



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: David Ginther
360.753.8335

Monday, June 27, 2022

6:30 PM

Online and via Phone

Zoom link:

https://us02web.zoom.us/webinar/register/WN_TNrbkkwMSc-kxvPXL29c0w

1. CALL TO ORDER

Estimated time for Items 1-5: 15-20 minutes.

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- 3.A [22-0612](#) Approval of the May 16, 2022, Olympia Planning Commission Meeting Minutes

Attachments: [051622 OPC Minutes draft](#)

4. PUBLIC COMMENT

During this portion of the meeting, community members may address the Advisory Committee or Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure.

REMOTE MEETING PUBLIC COMMENT INSTRUCTIONS:

Live public comment will be taken during the meeting but advance registration is required. The link to register is at the top of the agenda. You will be given the choice to comment during the registration process. After you complete the registration form, you will receive a link by email to log onto or call into Zoom for use at the meeting date and time. If you plan on calling into the meeting, you will need to provide your phone number at registration so you can be recognized during the meeting. Once connected to the meeting you will be auto-muted. At the start of the public comment period, the Chair will call participants by name to speak in the order they signed up. When it is your turn to speak, your microphone will be unmuted.

5. STAFF ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS**6.A** [22-0606](#) Economic Development Update

Attachments: [Economic Development Projects](#)
 [Thurston Strong Recovery & Reset Plan](#)

Estimated time: 45 minutes

6.B [22-0566](#) Downtown Exempt Parking Area - Briefing

Attachments: [Draft Code and Figure 38-2](#)
 [RCW 36.70A.620](#)
 [Comments through June 14](#)

Estimated time: 30 minutes

7. REPORTS**8. OTHER TOPICS****9. ADJOURNMENT**

Approximately 9:00 p.m.

Upcoming

Next regular Commission meeting is July 18, 2022. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

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 Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) 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



Planning Commission

Approval of the May 16, 2022, Olympia Planning Commission Meeting Minutes

Agenda Date: 6/27/2022
Agenda Item Number: 3.A
File Number:22-0612

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

Title

Approval of the May 16, 2022, Olympia Planning Commission Meeting Minutes



Meeting Minutes - Draft

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: David Ginther
360.753.8335

Monday, May 16, 2022	6:30 PM	Online and via phone
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1. **CALL TO ORDER**

Chair Nejati called the meeting to order at 6:33 p.m.

1.A **ROLL CALL**

Present: 9 - Chair Zainab Nejati, Vice Chair Tracey Carlos, Commissioner Tammy Adams, Commissioner Rad Cunningham, Commissioner William Hannah, Commissioner Carole Richmond, Commissioner Aaron Sauerhoff, Commissioner Candi Millar and Commissioner Greg Quetin

1.B **OTHERS PRESENT**

Community Planning and Development Staff:
Housing Programs Manager Darian Lightfoot
Principle Planner Joyce Phillips
Senior Planner Cari Hornbein
Senior Planner David Ginther

Public Works Department Staff:
Transportation Planning and Engineering Supervisor Sophie Stimson

Thurston Regional Planning Council Senior Planner Allison Osterberg

2. **APPROVAL OF AGENDA**

The agenda was approved.

3. **APPROVAL OF MINUTES**

3.A [22-0492](#) Approval of April 18, 2022 Planning Commission Meeting Minutes

The minutes were approved.

4. **PUBLIC COMMENT - None**

5. **STAFF ANNOUNCEMENTS**

Cari Hornbein and Greg Quetin shared announcements.

6. BUSINESS ITEMS

6.A [22-0481](#) Martin Way Corridor Study Briefing

Ms. Osterberg provided a presentation.

The information was received.

6.B [22-0482](#) Housing and Home Fund Program Briefing

Ms. Lightfoot provided a presentation.

The information was received.

7. REPORTS

Commissioner Millar shared that she found people interested in books from her planning library.

Commissioner Adams shared a conversation she had with a developer regarding the cost of frontage improvements.

8. OTHER TOPICS - None

9. ADJOURNMENT

The meeting adjourned at 8:22 p.m.



Planning Commission

Economic Development Update

Agenda Date: 6/27/2022
Agenda Item Number: 6.A
File Number: 22-0606

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

Title

Economic Development Update

Recommended Action

Committee Recommendation:

Briefing only. No action requested.

City Manager Recommendation:

Briefing only. No action requested.

Report

Issue:

Update about Olympia's economic development projects underway, including Thurston Strong implementation (actions underway for COVID reset and recovery). Staff will also review data demonstrating our local economic outlook and discuss the City's upcoming effort to develop a long-term economic resiliency plan.

Staff Contact:

Amy Buckler, Strategic Projects Manager, Economic Development, Office of Community Vitality,
360.280.8947

Presenter(s):

Amy Buckler, Strategic Projects Manager
Mike Reid, Economic Development Director

Background and Analysis:

Staff will provide an overview of City of Olympia Economic Development efforts underway, including implementation of the Thurston Strong Economic Recovery and Reset Plan. See attached.

In response to the COVID-19 pandemic, Olympia joined forces with other economic development partners in the region in an effort known as Thurston Strong. Following several actions to respond to the immediate emergency, the partners developed a 24-month plan of action aiming to accelerate the region's Economic Recovery and Reset. Implementation of this plan is underway, and staff will highlight Olympia's efforts.

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

With the 24-month plan underway, it is time for Olympia to start planning for longer-term economic resiliency. *Olympia Strong: A Roadmap to Economic Resiliency* will be an extension of the Thurston Strong work initiated during the pandemic. Goals include creating pathways to economic resiliency for more people and building inclusive economic systems that better enable our community to weather challenging times.

Public and stakeholder outreach for Olympia Strong will kick off in July.

Neighborhood/Community Interests (if known):

Staff expects there will be high public interest in long-term economic resiliency planning. Accordingly, public information and engagement opportunities will be ongoing throughout the process.

Options:

1. Receive the briefing.
2. Do not receive the briefing.
3. Receive the briefing at another time.

Financial Impact:

The City Council has allocated \$100,000 toward development of the economic resiliency plan.

Attachments:

Economic Development Projects Budget
Thurston Strong Recovery and Reset Plan

2021-2022 Olympia Economic Development Projects Budget

Project:		Lead Entity/Contractor	Description	Amount
Items 1-13 approved by City Council on May 4, 2021 as part of the City's overall COVID-19 economic recovery package				
1	Thurston Strong-Regional Economic Development		Total of \$1,375,000 directed to implement four specific areas of the Thurston Strong Economic Recovery and Reset Plan, as described below.	
a	Journey2Jobs	Pac MT	Workforce development for people experiencing homelessness. Targeted to people at Plum Street Village, the Mitigation Site and Drexel House.	\$ 625,000
b	Thurston Workforce Training Center	Thurston Chamber of Commerce	Scholarships for training certifications and programs in various trades; workforce training in construction, fiber optics, hospitality, etc.	\$ 575,000
c	Business Resiliency Training	Economic Development Council (EDC)	Prepaid business training tuition, technical assistance, training for COVID-response business planning.	\$ 100,000
d	Thurston Strong Support	Economic Development Council (EDC)	Operations and Planning support for the EDC; surge demand funding to support all Thurston Strong programs.	\$ 75,000
2	Micro-Business Development & Entrepreneur Support	Enterprise for Equity	Training programs, assistance for businesses moving operations and sales to digital platforms, one-on-one business coaching and mentoring to entrepreneurs, focused services to creative and food-based businesses. E4E will conduct focused outreach/networking and support for historically marginalized entrepreneurs, particularly those in the BIPOC community.	\$ 40,000
3	Downtown Economic Recovery Partnership	Olympia Downtown Alliance (ODA)	Creative District development and implementation, Downtown Business Recruitment and Retention Strategy, Crime Prevention Through Environmental Design, Re-Opening Campaign, Placemaking.	\$ 200,000
4	2022 Lakefair Grant	The Capital Lakefair, Inc.	Grant for marketing, operations and stakeholder engagement. The Agency shall conduct and submit to the City a report with conclusions from a stakeholder engagement campaign to help ensure a more successful, supported, and sustainable Lakefair going into the future.	\$ 50,000
5	Downtown Economic Recovery Partnership	PBIA	The PBIA is planning mural project (two new downtown murals plus existing mural restoration and protection) with assistance from the Arts Alliance, and an alley lighting grant program in conjunction with the ODA.	\$ 30,000

