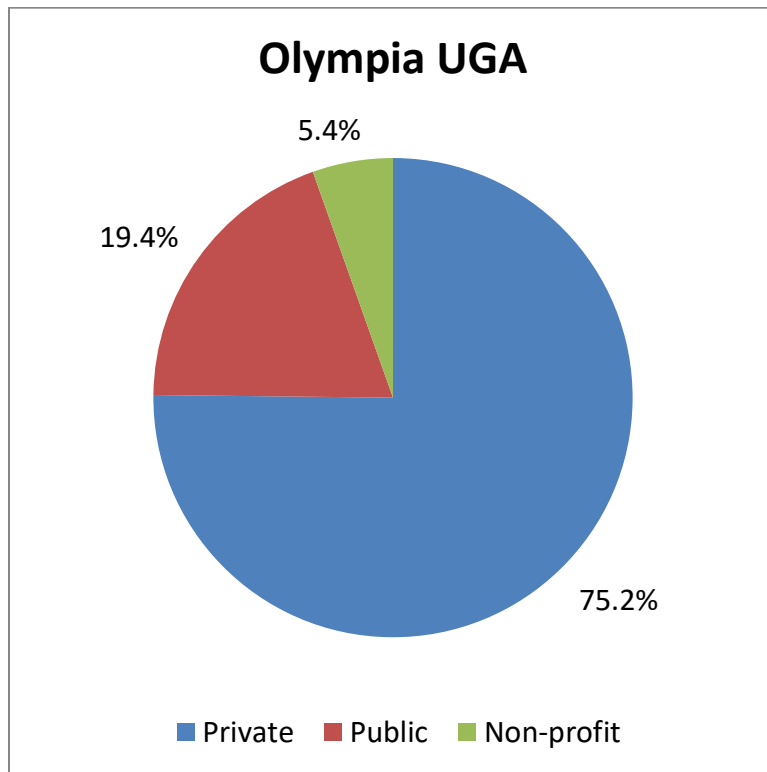


Figure 13. Breakdown of agricultural land by ownership category in Olympia's UGA.

Land Values

An initial screening of parcels was conducted to determine the relative proportion of agricultural land present. Prior to the analysis, it was already known that agricultural land formed a partial portion of most parcels.

This screening confirmed that most parcels have only a minority of their area as agricultural land. The most common percentage was 0-10%, although some of this may be due to narrow overlap of agricultural areas across parcel lines. Even if such parcels were excluded, however, there was a clear trend towards parcels with <50% of their total area in agricultural land (Figure 14).

