City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8447

City of Olympia

Meeting Agenda

City Council

Tuesday, April 22, 2014 **6:00 PM** **Council Chambers**

Special Study Session

1. ROLL CALL

2. SPECIAL STUDY SESSION TOPICS

2.A 14-0258 Artspace Market Survey Report

Attachments: Olympia Artspace Alliance Memorandum
Olympia Arts Market Survey Report

2.B 14-0279 Comprehensive Plan Policy Related to Street Connectivity

Attachments: Policy Language Comparison Chart
Street Connection History
Link to Web Page on Street Connectivity

2.C 14-0380 Comprehensive Plan Policy Related to Safety of Newly Connected Streets

2.D 14-0280 Comprehensive Plan Policy Related to the Proposed Park Drive Street Connection

Attachments: Table Park Drive Options
Map with Park Drive

3. ADJOURNMENT

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City of Olympia

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City Council

Artspace Market Survey Report

Agenda Date: 4/22/2014
Agenda Number: 2.A
File Number: 14-0258

File Type: work session **Version:** 2 **Status:** Study Session

..Title
Artspace Market Survey Report

..Recommended Action
City Manager Recommendation:
Receive and discuss information. The City does not have any money budgeted for future phases of an artist live/work project. This type of project is not included in the City's 2014-19 Capital Facilities Plan.

..Report
Issue:
A survey commissioned by the Olympia Artspace Alliance (OAA) is now complete. The survey sought to assess the demand for creative spaces in the Olympia area, and to articulate design elements, building features, and amenities preferred by artists and creative sector organizations and businesses. Olympia provided $10,000 of partial funding for the survey. Tonight's study session is an opportunity for the OAA to present and discuss with the Council findings of the market survey.

Staff Contact:
Stephanie Johnson, Arts Program Manager, Parks, Arts & Recreation, 360.709.2678

Presenter(s):
Ron Hinton, Chair, Olympia Artspace Alliance
Kris Tucker, Vice-Chair, Olympia Artspace Alliance
Mort James, Olympia Artspace Alliance Board Member
Kari Qvigstad, Qvigstad & Associates, Inc.

Background and Analysis:
Olympia Artspace Alliance is a local nonprofit organization established to create affordable live and work space for artists and creative organizations in the Olympia area. The Olympia Artspace Alliance (OAA) is an all-volunteer organization of local residents who care deeply about the future of our community.

In 2013, the OAA commissioned to conduct a market survey. The City provided $10,000 to support this survey; $32,500 in other funding and support was provided by numerous local contributors including three foundations, 55 individuals, and nine local businesses including: the Community Foundation of South Puget Sound, Thurston County Chamber, Economic Development Council of Thurston County, Olympia Downtown Association, the Freas Foundation and the Washington State Arts

Commission.

Attachment #1 is a memorandum from the OAA that provides background about the organization and key market survey findings. Attachment #2 is a copy of the survey summary and technical report, which may also be found at <http://www.olympiaartspace.org>

Neighborhood/Community Interests (if known):
OAA is currently meeting with stakeholders throughout the region, to discuss survey findings, receive additional input, explore potential partnerships and alliances, and consider next steps.

Options:
Receive and discuss information.

Financial Implications:
The City does not have any money budgeted for future phases of an artist live-work project. This type of project is not included in the City's 2014-19 Capital Facilities Plan.

MEMORANDUM

TO: Olympia City Council

FROM: Olympia Artspace Alliance

DATE: April 22, 2014

SUBJECT: ARTSPACE ALLIANCE MARKET SURVEY REPORT

Olympia Artspace Alliance is a local nonprofit organization established to create affordable live and work space for artists and creative organizations in the Olympia area. The Olympia Artspace Alliance (OAA) is an all-volunteer organization of local residents who care deeply about the future of our community.

The Project

OAA is working to build affordable apartments in downtown Olympia where artists and their families can live and work. The envisioned building will include space for creative sector businesses and organizations. Our commitment to this project grows from our knowledge of the region's artists and creativity; our appreciation of Olympia as a regional hub with a pedestrian-oriented downtown as a center for business, entertainment, and employment; and compelling evidence of the positive economic, social and creative impact of artist housing projects in other communities. This project would provide much-needed space for artists and creative enterprises, so that more people are living and working downtown Olympia. The resulting activity will generate other business activity and contribute to the safety and vitality of downtown.