2021-2022 Olympia Economic Development Projects Budget

6	Tribal Partnership, Creative District, Placemaking	Olympia Arts, Culture and Heritage Program	Various arts, culture and heritage efforts, including but not limited to a Land Acknowledgement regarding the Squaxin Island Tribe on Percival Landing, Creative District signage along I-5, and a Third Thirty historical photo display at City Hall.	\$ 50,000
7	Alley Closure & Lighting	Economic Development Department	Upgrades such as alley lighting or closures where needed to improve safety in downtown.	\$ 55,000
8	Economic Resiliency Planning	Economic Development Department	12-18 month public and stakeholder process to develop strategies for long-term economic resiliency. Includes updating the 20-year Economic Development element of the Comprehensive Plan and a 6-year action plan.	\$ 100,000
9	Downtown Ambassadors Pilot Project	Economic Development Department	Temporary expansion of Downtown Ambassador Program.	\$ 110,000
10	Clean Team - Temporary Expansion	Public Works	Temporary expansion of the Downtown Clean Team.	\$ 90,000
11	Permit Staff Support	CP&D	Support Staff to expedite Permitting Process.	\$ 150,000
12	Homeless Response	Housing	Encampment Waste Mgmt	\$ 50,000
13	Vegetation Management	PW	Downtown vegetation management	\$ 30,000
Additional Economic Development contracts				
14	Economic Development Activities	Economic Development Council	Annual support for various programs related to business recruitment, retention and expansion and workforce readiness.	\$ 50,000
15	Westside Library Branch	Timberland Library	Support for a westside branch library at Capital Mall.	\$ 30,000
16	Downtown Marketing	Olympia Downtown Alliance (ODA)	Content development/messaging, social media, press releases, promotion and event marketing, advertising ODA and PBIA efforts.	\$ 23,000
TOTAL				\$ 2,433,000

**

THURSTON **STRONG**

ECONOMIC RECOVERY + RESET PLAN

MARCH 2021



INTRODUCTION

Beginning late March 2020, in response to the COVID-19 pandemic and stay-home/stay-safe order, Thurston municipalities, community and business support organizations created a Regional Response and Recovery Task Force (Task Force) to facilitate the delivery of information and support to impacted employers and workers. The Task Force is essentially a reconstitution of the leadership team responsible for developing the Thurston Economic Alliance (TEA) plan several years prior.

Beyond developing information-sharing networks, creating and distributing economic injury grants and monitoring impact data, the Task Force understood began planning for new economic realities – hence the adoption of a **Respond-Recover-Reset** approach. Chief among **reset** goals is creating a more equitable economy, with pathways to sustained success for diverse populations. In some cases, this will require fundamental structural changes. The pandemic has exposed other systemic challenges as well, from the tenuous condition of our childcare system and resulting impacts to labor force capacity – especially for women and low-income workers, to the lack of local middle-wage employment opportunities and affordable worker housing. Addressing these challenges will take intentional and sustained action over many years. But the work must begin now. This document outlines initial strategies Task Force partners will undertake in coming months to initiate the larger reset.

Thurston Strong Task Force Role

During Response: Connect business and impacted workers with information and resources; facilitate communications across jurisdictions until such time as the vaccine has reached critical mass and reduced the virus threat.

During Recovery and Reset: Continue to liaise in Thurston Strong and eventually in Economic Alliance practitioner form to ensure resources are delivered to impacted businesses and organizations, establish accountability for advancing the Economic Recovery and Reset Plan and implemented Task Force specific actions (e.g., CEDS, Economic Development District formation, etc.).

**Decision-making* will continue to be through consensus in consultation with each entity's Council, Commission or Board. Agenda topics will be limited to those items that transcend jurisdictional boundaries and encompass larger regional goals and opportunities.

Task Force Core Team members include:



I. RESPOND: LEVERAGING PARTNERSHIPS

To facilitate communication and action, Thurston Strong established a *core team* comprised of representative from diverse community sectors. The core team, in turn, coordinated with other municipalities, area Tribes and community organizations. Core team acts to streamline information-sharing, acquire and distribute funding and alert the community when new resources are made available. By the end of December 2020, the Task Force had met for a total of “Fifty Fridays.” Over that period, the Task Force secured and distributed over \$12 million in grant funds to local businesses, nonprofits and other local entities and individuals impacted by the COVID pandemic.

Thurston Strong will remain in place through 2021, at which time economic development cooperation will return to being carried out under the auspices of the Thurston Economic Alliance and/or the regional Economic Development District. Thurston Strong will be put into “hibernation” mode until or unless another outsized challenge requires a more intense response.

Core Team Partners

- Thurston Economic Development Council
- Thurston Chamber of Commerce
- Experience Olympia and Beyond
- Community Foundation South Puget Sound
- PacMtn Workforce Development Council
- City of Lacey
- City of Olympia
- City of Tumwater
- Thurston County
- Port of Olympia
- J Robertson and Company (Coordinator)
- South Puget Sound Community College



II. RECOVER: STABILIZATION + TRACTION

For the better part of the past year, the Task Force has been primarily focused on **response** activities. This has included locating and tracking impact data, identifying and triaging the most acute economic damage, establishing communication portals and delivering resources to those most affected. Major Task Force resiliency-building efforts are summarized by issue area in the table below.

ISSUE	CHALLENGE	RESPONSE
Information	From the beginning, the pandemic and ensuing stay home/stay safe order created uncertainty. How long would this last? Where might businesses turn to replace lost revenue? What resources are available to support displaced workers?	<p>Almost immediately after the pandemic was declared, the Task Force created two information portals: a 1-800 Business Hotline and thurstonstrong.org. Over 10,000 calls were fielded through the hotline and the website has hosted nearly 15,000 individual users and over 40,000 page views. Both portals connected users to a variety of resources – from PPP loans to unemployment benefits and a variety of business grants.</p> <p>In addition, the Task Force partnered with other community organizations to ensure broad coverage and inclusion – e.g., West Olympia Business Association, Lacey South Sound Chamber and Tumwater Chamber all participated in PPE distribution.</p>
Revenue Collapse	Many businesses have been devastated by recent events, as some have been unable to operate at all, and others at much-reduced capacity. As the pandemic wore on, it became apparent that many would not survive without additional bridge support.	With support from Thurston County and local municipalities, the Task Force leveraged CARES Act and local funding to stand-up multiple business grants. The goal: build a bridge until a new stimulus is passed or conditions return to normal. Grants were targeted to the most impacted including nonprofits, microbusinesses, restaurants, retailers, food network and others. From July-December 2020, over \$6M was distributed to businesses (not counting childcare operators), including intentional allocations for women and minority owned enterprise. The Task Force also facilitated access to other resources, including Working Washington grants and federal PPP loans. Over 2,700 small businesses secured PPP loans totaling just over \$100 million (average loan of \$37,000) which, in turn, is estimated to have protected some 11,700 jobs.
Childcare	Most childcare providers struggled prior to COVID. By summer, 40% statewide ceased to operate all-together. Those who remain open do so out of obligation to frontline workers. Fewer students, lower provider per child ratios and increasing expenses associated with health and cleaning requirements = care providers are at extreme risk.	A destabilized and diminished childcare system presents a challenge for the broader community. As parents return to work, a variety of care options and price-levels will be required, as will assurance that those options are safe. To help bridge the COVID gap, the Task Force has allocated \$3 Million in provider grants and training. The Task Force (Thurston EDC lead) also secured a State grant to develop training that will teach childcare operators and their employees how to transition business ownership and/or start-up and operate new ventures.