Method #1: Agricultural Land Only

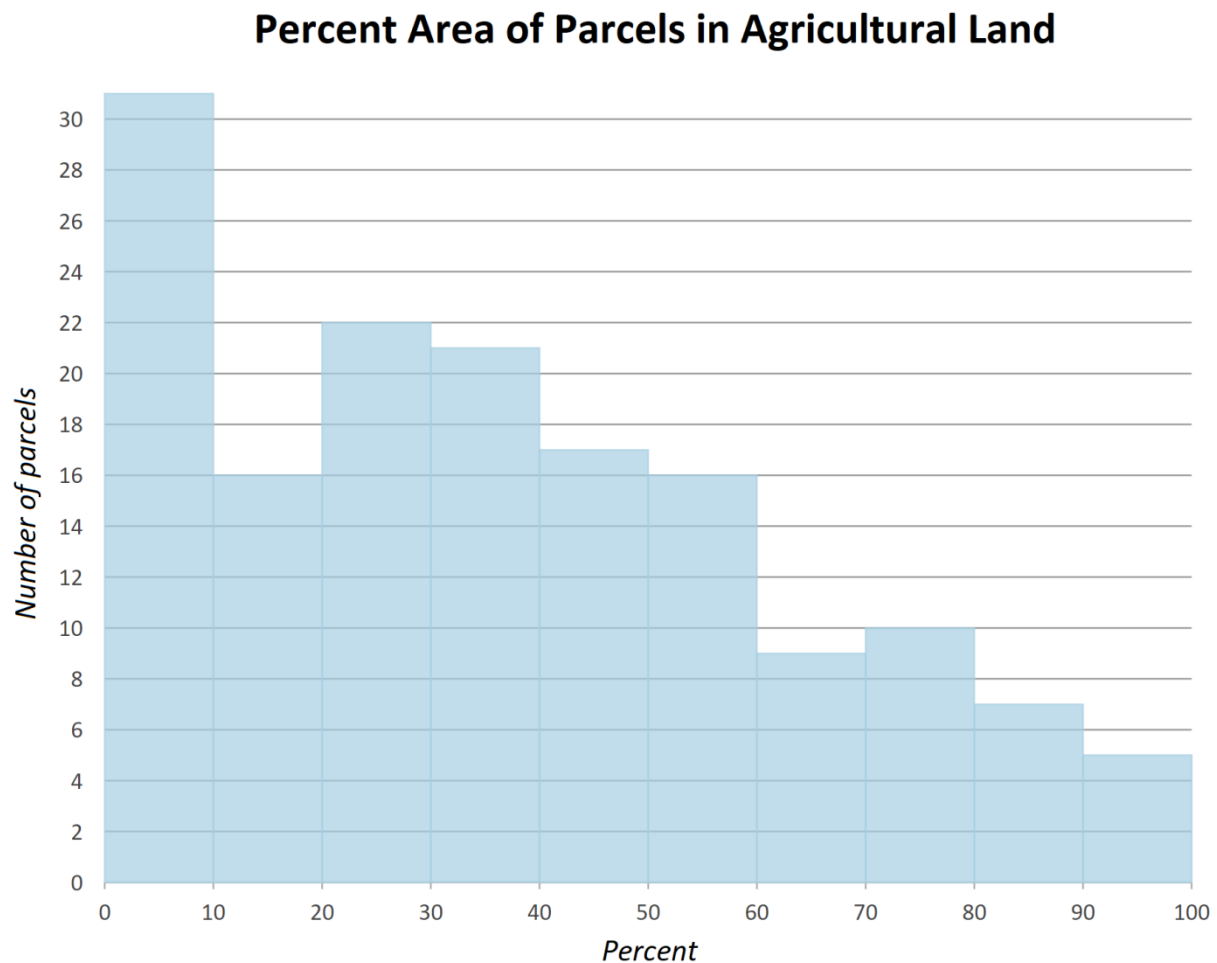


Figure 14. Number of Parcels by Percentage of Total Area in Agricultural Land (Active or Potential).

Land values were then calculated for just the agricultural portions of these parcels and a total average was obtained for the land value on a per-acre basis (Table 5).

Table 5. Mean land value for agricultural areas, according to Method #1.

Land value	\$46,019 per acre
------------	-------------------

Building values were excluded here, as it did not make sense to allocate the value of buildings – which most frequently included houses and shops – to the agricultural areas of the land, which excluded these areas.

Method #2: Total value of parcels ≥50% agricultural land

In the second method, only parcels that had 50% or more agricultural land were considered. In this case, the total value of the parcel was considered as a whole. This method provides a more realistic look at the costs associated with a parcel that's clearly agricultural in nature.

The average parcel size and values are provided below in Table 6, and the breakdown of costs on a per acre basis are shown in Table 7. Overall costs are higher, compared to land values measured by Method #1.

Table 6. Mean area and value breakdown of parcels that were majority agricultural land.

Mean parcel size	5.67 acres
Mean land value of parcel	\$321,338
Mean building value of parcel	\$92,458
Mean total value of parcel	\$413,796

Table 7. Value of parcels that were majority agricultural land on a per acre basis.

Land value per acre	\$56,785
Building value per acre	\$16,339
Total value per acre	\$73,123

Zoning Breakdown

The majority of agricultural land was found in residential zones, with a plurality (40%) of the acreage found within the Residential 4-8 zone.

Table 8 Breakdown of agricultural land by zoning categories.

Zone Name	Acres
Residential 4-8	181.1
Single-Family Residential (Chambers Basin)	44
Mixed Residential 7-13	38.4

Residential 1 Unit Per 5 Acre	38.2
Residential Multifamily 18	29.7
Single Family Residential 4	29.6
High Density Corridor 4	28.5
Mixed Residential 10-18 Units	18.1
Medical Service	10.5
Residential Low Impact 2-4	7.8
Two Family Residential 6-12	6.5
Residential Low Impact	5.7
Commercial Oriented Shopping Center	4.8
Light Industrial	1.9
General Commercial	1.6
Professional Office/Residential	1.4
Residential 6-12	1.3
High Density Corridor 3	0.6

NRCS Farmland Classification

The breakdown of agricultural land by Farmland Classification found that the majority of farmland fell under a prime farmland classification, either with or without qualifications. Prime farmland is the highest rated classification, and this indicates the high quality of farmland identified in this survey. Only 0.7 acres was found to be not prime farmland (Table 9).

It is noteworthy that the largest category was “Prime farmland if irrigated”. Access to water for irrigation will be of key importance for agricultural land in this category, depending on the type of agriculture.