Market Survey

To better understand the needs, opportunities, and challenges of such a project, the OAA has just completed a Market Survey. This survey was designed to assess the need for creative spaces in various areas of Olympia; to articulate the design elements and building features that are required or preferred; and to describe the survey respondents. To implement the survey, we contracted with Artspace Projects, Inc., (API) a national nonprofit and leader in the field of developing affordable space that meets the needs of artists through adaptive reuse of historic buildings and new construction. We selected API because of their expertise with artist space development, and their strong record of success. API currently owns and manages 35 projects across the country, including 26 live/work or mixed used projects and more than 1,100 residential units.

This survey builds on the Preliminary Feasibility Study completed by Artspace Projects, Inc., for the City of Olympia in October 2009 which benefited from strong community response, and included a preliminary review of potential sites. In 2007, the City also completed a feasibility study for an arts center.

The City contributed $10,000 to support this survey. An additional $32,500 was raised from numerous local contributors including three foundations, 55 individuals, and nine local businesses including: the Community Foundation of South Puget Sound, Thurston County Chamber, Economic Development Council of Thurston County, Olympia Downtown Association, the Freas Foundation and the Washington State Arts Commission.

Olympia Artspace Alliance appreciates the opportunity to review the findings with City Council at the April 22 work session. Our presentation will also include analysis of benefits as related to community needs and goals; discussion of the City's potential role as this project moves forward; overview of development approach options now under consideration by OAA.

The full reports (Survey Summary and Survey Technical Report) are attached, and can be found at http://www.olympiaartspace.org

Key Survey Findings
603 artists and 97 organizations responded to the survey (October-December 2013). The findings point to a strong need for affordable housing and work space in Olympia designed to serve the creative community. Specifically, an artist live/work project in Olympia could support:

- Up to 52 **affordable live/work units** designed for artists
- Up to 37 **non-residential studio spaces** available for on-going or occasional needs
- Shared gallery/exhibition space, classroom/teaching space
- **New home to creative-sector organization**, business and/or educational programming

Affordable Live/Work Units for Artists
200 of the 603 responding artists are interested in relocating to an affordable live/work community in Olympia. Downtown Olympia is the preferred location. This indicates a market for 52 units in downtown Olympia. Among the design features that are necessary to meet the needs of interested artists: natural light, internet access, high ceilings (more than ten feet), extra storage, soundproofing, storefront/street access for retail sales, special ventilation, and shared spaces.

Of those interested in residing in an affordable live/work community in Olympia:

- 56% need one parking space
- 76% would use public transportation
- 52% have household incomes of $25,000 or less per year
- 6% have household incomes greater than $75,000 per year
- 92% are interested in renting
- 59% could afford $500-$800 per month for live/work space.
- 24% could afford $900-$1,200 per month for live/work space
- 86% are interested in renting with a purchase option
- 54% are interested in purchasing a condo

Non-Residential Studio Spaces
130 artist respondents are interested only in the ongoing studio or creative work space option, not residential space; in addition, 76 were interested in both studio space rental and potential live/work space. Of those interested only in renting studio or creative work space, 53% are currently without studio space.

A New Home for Creative Sector Organizations and Businesses
97 arts and cultural organizations and creative businesses responded to the survey with a broad variety of interests and needs. OAA will need to further assess the options; we will likely need one or more anchor tenants on the first floor/street level. Survey findings can inform other efforts to fulfill the space needs of the creative sector of the Olympia area.

Preferred Location and Community Outreach
Downtown Olympia is the preferred location for affordable live/work space as well as for renting studio space and the related commercial space. Other areas of interest are West Olympia and Eastside Neighborhood. While the information provided by the survey may aid in efforts throughout the community in fulfilling the space needs of the creative sector, we see the need to focus our efforts on a single location for permanently siting this project so that the market is not flooded and our efforts diluted.

OAA is currently meeting with stakeholders throughout the region, to discuss survey findings, receive additional input, explore potential partnerships and alliances, and consider next steps.

Financial Considerations
The information collected through the survey will inform OAA's planning activities as we move to the next phase of the project. Anticipating project completion in 2018-2019, Olympia Artspace Alliance is now considering whether to proceed with the nationally recognized expertise of Artspace Projects Inc. or pursue an alternative approach. Either approach would require a multi-year strategy of numerous steps that would likely include the following:

- Predevelopment (2014-2016) ($450,000)
  - Determine project scope (location, size and function of the facilities)
  - Establish project design
  - Formalize partnerships
  - Determine budget and funding plan
  - Continued outreach and stakeholder engagement
- Secure funding and contracts (2017) ($300,000)
- Construction and Lease-up (2018-2019) (costs TBD)

Similar projects in other communities have relied on a mix of funding sources, including low income housing tax credits, CDBG and HOME Program funds, Federal Home Loan Bank funds, City and State funds, Conventional First Mortgage, and philanthropic contributions, including property.