ISSUE	CHALLENGE	RESPONSE
PPE Access	In the early days of phased business re-opening, personal protective equipment was difficult to locate. For many businesses, masks and hand sanitizer were essential to providing a safe operating environment for workers and patrons alike.	Thurston Strong partnered with local vendors to secure \$70,000 worth of PPE, including more than 100,000 disposable masks and over 1,000 gallons of hand sanitizer. Supplies were distributed to businesses, non-profits and other public-facing institutions countywide. As a secondary positive impact, with help from the EDC/PTAC, all PPE purchases were made locally, thus keeping investor dollars in Thurston County and benefitting local vendors (including local distilleries that switched from liquor to sanitizer production).
Equity	COVID impacts have disproportionately affected specific populations: namely, low-wage workers and minority populations.	The Task Force is developing strategies to rebuild a more inclusive economy rather than a “return to normal.” This includes informing the public, private sector, government, and philanthropists on the value of creating higher-quality and racially inclusive businesses and policy that reflects better than normal. Identify and hold ourselves accountable to equity metrics in our benchmarks. Build “Equity Fluent” Leaders.
Business Adaptation	Many businesses, particularly those with a brick and mortar presence, cannot functionally operate in a social distancing environment. Without an alternative way of doing business and generating revenue, many of our small community businesses face significant decline or even permanent closure.	The Task Force has allocated more than \$400,000 for businesses resiliency training. Through prepaid services, businesses are working with technical specialists to create a web presence, improve social media marketing, build diverse audiences, enhance cashflow planning and more. In addition to helping local businesses pivot to new markets and business models, technical services were purchased from local vendors to increase capture of federal grant dollars.
Phased Reopening	The Governor’s phased reopening plan created different rules for different business sectors and other public-facing institutions. For many businesses already focused on addressing revenue and operating challenges, sifting through and making sense of this information felt like another barrier to standing-up or resetting their enterprises.	In partnership with the Thurston Chamber, the Task Force assembled and distilled reopening information into industry-specific fact sheets and posted the information as separate links for easy access. The Chamber continues to update reopening and operating info as conditions, and rules, evolve. The Chamber and EDC also created a “Declassified” webinar series. Topics covered health precautions, reopening advice, and a variety of other topics – all distilled to help businesses and workers figure out how to adapt and operate in the new normal.
Economic Reset	The pandemic created a great deal of uncertainty, not only for the near-term, but for long-term economic conditions. Many actors are playing a role in shaping what comes next. How can people keep up with evolving conditions, challenges and opportunities? How can we be better prepared to “act” when critical moments arrive?	The Task Force has been hosting a wide variety of special presentations and will continue to so over coming months. Topics have covered: state and federal initiatives and funding stimuli; steps for rebuilding a more inclusive economy; how to help stabilize the childcare system; accelerating distribution of the COVID vaccine by promoting availability and access; preparing for a telecommute-heavy workplace; and more. Many of the near-term strategies outline below are informed by the information shared during these sessions and follow-up research.

RESET: SETTING THE STAGE FOR SHARED AND SUSTAINED PROSPERITY

The Thurston County economic **reset** will require a mix of immediate and long-term actions. The table beginning on the following page outlines some of the finite first-step actions to be taken over the next two years. Many of these initiatives will be, by necessity, adapted, extended and incorporated into a future Thurston Economic Alliance (TEA) Plan update. Others represent one-time, immediate action need.

For orientation purposes, the Resiliency Plan action matrix is organized into three distinct but overlapping focus areas. Focus areas and corresponding outcome goals include:

Inclusive Economy

- Creating economic opportunity for all, inclusive of all socioeconomic tapestries, genders, races and geographies

Economic Resiliency

- Ensuring existing and future businesses and employers are better-prepared for future crises, and have access to resources that help

Economic Expansion

- Leveraging information and partners to grow economic opportunity the community supports and also provides living-wage employment



III. NEAR-TERM RESPONSE + RESET STRATEGIES (24-MONTH PLAN)

The Task Force anticipates moving forward the following targeted set of actions over the next two years. Similar to the existing Economic Alliance Plan, the Thurston Economic Development Council (EDC) will serve as primary administrative agent. Individual actions will be led by one or more community partner. Over time, other partners may join in action implementation and/or assume lead responsibility for an action as conditions and resources evolve.

*Actions in light blue shading will be expedited to help kickstart economic recovery for businesses and workers.

FOCUS AREA: INCLUSIVE ECONOMY				
INITIATIVE	WHY IT MATTERS	EXPECTATIONS	LEAD	SUPPORT
1. Establish and invest in childcare as a critical economic development strategy, including better training for childcare business operations	Our workforce can't achieve full potential without stable childcare; daycare workers are predominately women, minority and underpaid; operators might better-succeed with formal business training	Progress toward expansion, diversity of options, better operating margins and pay; increased participation in business operations training	CCAC; PacMtn; Shared Leg Agenda; Cities	Thurston Chamber; et al
2. Create a minority business development advisory council and expand partnerships with minority business advocates	The first, most powerful step for building an inclusive economy is creating a seat at the table and voice in decision-making	Grow minority involvement in business creation, expansion	Thurston Chamber; EDC; PacMtn	Cities
3. Support development and operations at the proposed community cultural center	Minorities and food service workers have been disproportionately impacted by the pandemic	The Center will offer education and training; feed SPS culinary training program; facilitate emerging enterprise and collaboration	EDC; PacMtn, Enterprise; Cielo; SPSCC	Cities; Many Others
4. Increase awareness of and participation in Women's Business Center training programs	Our economy will be stronger when more women have opportunities to start, lead and grow businesses	Increase in women-owned enterprises; increase capital resources available to same	EDC; Cities	PacMtn; Thurston Chamber; et al
5. Pursue place-based economic development strategies that stimulate opportunity in vulnerable census districts	We can obtain census tract data showing concentrations of low-income, vulnerable populations in Lacey and Olympia. By focusing combined efforts (social, economic services), we may be able to stimulate opportunities in these areas.	Positive place-based income, educational attainment trends in target locations	Cities	EDC; OZI; Cielo; et al

INITIATIVE	WHY IT MATTERS	EXPECTATIONS	LEAD	SUPPORT
6. Research, adopt and promote data indicators and actions that track and facilitate inclusive economy goals (emphasis on reducing poverty per State “10-Year Plan to Dismantle Poverty”)	Recent events have sparked support for proactive action to foster equity – with an emphasis on accountability	Upward trends in adopted indicators; corresponding action to build upon progress – e.g., Equity, Diversity and Inclusion Business Toolkit; Increased literacy training/access to tech tools	PacMtn, Thurston Chamber; Thurston EDC; Cities	PacMtn; TRPC
7. Recruit or establish a local CDFI lender and increase access to start up and expansion capital for underfunded entrepreneurs	Affordable access to capital is a problem for many new and small businesses	Via CDFI or other alliance, expand access to capital for <i>small, women and minority-owned</i> establishments	Thurston EDC; Community Foundation	Thurston Chamber; Financial institutions
8. Resume the Education to Financial Stability Task Force	Depending on school district, between 30%-60% of Thurston County high school graduates do not pursue any kind of advanced training or certification, let alone a college degree. This leads to suppressed lifetime earnings and makes the cycle of poverty harder to break.	Task Force identified barriers, was working on solutions when COVID hit – planning should resume so solutions can be defined, resources aligned; emphasis on FAFSA completion prior to HS graduation, marketing of living wage credentials	United Way; SPSCC	EFSTF partners
9. Facilitate career pathway opportunities through partnerships with SPSCC, The Community Foundation and other workforce nonprofits	Sometimes people don’t know where to begin a career journey. This impacts them personally as well as the depth of our available, qualified community workforce.	More students completing career-aligned training, certs, degrees; more securing above min-wage employment	PacMtn; Schools; SMU; TESC; SPSCC	EDC; Community Foundation; Nonprofits