Table 9. Breakdown of agricultural land by NRCS Farmland Classification.

Farmland Classification	Acres
Prime farmland if irrigated	142.2
All areas are prime farmland	124
Prime farmland if drained	101.5
Farmland of statewide importance	81.3
Not prime farmland	0.7

Conclusion

This survey work established baseline estimates of agricultural land for Olympia and its UGA that can be used to monitor levels of agricultural land across future years. The spatial GIS-centric approach taken here allowed us to not only generate area estimates of agricultural farmland, but also to look at attributes of those areas that are relevant to agricultural suitability and preservation, such as land values, ownership, zoning, and farmland quality. For most parcels with agricultural land present on them, less than 50% of the area was found to be in agricultural land. The spatial approach here accommodates that fact, drawing on existing agricultural data resources and an intense aerial imagery analysis that allowed a degree of precision finer than the parcel-scale.

The analysis and protocol here can be extended to additional areas, such as if Olympia or its UGA are expanded. It could also be repeated at a future date to provide comparisons across time. Additionally, the data here can be easily broken down into greater detail if needed, especially if agricultural land meeting certain criteria is of interest (e.g. to determine values of agricultural land in Olympia's UGA classified as prime farmland).

References

Freedgood, J., et al. "Farms under threat: The state of the states." *American Farmland Trust* (2020).

AFT Farm-Friendly Checklist

Does your community...	YES/NO	Notes
Prioritize natural resources conservation		
...have policies or regulations to support access to water for food production (e.g., traditional agriculture, urban agriculture, and/or community gardens)?	No	The city currently charges a higher rate for irrigation between July 1 and October 31. A discounted rate for water used for agricultural can remove a significant barrier.
...have policies to address food waste and recovery (through strategies such as composting, gleaning programs, and/or food product recycling programs)?	Some	Food waste is collected for low-density residential with the curbside yard waste bin. There is no larger scale program for restaurants, higher density multi-family housing, or institutions. The Thurston County Food Bank offers a gleaning program.
Encourage agriculture and food production		
...have a section on agriculture and food production in your comprehensive plan or other community plans (e.g., economic development, strategic, or sustainability plan)?	Yes	Goals for farmland and local food are outlined in the Comprehensive Plan, but lack a strategy for implementation. The Sustainable Thurston Plan, Climate Mitigation Plan, and Climate Adaption Plan all have goals and strategies related to agriculture and food production.
... support agricultural leadership (e.g., an agricultural ombudsman, advisory board, or commission to represent farmers and ranchers in local decision making)?	No	This does not exist at the city. There are opportunities to coordinate with the Thurston County Agriculture advisory committee, create a city-specific advisory group, and engage in other regional work.
...provide public land for farming and food production (e.g., lease land to farmers, provide space for community gardens or urban agriculture)?	Some	Public land is provided for farming and food production with the lease to Spooner's Farm and two sites for community gardens. More could be done to acquire public farmland and expand food production on public land.
...encourage connections between agriculture and residents (e.g., through agritourism, direct marketing, and/or promotion of local farms)?	Some	Connections between agriculture and residents are encouraged with the ownership of the Farmer's Market. More work can be done here (i.e. the Creative District, economic development, etc.).
Protect Farmland		
...create agricultural protection zones specifically to support working farms and ranches?	No	A look at the active and potential farmland inventory, compared to areas that are not conducive to development, could identify areas that could be zoned for agriculture.
...purchase conservation easements (development rights) on agricultural land?	No	Could explore options to purchase conservation easements in the UGA.
...have urban growth boundaries?	Yes	Assess UGA for preservation opportunities.
...have a transfer of development rights program or mitigation ordinance to engage private developers in protection activities?	Some	A TDR program exists but has had very little success and should be evaluated. There is no mitigation ordinance to protect farmland, that could be explored.
Improve agricultural viability		
...have a local right-to-farm ordinance?	No	Should consider when UGA is annexed.
...provide tax credits and exemptions (e.g., property tax relief, school tax credits, sales tax exemptions)?	No	Check to see if the Open Space and Agriculture Property Programs in Thurston County apply in the UGA. Their program is currently limited to 20+ acres - could be reduced.
...have ordinances to support agriculture and food production (e.g., accessory use allowances, farm labor housing policies, setbacks and buffers, on-farm processing)?	Yes	Agriculture is allowed as primary or secondary use in most zoning districts. There is no specific ordinance for urban agriculture, which could be considered for a more clear and comprehensive approach.