FOCUS AREA: ECONOMIC RESILIENCY

INITIATIVE	WHY IT MATTERS	EXPECTATIONS	LEAD	SUPPORT
10. Continue seeking and reinvesting state and federal economic recovery funding	The impact of COVID will extend beyond the arrival of a vaccine. It's important to sustain or replace revenue to keep our communities whole. It's also important to advocate for and facilitate access to rent supports and other funding to prevent exacerbation of homelessness.	Reduce business closures; increase taxable sales; stabilize and grow employment over time	Task Force	EDC; County; Cities
11. Develop and implement Lifestyle-Entertainment-Recreation Sector recovery strategies	These sectors were hit hardest during the pandemic, suffering unimaginable job and revenue loss. Public safety fears may prolong recovery for months to come.	Creative support to restore jobs and revenues quickly; increase promotion of related business and destinations	VCB; EDC; Thurston Chamber; Cities	Area Chambers; PacMtn
12. Work with federal and state partners to leverage resources and establish an employment-stabilizing Job Corps program	As benefits dwindle, many may be unable to return to prior jobs. Yet, much remains to be done in nonprofit and public sectors where revenue is stretched thin.	Funding to support temporary jobs, retrain workers; community service projects; prep programs to elevate affected youth/prevent poverty	PacMtn; Thurston Chamber; Cities	Nonprofit partners
13. Provide dedicated regional funding to support SCALE-UP, succession planning and other essential small business training including virtual tools to adapt to a changing landscape	Many businesses succumbed to COVID. Those with training had higher survival rate. Others go away when owner retires, leaving employees out of work and a hole in the community. Succession planning retains enterprises, jobs and revenue.	Growth in SCALE-UP participants (cashflow management, web-based presence, social media marketing, etc.); Steady business retention and growth; employee ownership opportunities	EDC; County; Cities; PacMtn	State
14. Facilitate and strengthen farm connections with local institutions (schools, hospitals, state cafeterias, JBLM, corrections facilities, restaurants and other nearby purchasers)	We must protect ag in prosperous times so it can serve us during difficult times (e.g., avoid food shortages, loss of ag lands, etc.).	Increase local purchasing well-beyond the current 1-2%	WSU; EDC, County	Enterprise for Equity
15. Track, evaluate and facilitate development of emerging markets	The business landscape won't look the same after COVID. More people working from home, more goods shipped than purchased via retail. What new types of work and employment will emerge here?	Stable employment rate; new business starts	EDC; County; Cities	
16. Enhance non-infrastructure economic emergency preparedness	Our communities were not fully prepared for an economic event of this magnitude. The confusion compounded the impact.	More response mechanisms in place; reserve emergency grant and loan funds; comms infrastructure	County; EDC	Task Force; State; Federal Government

FOCUS AREA: ECONOMIC EXPANSION

INITIATIVE	WHY IT MATTERS	EXPECTATIONS	LEAD	SUPPORT
17. Complete the regional CEDS plan and establish a federally-recognized Economic Development District	Without an approved CEDS, Thurston County and surrounding region are missing out on federal grant opportunities	EDA recognition; aggressive grant funding pursuit to accelerate regional priorities	EDC; Task Force	Cities; County
18. Invest in a flexible countywide business recruitment and expansion fund to provide bridge financing for projects that create middle and high-wage jobs	Low tax incentive states face competitive disadvantages in recruitment/expansion. A local fund could provide an additional tool and flexibility for closing projects that expand employment and earnings locally.	Dedicated recruitment and expansion fund; articulated uses for funding; designated state recruitment assistance liaisons with accountability	EDC; County; Cities	State
19. Conduct targeted recruitment of high-wage employers and workers in search of affordable, less-dense space	Thurston seeing increased interest from employers in high-price/density locations. This presents opportunities to attract satellite campuses or workers and the attendant income and spending.	Recruitment outreach plan; success story promotion (potential use of recruitment / expansion fund)	County; Cities	State; Task Force; PacMtn
20. Grow existing microbusiness startup funds (e.g., Think Network, SPSCC)	Forecasters see surge in entrepreneurship during and coming out of pandemic. Thurston should be poised to support and capitalize on this economic evolution.	Added grant funding for startups; increased access to training and capital; new business development	EDC; SPSCC; SMU; TESC	Cities; Lacey Makerspace
21. Enable access to value-added food processing/manufacturing capacity	Marketing local products that use local grown ingredients through expanded food manufacturing facilities = purchasing	At least 10 local entities purchased >15% of their ag-related needs from local vendors	WSU; EDC, County	
22. Be proactive in addressing workforce housing labor challenges	The shortage of affordable workforce housing has multiplying impacts. In addition to be causing a cost-burden for current workers, it serves as a barrier to recruiting or expanding our future workforce. Part of the problem: there aren't enough trained workers to meet building demand.	Explore viability of creating an integrated residential housing construction industry sector that increases the proportion of homebuilding executed by local labor, using locally-sourced materials.	EDC; PacMtn	SPSCC; Chamber

IV. OTHER ESSENTIAL RECOVERY INITIATIVES

In addition to the core actions above, Thurston Strong acknowledges many other actions are essential for an effective and equitable recovery. While many of the items will be implemented by and through other community partners, the Task Force will continue to support implementation and research as requested.

INITIATIVE	WHY IT MATTERS	EXPECTATIONS
<ul style="list-style-type: none"> Support and advocate efforts to develop sustainable solutions for the childcare crisis 	Funding models result in underpaid staff, high turnover, lack of affordable options for working families.	Legislation to subsidize childcare costs, reduce expenses
<ul style="list-style-type: none"> Advocate and facilitate access to behavioral health and homeless infrastructure (County, cities, other partners) 	Homelessness, other disparities have been exacerbated by pandemic. The impacts affect all of us directly or indirectly.	Leverage resources to expand shelters, services and long-term solutions
<ul style="list-style-type: none"> Research and implement best practices for highest-use adaptation of vacant office space (County, cities, other partners) 	After virus subsides, many may continue to work from home. What will become of office space once occupied?	Full utilization of office/commercial space for beneficial purposes
<ul style="list-style-type: none"> Complete and promote development of affordable housing along zero-fare transit corridors (Cities, State) 	We are experiencing an acute shortage of affordable workforce housing. Smaller (or larger subsidized) units along major transit lines offer one potential solution.	Increase number of units in urban corridors; increased transit usage; decreased auto-dependency
<ul style="list-style-type: none"> Create or expedite shovel-ready project inventories to capitalize on federal stimulus opportunities (County, cities) 	First stimulus emphasized worker relief, health measures, emergency business grants; Next round more expansive?	Local and prioritized regional inventories of shovel-ready projects
<ul style="list-style-type: none"> Expand broadband speeds and coverage to more parts of Thurston County (Port, County, other partners) 	Many residents, particularly in rural areas, are at risk of falling behind as more work is now being done from home.	Increasing coverage map; greater average data speeds
<ul style="list-style-type: none"> Advance young adult work-based learning placements (PacMtn) 	Many of our displaced workers are post-high school or early college (or non-degree) populations	Pull more into pathway opportunities; increase employment/wages over time
<ul style="list-style-type: none"> Accelerate economic recovery by expanding and promoting library system resources (Timberland Regional Library System) 	Libraries serve as regional workforce entry points, provide wi-fi and printing services, offer neighborhood kiosks, and will be adding after-hours and weekend access	Increase in system users, beneficiaries
<ul style="list-style-type: none"> Support and facilitate understanding and adoption of Thurston-relevant strategies from the Washington State Ten Year Plan to Dismantle Poverty (Cities, County, EDC) 	While approaches here are consistent with State Plan, this is an ongoing, adaptive effort requiring broad partnerships (law/justice, social service, workforce and education)	Provide an equitable playing field, seat at the table for diverse populations; address structural barriers to success
<ul style="list-style-type: none"> Support the Haki Collective to expand ag operator opportunities for diverse populations (WSU) 	Interest in agriculture entrepreneurial pathways is growing and diversifying	Expanded opportunity to diversify, grow local Ag presence and success
<ul style="list-style-type: none"> Expand food assistance funding to support SW WA Food Hub activities (WSU, EDC) 	Food Hub is delivering food boxes to dislocated workers and other food-insecure populations	As part of the reset, we need to build more resilient food-delivery systems

IMPLEMENTATION, ACCOUNTABILITY AND PROGRESS REPORTING

There remains uncertainty about the immediate future. The first COVID-19 vaccinations have just been shipped to the states. Some economists predict a best-case scenario, where a considerable measure of economic stability returns by summer 2021. Others forecast a longer, steeper return to normal, transcending 2021 and perhaps beyond. Whatever may be, the Thurston Strong Task Force and Thurston Economic Alliance (TEA) will continue to move forward with the *Economic Recovery and Reset Plan* and longer-term *Economic Alliance Strategic Plan*.

Implementation, Accountability and Progress Reporting Measures

The Thurston Strong Task Force and/or Economic Alliance Core Team, with coordination provided by the Thurston EDC, will:

- 1. Meet regularly to coordinate information-sharing and resource development and distribution**
 - a. Inform City and County elected officials of goals and opportunities to ensure coordination, identify barriers
 - b. Invite guest presentations as helpful to inform and evolve discussion and deliberation
- 2. Present and confirm adoption of proposed *Economic Recovery and Reset* actions with partner agency councils, commissions and boards**
 - a. Reassign or adjust actions as necessary
 - b. Extend outreach and awareness to other governmental, quasi-governmental and community interest organizations
- 3. Secure quarterly reports for *Economic Recovery and Reset* Plan actions from all partners**
 - a. Promote success stories through Thurston Strong and partner subscriber lists, media
 - b. Address barriers and resource issues at Task Force level, propose solutions
- 4. Update all existing metrics (revenue, income, sales tax, educational achievement, et al)**
 - a. Adopt and track new metrics that measure progress toward the goal of achieving a more inclusive economy
 - b. Adopt and track other metrics as helpful for achieving competitive advantage in a different or emerging economic landscape
- 5. Provide quarterly updates to the public on implementation progress through EDC Economic Insider and partner distribution lists**
 - a. Provide an annual progress report for distribution to all interested parties
- 6. By or before the completion of the *Economic Recovery and Reset* Plan, update the Thurston Economic Alliance Plan and/or replace with CEDS and ensure relevant *Economic Recovery and Reset* Plan initiatives are included (e.g., intentional actions to create a more inclusive and equitable economy)**



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

Planning Commission

Downtown Exempt Parking Area - Briefing

Agenda Date: 6/27/2022
Agenda Item Number: 6.B
File Number: 22-0566

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

Title

Downtown Exempt Parking Area - Briefing

Recommended Action

Information only. No action requested.

Report

Issue:

Discussion of the Downtown Exempt Parking Area for residential development.

Staff Contact:

Joyce Phillips, Principal Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Principal Planner, Community Planning and Development

Background and Analysis:

At its February 17, 2022, meeting, the Land Use and Environment Committee (LUEC) referred to the Planning Commission a potential revision to the Downtown Exempt Parking Area map and requirements. The proposal, if approved, would make the area within the boundary exempt from automobile parking requirements for residential development.

Approximately 2 years ago, Community Planning and Development staff noted that some housing projects that had gone through the presubmission conference stage of review were not proceeding to the application stage. Upon inquiry, it was noted that the parking requirements were one of the reasons some of these projects were not moving forward.

In March 2021, the LUEC discussed potential revisions to the Downtown Exempt Parking Area boundary. The proposal was to keep the outer boundary the same, as shown in Figure 38-2 of Chapter 18.38 of the Olympia Code (see Attachment 1), but to make the entire area exempt from minimum parking requirements for residential development rather than having a portion of the boundary limited to a 10% reduction in residential parking requirements. The fact that the code currently allows the ability to request parking revisions of up to 40% administratively, and to higher degrees upon approval of the Hearing Examiner, were acknowledged.

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

The Committee referred the issue to the Planning Commission but asked staff to first compile data to help inform the Commission about parking demands in the area and the impact any changes would potentially have on the Downtown and surrounding neighborhoods.

Staff have collected and reviewed data, but it does not provide the level of detail that was originally requested by the LUEC.

Staff have been surveying the downtown core sporadically since 2019 and regularly since 2021, but the data does not appear to be relevant to the discussion, for a few reasons.

1. The area surveyed does not encompass most of the new apartments.
2. The surveys do not go far enough back in time to get the baseline data which could help illustrate the impact of the added housing.

Staff contacted and spoke with property managers of five of the newer Downtown apartment developments, who shared that their parking is consistently leased to capacity. The City does not currently have this data summarized.

It should be noted that the parking exemption does not apply to new commercial development and that most residential projects do provide off-street parking, even when not required by the City. In those cases, parking is typically provided at 0.7-0.8 spaces per unit. Staff anticipates that most developers will continue to provide parking at a similar amount based on market and financing requirements.

Additionally, changes in state law (RCW 36.70A.620) have been made related to parking, which were recently adopted by the City. Those changes have specific maximums for certain housing types (market rate, housing senior and persons with disabilities, and housing for affordable to very low-income or extremely low-income individuals) when within a quarter mile of a transit stop with certain levels of frequency.

Neighborhood/Community Interests (if known):

The proposal has been routed to Recognized Neighborhood Associations, adjacent jurisdictions, Tribes, state agencies, and other governmental entities. To date, few comments have been submitted. The comments received so far are included in Attachment 3. Staff anticipates more comments will be submitted prior to the public hearing. All comments received will be provided at the public hearing for the Commission's consideration.

Options:

None - Information only.

Financial Impact:

There is no specific fiscal impact of the proposal to the City budget. Resources associated with the processing of this proposal are covered by the Community Planning and Development Department's base budget.

Attachments:

Draft Code and Figure 38-2

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

RCW 36.70A.630

Comments through June 14

18.38.160 Specific zone district requirements

A. Ten (10) Percent Required Reduction in Parking Requirements.

The median motor vehicle parking requirements contained in Section [18.38.100](#) shall be reduced by an additional ten (10) percent for uses in the High Density Corridor 1, 2, 3, and 4 Districts (see High Density Corridor Map), Neighborhood and Urban Villages, and [for nonresidential uses](#) within the Downtown (see Figure 38-2).

B. Urban Residential (UR), High Rise Multifamily (RM-H) Residential Mixed Use (RMU) and Commercial Services - High Density (CS-H) Zones.

Residential uses shall be provided with one (1) motor vehicle parking space per unit unless otherwise exempted elsewhere in this chapter.

C. Downtown Exempt Parking Area (See Figure 38-2).

1. Existing buildings constructed prior to January 1, 2002, which are located within the Downtown Exempt Parking Area (See Figure 38-2), shall be exempt from the vehicle parking standards. However, a change of use within such existing structures shall comply with the long-term and short-term bicycle parking standards pursuant to Table 38.01;
2. All new residential buildings and uses located within the Downtown Exempt Parking Area (See Figure 38-2) shall be exempt from vehicle parking standards. However, if any new residential parking is constructed, the parking facility shall meet the Parking Design, ~~Pedestrian Street~~ and Design Review Criteria OMC [18.38.180](#) through [18.38.240](#) and applicable OMC [18.04](#) or [18.06](#), ~~18.16~~ and ~~18.20~~[18.120](#)). All new residential buildings and uses shall comply with the long-term and short-term bicycle parking standards pursuant to Table 38.01; and
3. All new commercial buildings or expansions totaling over 3,000 square feet of gross leasable area, constructed after January 1, 2002, which are located within the Downtown Exempt Parking Area (See Figure 38-2) shall be required to meet vehicle parking and bicycle standards (OMC [18.38.020](#) through [18.38.240](#)).
4. [When not covered by C.1 or C.2 above:](#) Bicycle parking is not required for those buildings and uses located within the Downtown Exempt Parking Area (see Figure 38-2) that do not provide on-site motor vehicle parking.

D. High Density Corridor 1 and 2, and Urban Residential (UR).

1. Townhouse units shall provide one and one-half (1.5) parking spaces per unit;
2. Multifamily units shall provide one (1) parking space per unit;
3. Small restaurants (up to 750 square feet of service area) shall provide two (2) parking spaces/1,000 square feet; and
4. Small retail including food stores and laundries (up to 3,000 square feet) shall provide two (2) parking spaces per 1,000 square feet. (The first 350 square feet are exempt from parking requirements.) Small retail may provide additional parking up to three and one-half (3.5) parking spaces per 1,000 square feet.