...create voluntary districts where agriculture is encouraged and protected?	No	There has been interest in forming an Eco-District in Olympia.
...have livestock regulations to address nuisance, environment, and welfare issues (e.g., regulate number of animals per acre, manure and nutrient management)?	Yes	Agricultural animals are permitted with conditions in most zoning districts. They should be evaluated to see if they are too restrictive, considering the option for site management plans to permit activities.
Support Market Infrastructure		
...have regulations scaled appropriately to address on-farm marketing and direct-to-consumer systems (e.g., agritourism, CSAs, farm and roadside stands)?	Yes	Produce grown on site in Olympia may be sold on site. We could consider ways Olympia can support regional agritourism.
...support marketing infrastructure for local farmers (e.g., farmers markets, food hubs)?	Yes	The City owns the Olympia Farmers Market. The West Side Farmers Market is permitted on a private park. More market opportunities could be supported with the SW Washington Food Hub.
...support value-added processing (e.g., slaughter facilities, cold storage, packing sheds)?	Some	Value-added processing is only permitted in industrial districts. Could be expanded to support cottage industries. A community commercial kitchen could support local food entrepreneurs.
...support farm to school and other institutions' procurement policies?	No	These programs exist (Olympia School District, GRuB, etc.). Consider how the City could support this work.
Promote local farms		
...have a Buy Local campaign?	No	There are campaigns to support downtown businesses, not for local food.
...provide promotion materials such as maps, resource guides, and interactive websites?	No	Could support distribution of Community Farm Land Trust Farm Map. Could also work to connect businesses and institutions to local food.

Appendix C: Review of Existing Organizations

	About	Project/Program/Service	Program Type	Primary Audiences	Details	Links	
Community Farm Land Trust	Community Farm Land Trust is a membership based 501(c)(3) nonprofit organization dedicated to preserving farmland and to keeping it farmed forever in the South Puget Sound region.	Fresh from the Farm Guide	Food	Community Members Food Producers	A resource guide including community education programs, services and direct Farm sales listings.	Fresh from the Farm Guide (formerly South Sound Farm Map) - Community Farm Land Trust	
Farmers Markets	Direct sales to consumer markets of locally produced or processed agricultural products.	Olympia Farmers Market Tenino Farmers Market Tumwater Farmers Market (West Olympia Farmers Market) Yelm Farmers Market	Food	Community Members Food Producers Youth		https://www.olympiafarmersmarket.com/ https://teninofarmersmarket.org/ https://www.tumwaterfarmersmarket.org/ https://www.southsoundfarmersmarket.org/ http://yelmfarmersmarket.com/yfm/	
Garden Raised Bounty (GRUB)	A 501(c)(3) nonprofit organization working at the intersection of food, education, and health systems to grow healthy food, people, and communities.	GRUB Garden Project	Food	Community Members Gardeners Youth	This project builds backyard vegetable gardens throughout Thurston County to provide the public with access to the knowledge and resources needed to grow fresh, healthy, and culturally appropriate foods. The GGP offers gardens, vegetable seeds, plant starts, cover crop mix, an extensive gardening workshop series.	https://www.godugrub.org/victory-garden-project	
		Victory Farm	Farm	Community Members* Food Producers*	Hands-on opportunities for veterans to develop their skills in sustainable small-scale urban agriculture and food production.		
		Wild Food & Medicine	Food	Community Members Gardeners Youth	Educational resources, community classes, and teacher trainings to help people safely and sustainably harvest and prepare wild foods and medicines.		
		Youth Development Program	Farm	Youth	GRUB's core themes of Farming Self, Farming Land, & Farming Community, designed to help youth develop leadership skills, academic and professional success, and to improve personal resilience.	https://www.godugrub.org/youth-program	
Haki Farmers Collective	Haki Farmers collective seeks to bolster and reincorporate traditional and inherently sustainable farming knowledge that is present in our migrant and indigenous communities. By holding close decolonization frameworks, Haki seeks to encourage people of color, including indigenous peoples and the black descendants of American slavery, to reclaim life-giving knowledge of sustainable farming and plant medicine creation.	Managing the Victory Garden at GRUB	Farm	Community Members Youth	Newly formed farmer collective, seeking access to land in Olympia.	https://haki.farmers.org/	
Northwest Agricultural Business Center	NABC works with individual producers, producer groups, communities, and supporting agencies to assess needs and seek opportunities to create infrastructure that will enhance the regional agricultural economy and food system.	Infrastructure Development	Food Farm	Food Producers	Political advocacy and community coordination for infrastructure development, such as the SW Washington Grain Project.	Northwest Agriculture Business Center - Business Services (agbizcenter.org)	
Port of Olympia	Creates economic opportunities by connecting Thurston County to the world by air, land and sea.	n/a	Food Farm	Community Members Food Producers	Funding support for research (WSU) and small-scale food production and processing equipment (TCO)	https://portolympia.com/	
South Puget Sound Community College	The IP2 and Craft District are both built around South Puget Sound Community College's Craft Brewing and Distilling Program in partnership with the City of Tumwater.	Thurston Craft Brewing and Distilling Innovation Partnership Zone	Food	Community Members Food Producers	The Mission of the Thurston Craft Brewing and Distilling IP2 is to ensure a world-class source for craft-brewed beers and ciders and craft-distilled spirits which are made from locally grown ingredients by independent expert producers and distributed nationally and internationally to great acclaim. The collaboration between SPSC, Heritage Distilling Company, and Ninkasi Brewing has allowed for a unique collaboration amongst partners at the District: Producers, education, retailers, and service providers collaborating to provide the best products, services, and knowledge the region has to offer.	https://www.thurstoncraftbrewing.com/	
		Tumwater Craft District	Food	Community Members Food Producers		https://tumwatercraftdistrict.com/	
South Sound Food Buying Club	A food delivery service formed to enable members to connect directly with local farms and food businesses.	South Sound Food Buying Club	Food	Community Members Food Producers	A food delivery service formed to enable members to connect directly with local farms and food businesses.	https://www.facebook.com/ssscup/62979557429931/	
South Sound Food Systems Network	The South Sound Food System Network is a voluntary coalition of organizations and individuals that encourages broad community engagement to better connect diverse perspectives and actors within the food system.	Sound Food Campaign	Food	Community Members	Broad educational effort to inform consumers and over time, change consumer behavior to promote a thriving local food system.	https://foodsystemnetwork.org/learn-the-world-sound-food/	
Southwest WA Growers Cooperative	The SW WA Growers Cooperative currently has 18 members and represents a diverse cross section of western Washington agricultural interests. The mission of the SW WA Growers Cooperative is to increase the viability of Southwest Washington family farms through collaborative opportunities in marketing, logistics, and stewardship.	Southwest WA Food Hub	Food	Community Members Food Producers	A regional Food Hub which provides aggregation, transportation, and marketing services to its members.	Southwest Washington Food Hub (swafoodhub.com)	
		Regional Food Security Project	Food	Community Members Food Producers	Using the SW WA Food Hub's distribution system to distribute boxes of farm fresh food as training supplies to people in need throughout a five-county region – in Grays Harbor, Lewis, Mason, Pacific, and Thurston Counties. Pacific Northwest Workforce Development Council provide important employment readiness training around food systems and food preparation to support strained food systems and labor force impacts of COVID-19. Co-op members have collaborated to develop rail transload capacity at the Port of Chehalis, providing the cornerstone for a mailing barley program being established with Great Western Malting of Vancouver WA, and an alternative to costly truck transport of regionally produced grain.	Regional Food Security Project - SWWH (swafoodhub.com)	
		Southwest WA Grain Project	Food	Food Producers		SW WA Growers Co-op - SWWH (swafoodhub.com)	
Sustainable South Sound	Sustainable South Sound has offered a community garden in east Olympia. For over three decades Olympia Community Garden has made plots available to people who have no place to garden or who want to garden in a community setting. We currently have several spaces available for new gardeners.	Community Garden	Farm	Gardeners	Olympia Community Garden is located at 1405 13th Ave. SE just west of Central, near where Central ends at I-5 about ten blocks south of 4th Ave.	http://www.sustainablepuget.org/programs/local-food-systems-program/olympia-community-garden/	
		Farmers Basket	Food	Community Members Food Producers	A buyer's guide that helps farmers and buyers connect to increase community access to locally produced food.	https://www.thurstoned.com/education/buyersguide/	
		Farm & Food Education	Food Farm	Community Members Food Producers Gardeners Youth	Virtual and in-person workshops, site tours and events that teach people how to grow, prepare, process and market food.	https://www.thurstoned.com/education/workshops-tours/	
		Farm Equipment Rental	Food Farm	Food Producers Gardeners	Farm enhancement and food processing equipment available for low-cost community rental by food producers and home gardeners.	https://www.thurstoned.com/working-lands/resta/equipment-central/	