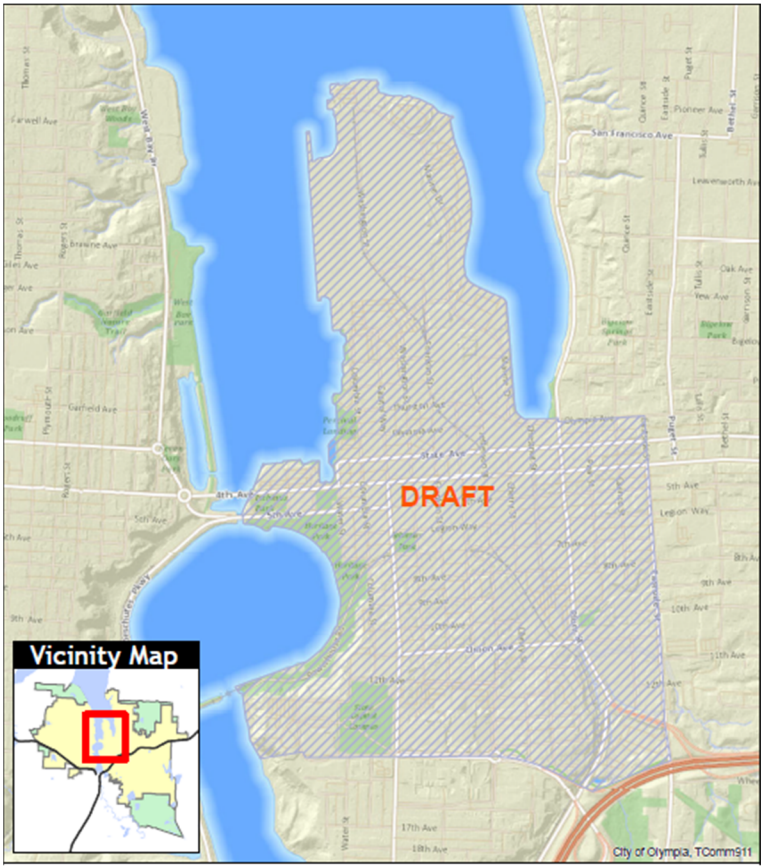


Figure 38-2

RCW 36.70A.620**Cities planning under RCW 36.70A.040—Minimum residential parking requirements.**

In counties and cities planning under RCW 36.70A.040, minimum residential parking requirements mandated by municipal zoning ordinances for housing units constructed after July 1, 2019, are subject to the following requirements:

(1) For housing units that are affordable to very low-income or extremely low-income individuals and that are located within one-quarter mile of a transit stop that receives transit service at least two times per hour for twelve or more hours per day, minimum residential parking requirements may be no greater than one parking space per bedroom or .75 space per unit. A city may require a developer to record a covenant that prohibits the rental of a unit subject to this parking restriction for any purpose other than providing for housing for very low-income or extremely low-income individuals. The covenant must address price restrictions and household income limits and policies if the property is converted to a use other than for low-income housing. A city may establish a requirement for the provision of more than one parking space per bedroom or .75 space per unit if the jurisdiction has determined a particular housing unit to be in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the unit.

(2) For housing units that are specifically for seniors or people with disabilities, that are located within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day, a city may not impose minimum residential parking requirements for the residents of such housing units, subject to the exceptions provided in this subsection. A city may establish parking requirements for staff and visitors of such housing units. A city may establish a requirement for the provision of one or more parking space per bedroom if the jurisdiction has determined a particular housing unit to be in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the unit. A city may require a developer to record a covenant that prohibits the rental of a unit subject to this parking restriction for any purpose other than providing for housing for seniors or people with disabilities.

(3) For market rate multifamily housing units that are located within one-quarter mile of a transit stop that receives transit service from at least one route that provides service at least four times per hour for twelve or more hours per day, minimum residential parking requirements may be no greater than one parking space per bedroom or .75 space per unit. A city or county may establish a requirement for the provision of more than one parking space per bedroom or .75 space per unit if the jurisdiction has determined a particular housing unit to be in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the unit.

[2020 c 173 § 3; 2019 c 348 § 5.]



November 3, 2020

Clark Gillman,
City Council Member
Land Use Committee Chair
City of Olympia

CC: Olympia City Council, Tim Smith, Leonard Bauer

Dear Council Member Gillman,

I am writing to request an amendment to the current parking exempt boundary as described in Olympia's Municipal Code (OMC) section 18.38.160 section C. Downtown Exempt Parking Area and illustrated in Figure 38-2. This request is to align the parking exempt boundary with Olympia's Comprehensive Plan and updated Downtown Strategy. These documents provide a framework for a denser, walkable downtown with increased multifamily and mixed-use housing. Many of the developable lots within the Downtown Strategy planning area are located outside the current parking exempt boundary and are confined by physical constraints. Meeting the current parking requirements for multifamily is often difficult and is resulting in a reduced number of residential units allowable on existing sites due to parking constraints.

The allowable density and height requirements encourage larger multifamily buildings; however, we are finding needed housing units being eliminated due to parking constraints. Realigning the parking exempt Boundary with the updated Downtown Strategy will allow for more units being developed helping to meet the housing demand and create the desired housing density in our downtown as outlined in our comprehensive plan, encouraged by zoning areas such as Downtown Business, Urban Housing, Urban Waterfront, and Urban Waterfront Housing, as well as the character areas in the Downtown Strategy.

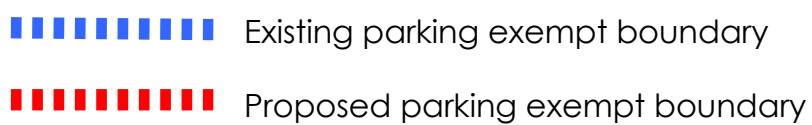
Please see the attached exhibit which overlays the current and proposed parking exempt boundaries for new multifamily residential development. Thank you in advance for considering this amendment.