		Project Cost Share	Farm	Community Members* Food Producers Gardeners*	Various financial assistance programs to help people implement a variety of conservation projects on their property, including Farm-enhancement projects.	https://www.thurstoned.com/working-lands/free-conservation-reserve-enhancement-program/	
		Soil & Nutrient Testing	Farm	Food Producers Gardeners	Testing services to determine farm and garden soil nutrients and soil amendment recommendations for food production.	Soil & Nutrient Testing Program (thurstoned.com)	
		South Sound FarmLink	Farm	Food Producers Gardeners	The South Sound FarmLink program works to keep rural and urban farmland in production in the South Sound region by connecting farmers and community gardeners to available land for food and other agricultural product production.	https://www.thurstoned.com/working-lands/south-sound-farmlink/	
		Technical Assistance & Planning	Farm	Food Producers Gardeners	A voluntary process to improve natural resource management on private property that includes addressing landowner goals and management challenges, an inventory of on-site natural resources and a list of recommended actions to solve production and natural resource issues.	Conservation Planning & Technical Assistance (thurstoned.com)	
		Voluntary Stewardship Program	Farm	Food Producers*	VSP is an alternative approach for counties in Washington State to protect and voluntarily enhance environmentally critical areas while maintaining and improving the long-term viability of local agriculture.	https://www.thurstoned.com/working-lands/vsp/	
		Wheat Week	Farm	Youth	A week-long educational curriculum for students in 4th and 5th grade to learn about water, soil, watersheds, energy, systems, and wheat production.	https://www.thurstoned.com/education/wheat-week/	
Thurston County	County government	Agricultural Advisory Committee	Farm	Community Members Food Producers	A volunteer citizen committee that advises the Thurston County Commissioners and Planning Commission on public decisions and/or emerging issues that would significantly affect agriculture.	Thurston County Agricultural Committee	
		Agricultural Tourism Overlay District	Food Farm	Community Members Food Producers	An overlay zoning district that supports and expands allowable local agricultural tourism activities on farms, wineries, breweries and country inns within the district.	ACOD Ordinance 14725.pdf (thurston.wa.us)	
		Bountiful Byway	Food Farm	Community Members Food Producers	A scenic route that promotes agricultural tourism in the rural parts of Thurston County.	Ag/Tourism in Thurston County	
		Conservation Futures	Farm	Food Producers	A land preservation program that allows landowners to sell property or future development rights to a qualified conservation organization such as a land trust, which buys them with funds provided by Thurston County government.	Thurston County Planning Conservation Futures Program (thurstoncounties.gov)	
		Open Space Tax Program	Farm	Food Producers	A reduction of County property taxes in exchange for maintaining land in a rural, undeveloped state.	Thurston County Planning Open Space Tax Program (thurstoncounties.gov)	
		Transfer/Purchase of Development Rights	Farm	Food Producers	Working agriculture lands can sell their development rights to preserve farmland while allowing owners to get the economic value of their land's development potential.	Thurston County Planning Transfer or Purchase of Development Rights (thurstoncounties.gov)	
		Voluntary Stewardship Program	Farm	Food Producers	An alternative approach for counties to protect critical areas in areas with agricultural activities through a voluntary, incentive-based approach.	Thurston County Planning Voluntary Stewardship Program (VSP) (thurstoncounties.gov)	
Thurston County Farm Bureau	Farmer membership organization focused on supporting Thurston County farmers through outreach and advocacy.	n/a	Farm	Food Producers	Washington Farm Bureau is located in Thurston County.	https://www.facebook.com/ThurstonCountyFarmBureau/	
Thurston County Food Bank	A non-profit dedicated to providing fresh, healthy food to food insecure individuals and communities throughout Thurston County through a variety of networks and partnerships.	Gleaning Program	Farm Food	Community Members Food Producers Youth	Gleans excess produce to provide fresh, nutritious food for distribution to food insecure individuals around the county.	https://thurstoncountyfoodbank.org/get-involved/	
Thurston Economic Development Council	The Thurston Economic Development Council is leading efforts in support of agricultural business viability and towards building a more resilient regional food supply chain.	SW WA Agricultural Business & Innovation Park	Farm Food	Community Members Food Producers	The Southwest Washington Regional Agricultural Business & Innovation Park will establish a business park focused on value-added food-related manufacturing, processing, storage and packaging.	SW WA Agricultural Business & Innovation Park - Thurston Economic Development Council (thurstoned.com)	
Union Gospel Mission	The UGM exists as an Evangelical Christian Rescue Mission that provides services to individuals in crisis by meeting their physical, mental and spiritual needs. VegOut is a program that provides fresh produce for families in need.	VegOut	Food	Youth	VegOut collects unsold produce from the Farmers Market and grocery stores to deliver to families where they live.	https://www.facebook.com/VegOut-1128698750474987/	
		Thurston County 4-H	Farm Food	Youth Community Members	Through hands-on learning experiences, members with guidance and mentoring from adult volunteers, learn skills that will last a lifetime. 4-H clubs explore projects and curriculum, carry out service projects, and hold events and activities that interest their members.	https://extension.wsu.edu/thurston/youth/	
		Cultivating Success	Farm	Food Producers	This 12-week class will provide practical information about whole farm planning, ecologically based, diversified production systems, and alternative marketing techniques.	https://extension.wsu.edu/thurston/agriculture/cultivating-success/	
		Master Gardeners	Food	Community Members Gardeners	WSU Master Gardener volunteers are trained and certified as community educators to provide professional, unbiased, researched-based home gardening and horticulture information.	https://extension.wsu.edu/thurston/gardening/	
		Food & Farm Publications	Food Farm	Community Members Food Producers Gardeners Youth	The WSU Small Farms Team maintains an extensive list of resources to assist crop producers in profitability, sustainable practices, and processing challenges, including: on: Horticulture, Field Crops, Pastures and Forages, Agroforestry, Irrigation, Grain production and Pest management.	https://extension.wsu.edu/thurston/agriculture/management/crops/ https://extension.wsu.edu/thurston/agriculture/agriculture/ https://foodsystem.wa.edu/crops/ http://foodsystem.wa.edu/	
WSU Extension Thurston County	WSU Extension Thurston County provides research-based information and educational programs to farmers, consumers, decision-makers, and others involved in the South Sound food system.	Farm Marketing	Farm	Food Producers	A collection of resources maintained by the WSU Food Systems Team to assist agricultural producers.	https://extension.wsu.edu/thurston/agriculture/market-access/	
		Workshops	Food Farm	Community Members Food Producers Gardeners Youth	Collection of educational workshops on various food and farm topics.	https://extension.wsu.edu/thurston/education-workshops/	
		Food Preservation	Food	Community Members Food Producers Gardeners Youth	Education, resources and technical support for a variety of food preservation techniques.	https://extension.wsu.edu/thurston/the-basics/	
Definitions:							
Community Members		All members of our community that live, work, play and eat food in our area.					
Food Producers		Rural and urban farmers, ranchers and value-add food processors that produce food for our community.					
Gardeners		People that produce food non-commercially for themselves or others. Homesteaders, community gardens, school gardens, container gardeners, etc.)					
Youth pre-K to 12							
Youth *		Certain conditions apply					

Appendix D

Municipal Food Planning and Production

Below are examples of cities that have incorporated planning for food:

Seattle: [Food Action Plan](#)

- Five-year plan adopted in 2014. Includes their [TDR program](#), Seattle Farms for leases to farmers on public lands, maintaining a volunteer program to manage 16 public orchards, P-Patch community gardens, Fresh Bucks to Go to deliver food to families,
- There is an [Urban Food Systems Program](#) with Parks and Recreation Department with a focus on racial equity.
- The Puget Sound Regional Council produced the report: [Integrating Food Policy in Comprehensive Planning: Strategies and Resources for the City of Seattle](#).

New Haven (Connecticut):

- Map with distribution of density and urban agriculture connects. 80% of people live within ½ of a community garden, urban farm, or farmers market. <https://due-parsons.github.io/methods3-fall2017/projects/new-haven-s-urban-agriculture/>
- Recently awarded \$590k in grants from USDA to develop a local urban agriculture master plan and build out a citywide composting program. The plan will be developed by a community advisory board, who will be compensated for their work:
- https://www.newhavenindependent.org/index.php/archives/entry/food_grants/
- <https://foodpolicy.newhavenct.gov/feedback/surveys/f6284917704940f8bb046b8dc427d53a/explore?appid=d4ce40871c994438b60234bd49b2b1e8&edit=true>
-

Hamilton (Ontario): [Food Strategy](#), also the [full plan](#)

- Includes priority actions, low hanging fruit, community actions, and mid to long term actions around four goals:
 - Support food friendly neighborhoods to improve access to healthy food for all
 - Increase food literacy to promote health eating and empower all residents
 - Support local food and help grow the agri-food sector
 - Advocate for a healthy, sustainable, and just food system with partnership and at all levels of government.

Bristol (England): [Good Food Plan](#)

- This document produced by the [Bristol Food Policy Council](#) is centered on developing a plan for local food culture. The Council was formed in 2011 after the *Who Feeds Bristol* report and is made up of volunteers with administrative support from the City. “The purpose of the food plan is to enable every organization in the city to examine how they can influence the food system and where they can take action.”
- Eight objectives are offered to develop this plan, under the overarching objectives of “To promote system change by outlining realistic targets, actions and a call to arms to all relevant stakeholders involved in the food industry - producers and consumers alike” and “To give people practical and tangible solutions to a bewilderingly complex issue.”
 - Objective 1: Encourage people to cook from scratch, grow their own, and eat more fresh, seasonal, local, organically grown food.