Respectfully,

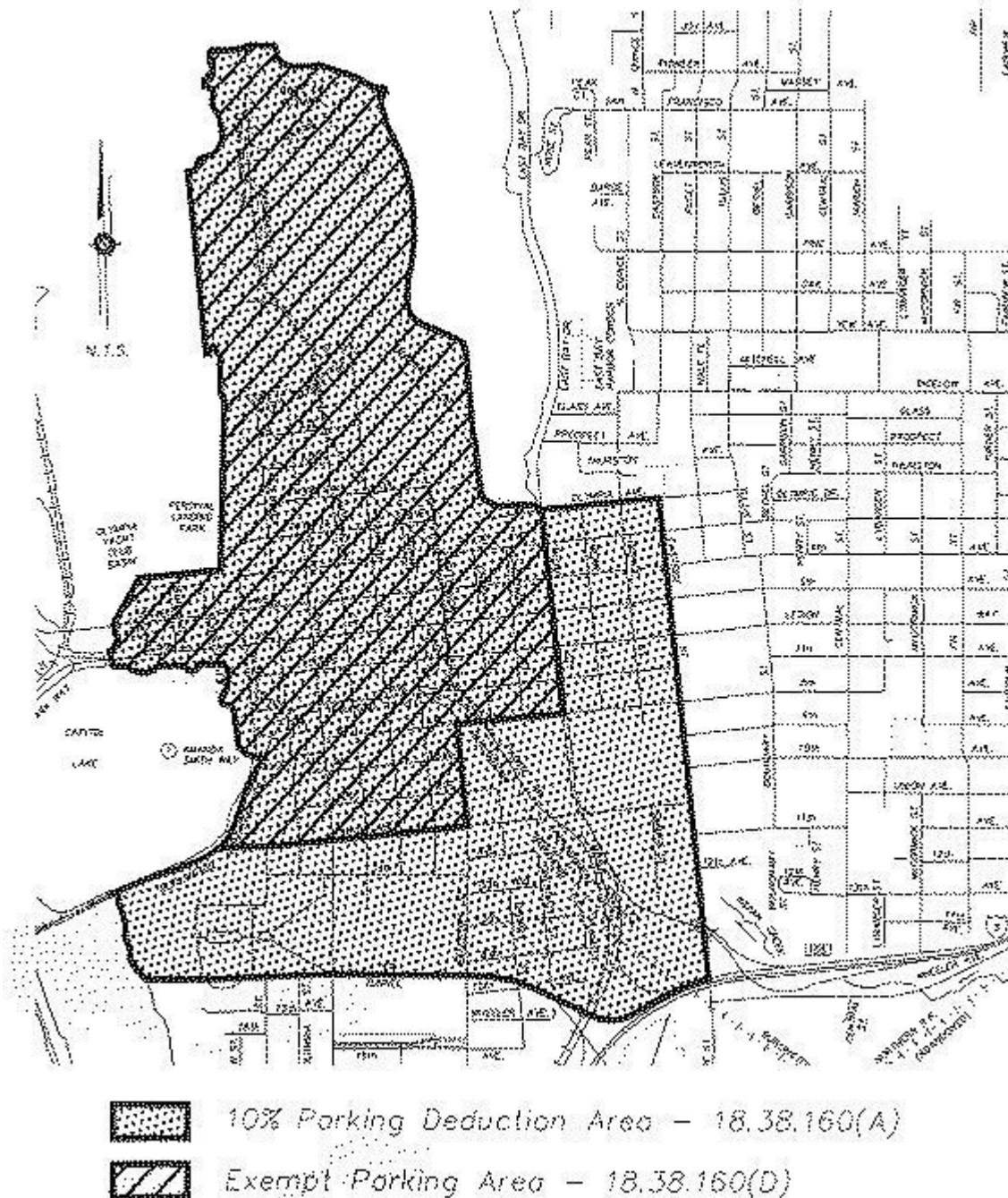
Ron Thomas, AIA
President
Thomas Architecture Studios Inc.

Josh Gobel, AIA, LEED AP
Project Manager
Thomas Architecture Studios Inc.

Attachment A – Revised Parking Exempt Boundary
Attachment B – OMC Figure 38-2 existing parking exempt map
Attachment C – Downtown Character Areas



ATTACHMENT B



OMC FIG. 38-2




ATTACHMENT C

CONCEPT MAP

CHARACTER AREAS

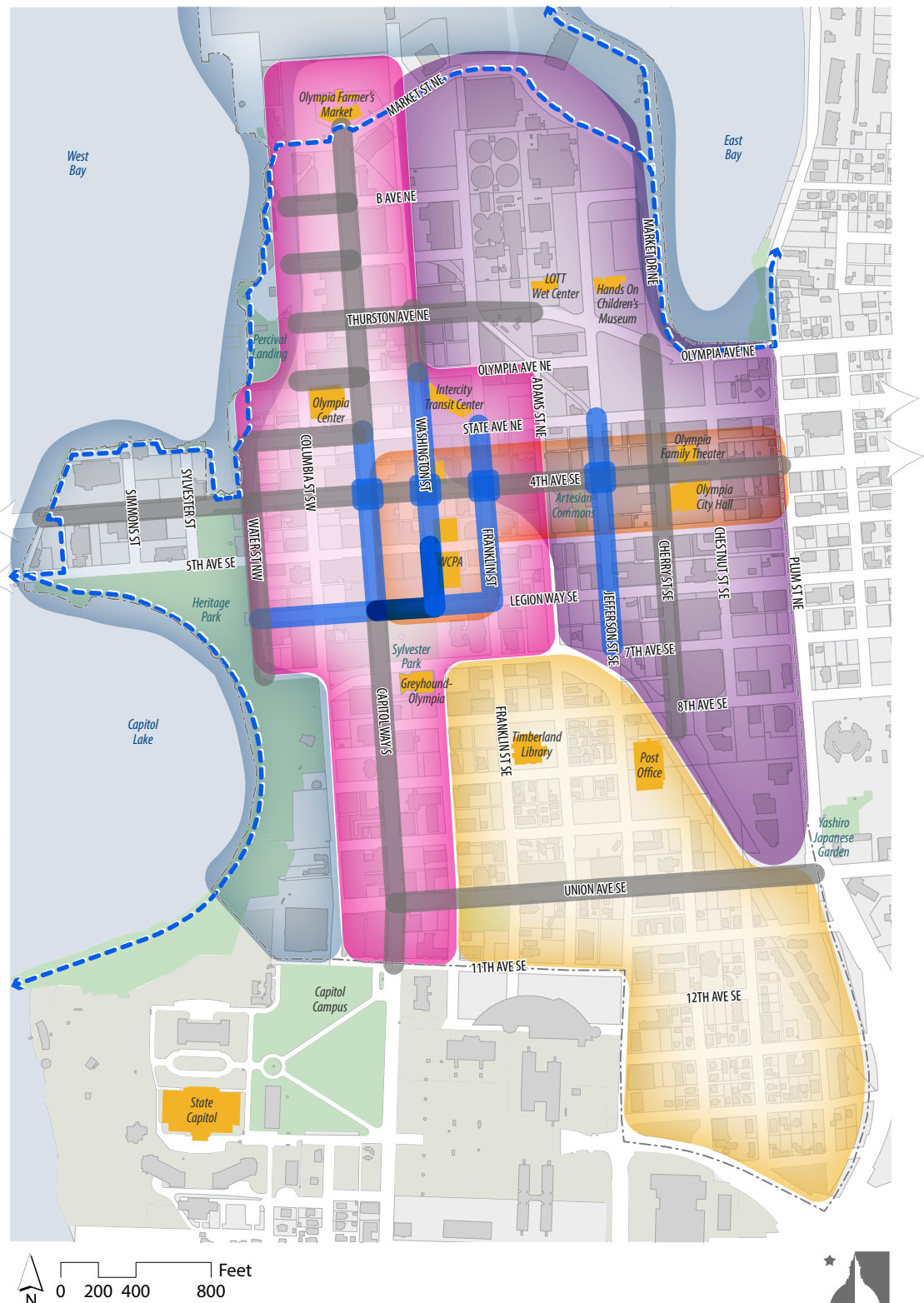
-  **WATERFRONT**
Enhance and connect to waterfront attractions.
-  **CAPITOL TO MARKET**
Encourage a high activity mix of uses from the Capitol to the Farmers Market.
-  **ARTISAN/TECH**
Encourage an eclectic mix of commercial activities and residences to support a creative neighborhood.
-  **ENTERTAINMENT**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

KEY PHYSICAL IMPROVEMENTS

-  Short-term investments
-  Long-term investment opportunities (looking for funding and partnerships)
-  Olympia Waterfront Route trail planning and completion (immediate and long-term actions)

NOTE

Updated street standards and transportation master planning may lead to additional long-term street improvements.



From: [Leonard Bauer](#)
To: [Dani Madrone](#); [Clark Gilman](#); [Yến Huỳnh](#)
Cc: [Kenneth Haner](#); [Joyce Phillips](#)
Subject: Public comment on March 18 LUEC agenda item
Date: Wednesday, March 17, 2021 3:38:10 PM

Please see below a written comment to the Land Use and Environment Committee regarding your consideration of Downtown Residential Parking Exemption Boundary at your March 18 meeting. Mr. Kosturos wanted me to tell you he is unable to attend the meeting but wanted me to forward these written comments to you.

Leonard Bauer, FAICP

Community Planning & Development Director
 City of Olympia
 PO Box 1967
 Olympia, WA 98501
 (360) 753-8206
www.olympiawa.gov

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""To whom it may concern,

I am writing in support of the potential expansion of the City's downtown residential parking exemption area. As a current owner of multi-family property in the downtown area, outside the current exemption area, I would be able to provide another 14-20 units of housing if the parking exemption were expanded. This would be the case for many property owners in the area and with the extreme need for more housing stock of all kinds, having another tool in the toolbelt, especially one that doesn't result in a net expense for the City, is a win/win.