- Objective 2: Champion the use of local, independent food shops and traders to help keep our high streets vibrant and diverse.
- Objective 3: Promote the use of good quality land in and around Bristol for food production.
- Objective 4: Grow and distribute Bristol grown fruit and vegetables to restaurants, cafes, markets, and households.
- Objective 5: Minimize food waste by encouraging composting and the redistribution of food that would otherwise be wasted.
- Objective 6: Retain and strengthen city links with local wholesale markets, and nearby abattoirs, dairies and farms.
- Objective 7: Increase procurement of regional staples and establish more markets for local producers.
- Objective 8: Promote community-led food trade such as co-operatives, buying groups, Community Supported Agriculture, and pop-up shops.

Niagara Falls: [Local Food Action Plan](#)

- Developed by the Healthy People Healthy Foods work group conducted a year-long process to develop this plan. They offer an overview of the community process. Their four priority areas are:
 - Agriculture (urban agriculture, community gardens, farmers markets)
 - Healthy Neighborhoods (access, civic engagement)
 - Education (consumer education, schools)
 - Economic Development (infrastructure, workforce development)

Minneapolis: [Food Action Plan](#)

- Born out of the Homegrown Minneapolis movement, which started in 2009.
- “The goal of the Minneapolis Food Action Plan (MFAP) is to develop a 2030 roadmap for Minneapolis food systems action, building on previous efforts and plans, aligning with Milan Urban Food Policy Pact and incorporating data and community input.”
- “MFAP will serve as an appendix to the City’s Climate Action Plan and a stand-alone framework with food systems data and recommended goals, strategies, tactics and measurable indicators for City of Minneapolis policy and investment and Food Council action.”

Parks and Open Space

Below are examples of cities that have incorporated food production into their public lands.

- [Fishers AgriPark](#) (Indiana): a new urban farm park entering its second growing season. [In this article](#) about the concept: “This 33-acre urban farm aims to inspire future generations of farmers, scientists, agronomists, robotics engineers, chefs, and more. The first of we’ve seen of this kind, the AgriPark is a city park that’s actually a working farm.”
- [Rainier Beach Urban Farm and Wetlands](#) (Seattle): completed in 2017, this park includes “environmental education, urban farm production, food distribution, experiential

learning opportunities, and community-building activities into the Rainier Valley neighborhood.” [Operated by the Tilth Alliance](#).

- [Public Farming Program](#) (City of Bainbridge Island): The City signed a 30-year lease with [Friends of the Farms](#) for them to maintain and improve 60 acres of public farmland. The City provides financial operating support for the organization. Friends of the Farms provides the city with [an annual report](#).
- [Curren Apple Orchard](#) (University Place): a preserved 7-acre orchard. Maintained by a volunteer group with the City.
- [Kelsey Creek Farm](#) (Bellevue): Not active in food production. Historic barns preserved and farm animals kept for education (cows, goats, ducks, ponies, sheep, rabbits, chickens).
- [Sherrett Food Forest](#) (Portland): The .68 acre “edible ecosystem” on Sherrett street is operated by a pair of young farmers who were selected by the city of Portland to grow an urban food forest. The project is meant to explore alternatives to conventional agriculture and was made possible as part of the city’s Climate Action Plan. Offers CSA shares.
- [Beacon Food Forest](#) (Seattle): Permaculture farm on land owned by Seattle Public Utilities, a water reservoir site. They pay rent in order to be allowed to charge for classes and pay instructors. Their motto: “Public Food on Public Land”
- [Park City](#) (Utah): In 2018, Park City initiated regenerative agriculture on an iconic piece of land, where undisturbed grass would grow and die, never decomposing into the soil. They partnered with [Bill White Farms](#), a nonprofit dedicated to regenerative agriculture, to introduce cattle to the land and create carbon-sequestering soil. Their overall strategy for regenerative agriculture on public land [is in this presentation](#).
- [Alpharetta Farm](#) (Georgia): Farm converted to a park and then back to a farm within the City’s Recreation, Parks, and Cultural Services Dept. “The Community Agriculture Program was developed in 2018 with collaboration and guidance from numerous residents and community organizations. It includes a quarter-acre organically-grown vegetable and fruit garden, community garden plots, and an outdoor classroom, located within Old Rucker Park.”