As you know, our area has invested heavily in the bolstering of our public transportation and will likely continue to do so. As such, it makes perfect sense to lessen the parking requirements for housing in areas supported by transit and in areas where walkability is high. Additionally, with the increase in other alternative transportation sources and the eventual widespread adoption of self driving cars, we have a chance to be ahead of the curve with land use policy and I think that is a great idea.

Please let me know if I can be of any assistance in the process of vetting the viability of the proposed policy. I would be happy to do so.

Thank you. ""

Zach Kosturos

Prime Locations, Inc. | President & Designated Broker
 321 Cleveland Ave SE, Suite 209 | Tumwater, WA 98501
 P: 360.943.9922 | F: 360.943.4016

E: zach@primelocations.com | www.primelocations.com



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From: [Josh Gobel](#)
To: [Leonard Bauer](#)
Cc: [Joyce Phillips](#)
Subject: RE: Downtown Residential Parking Requirements
Date: Tuesday, May 10, 2022 2:02:36 PM
Attachments: [image001.png](#)

Thanks Leonard,

Extending to Eastside Street and capturing those parcels between there and Plum is great. This is a big help for a few sites that are being considered for multifamily/mixed use development.

Cheers-



Josh Gobel, AIA, Associate Principal
pronouns: him/he/his
 THOMAS ARCHITECTURE STUDIOS

From: Leonard Bauer <lbauer@ci.olympia.wa.us>
Sent: Tuesday, May 10, 2022 1:26 PM
To: Josh Gobel <josh@tasolympia.com>
Cc: Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: FW: Downtown Residential Parking Requirements

Hi Josh,

Because of your past interest in a potential expansion of the downtown residential parking exemption, I wanted to give you an update. In February, the City Council's Land Use and Environment Committee referred the matter to the Planning Commission to review and discuss expanding the exemption area. The attached summarizes the proposed change, including a map of the proposed new exemption area. The Commission will be considering whether to recommend expanding this exemption to include additional portions of downtown, primarily south of Union Avenue and between Plum and Eastside Streets (see the attached maps).

The Planning Commission will soon be scheduling its discussion of this proposal. Please feel free to contact me or Joyce Phillips (360.570.3722) if you have questions.

Leonard Bauer, FAICP

Community Planning & Development Director
 City of Olympia
 PO Box 1967
 Olympia, WA 98501
 (360) 753-8206

www.olympiawa.gov

Remember: City e-mails are public records.

Working Together To Make A Difference

From: [Erik Jensen](#)
To: [Joyce Phillips](#)
Subject: RE: City of Olympia - Notice of Proposal (#22-3429)
Date: Friday, May 27, 2022 11:03:33 AM

I have reviewed the changes and have no change to the comments.

Erik Jensen CBO, CFM
 City of Olympia CP&D – Building Official
 PO Box 1967, Olympia WA 98507-1967 (mail)
 601 4th Avenue E, Olympia WA 98501
 (360) 753-8280 - Office
 ejensen@ci.olympia.wa.us - email

From: Joyce Phillips <jphillip@ci.olympia.wa.us>
Sent: Friday, May 27, 2022 10:47 AM
To: Erik Jensen <ejensen@ci.olympia.wa.us>; Mike Reid <mreid@ci.olympia.wa.us>; Lydia Moorehead <lmoorehe@ci.olympia.wa.us>; City Hall Customer Service Center <CityHallCustomerServiceCenter@ci.olympia.wa.us>; Steve Sperr <ssperr@ci.olympia.wa.us>; Sophie Stimson <sstimson@ci.olympia.wa.us>; durdend@co.thurston.wa.us; craig.sisson@co.thurston.wa.us; todd.mason@co.thurston.wa.us; Burlina Lucas <lucasb@trpc.org>; Eric Phillips <ephillips@intercitytransit.com>; Rob LaFontaine <rlafontaine@intercitytransit.com>; Lisa Parks <LisaP@portolympia.com>; Rick Walk <rwalk@ci.lacey.wa.us>; randrews@ci.lacey.wa.us; City of Tumwater (mmatlock@ci.tumwater.wa.us) <mmatlock@ci.tumwater.wa.us>; 'dschaffert@thurstonchamber.com' <dschaffert@thurstonchamber.com>; mcade@thurstonedc.com; Todd Cutts (tcutts@downtownolympia.org) <tcutts@downtownolympia.org>; walter.george@nisqually-nsn.gov; choke.ken@nisqually-nsn.gov; Brad Beach (beach.brad@nisqually-nsn.gov) <beach.brad@nisqually-nsn.gov>; bullchild.annette@nisqually-nsn.gov; jdickison@squaxin.us; 70a Tribe, Squaxin Island (sdinubilo@squaxin.us) <sdinubilo@squaxin.us>; info@southsoundseniors.org; Chester Allen <news@theolympian.com>; Rick Crawford <seniornews@integra.net>; Editors <editors@lawleypublications.com>; Cooper Point Journal KAOS <kaos@evergreen.edu>; KGY Radio (NEWS@KGYRADIO.COM) <NEWS@KGYRADIO.COM>; KXXO <psa@mixx96.com>; Lacey Chamber of Commerce <Blaine@laceysschamber.com>; Ja9gates@aol.com; olympiapowerandlight@gmail.com
Subject: City of Olympia - Notice of Proposal (#22-3429)

Greetings.

The City of Olympia is considering text and graphic amendments to the Parking Code (OMC 18.38.160 and Figure 38-2) for residential development in the Downtown Parking Exempt Area. Please review the attached draft language and let me know by June 24, 2022, if you have comments you would like the city to consider. The Planning Commission briefing on this proposal is tentatively scheduled for Monday, June 27, 2022 at 6:30 p.m.

Please contact me with any comments or questions.
Thank you.
Joyce

Joyce Phillips, AICP, Principal Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.570.3722 | olympiawa.gov

Note: Emails are public records and are eligible for release.

From: ausman-nw@comcast.net
To: [Joyce Phillips](#)
Subject: RE: City of Olympia - Notice of Proposal (#22-3429)
Date: Friday, May 27, 2022 6:40:29 PM

Hi, Joyce. Thanks for the info. If this proceeds as planned, it appears all on-street parking will eventually disappear. Not a good idea, I think.

Mark Ausman

From: Joyce Phillips <jphillip@ci.olympia.wa.us>
Sent: Friday, May 27, 2022 10:06 AM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: City of Olympia - Notice of Proposal (#22-3429)

You are receiving this notice as an identified contact person for your Recognized Neighborhood Association. Please share this information with your neighbors.

The City of Olympia is considering amendments to the parking standards for new residential development in the Downtown. This proposal was referred to the Planning Commission by the Council's Land Use and Environment Committee for consideration.

Summary: There is an area of the City, identified in OMC 18.38.160, Figure 38-2, where residential development is not required to provide automobile parking or where a 10% reduction in automobile parking requirements applies. The proposal under consideration is to keep the outer boundary in its current location but to make all of the area within the boundary exempt from automobile parking requirements for residential development.

More information is provided in the attachment, including a graphic showing the boundary of the Downtown Parking Exempt Area. The Planning Commission briefing on this proposal is tentatively scheduled for 6:30 p.m. on Monday, June 27, 2022, if you would like to learn more about it.

Please contact me if you have any questions or would like to discuss the proposal. I would be happy to talk with you about it.

Joyce

Joyce Phillips, AICP, Principal Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.570.3722 | olympiawa.gov

Note: Emails are public records and are eligible for release.



**Nisqually Indian Tribe
Tribal Historic Preservation Office
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

May 31, 2022

To: Joyce Phillips, AICP, Principal Planner
City of Olympia
Community Planning and Development
601 4th Avenue
Olympia WA 98507

Re: Notice of Proposal (#22-3429)

The Nisqually Indian Tribe's THPO has reviewed the routing packet that you provided for the above-named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe has no specific concerns at this time, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO
Nisqually Indian Tribe
360-456-5221 ext 1277

cc: Annette Bullchild, Director, Nisqually Indian Tribe