OAA will need City support for this project. Municipal contributions are typically 10-12% of total funding, and may include a site, site mitigation, etc.

Artist housing projects in other communities vary considerably, depending on size, location, and complexity:

- $25 million for the 19,000 sf Schack Art Center and 40-unit Everett Lofts (Everett WA)
- $17.1 million for 61-unit Hiawatha Lofts, including 4,975 sf arts-friendly commercial space (Seattle)
- $13.2 million for 39-unit Brookland Lofts (Washington DC)
- $11.2 million for 36-unit Harvester Artspace Lofts, including 5,320 sf arts-friendly commercial use (Council Bluffs IA)

March 6, 2014

Mr. Ron Hinton
Board President
Olympia Artspace Alliance
120 State Avenue #183
Olympia, WA 98501-8212

Dear Mr. Hinton,

Artspace Projects and Swan Research and Consulting are pleased to provide the Report of Findings for the 2014 Olympia area Study of the Space Needs and Preferences of Artists and Arts, Creative and Cultural Organizations and Businesses.

The surveys were designed by Artspace Projects and Swan Research and Consulting, with review and input provided by Artspace Olympia Alliance and had the following objectives:

- *Assess* the demand for creative spaces in various areas of Olympia; in particular, unique spaces where artists and individuals involved in the arts, cultural and creative industries can live and work or rent studio or other creative space on an ongoing or occasional basis, and where arts and cultural organizations and creative businesses may share functional spaces and resources.

- *Articulate* specific design elements and building features that artists and creative individuals prefer or require, and the types of spaces and amenities desired by arts, creative, and cultural organizations and businesses.

- *Describe* the survey respondents, including the arts, cultural and creative industries in which they are engaged, their current arrangements, and their ability to pay for new space.

The Report of Findings includes two discreet documents and is divided into two sections. The first is the Interpretation and Recommendations Summary prepared by Artspace Projects. It is based on the Technical Report prepared by Swan Research and Consulting. This section presents Artspace's observations and interpretations of key Technical Report findings as they relate to the creation of a multi-use arts facility in Olympia.

The second is the Technical Report prepared by Swan Research and Consulting. It contains a wealth of information and uses narrative, graphs and charts to detail and report on the data obtained from survey responses. It, like the Interpretation and Recommendations Summary, focuses primarily on the responses of those who expressed an interest in affordable live/work space, studio and other types of creative space in Olympia.

Data is presented to assist project partners in the exploration and creation of affordable new space where artists working in all creative and artistic disciplines may live, work, and pursue their art, as well as spaces where arts, cultural and creative organizations and businesses can thrive.

A strong need for affordable housing and work space in Olympia designed to serve the creative community is uncovered and described by this study. Based upon this, Artspace recommends next steps that include identifying viable funding sources, strengthening strategic partnerships in the public and private sector, project concept refinement, site identification and selection and financial modeling for a multi-use arts facility project in Olympia.

We appreciate the opportunity to have worked with Olympia Artspace Alliance and Artspace Projects welcomes an opportunity to assist in moving the vision for new, affordable, creative space forward into the next phase.

Sincerely,

Artspace Projects, Inc.

Swan Research and Consulting

Olympia area Artists and Arts, Creative and Cultural Organizations and Businesses Space Needs and Preferences

Report of Findings

Olympia, WA

March 2014

Prepared by

Artspace Projects and Swan Research and Consulting

for

Funding and Support for the market research report provided by -

Freas Foundation Inc

Interpretation and Recommendations Summary

Olympia, WA

Prepared by:

artspace

Based on the Technical Report of Artists and Creative Individuals and Arts, Creative and Cultural Organizations and Businesses Space Needs and Preferences prepared by

Swan
Research and Consulting

The space needs and preferences surveys made available to individual artists, arts/cultural organizations and creative businesses in Olympia and the surrounding region uncovered a strong need for affordable live/work and other creative spaces in Olympia. All of the supporting and detailed information is provided in the Technical Report. Recommendations based on findings are explored in the summary below. These documents together offer Olympia Arts Alliance and Olympia leaders ample information to embark on the development of new, affordable space for the creative community including a **multi-use arts facility** for individual artists, arts/cultural organizations and creative businesses.

SURVEY OF INDIVIDUAL ARTISTS

DEMAND FOR AFFORDABLE LIVE/WORK AND STUDIO/WORK SPACE

The Survey Report states that 603 individuals completed the Survey of Artists' Space Needs and Preferences of which 200 are interested in relocating to an affordable artists' live/work community in Olympia. In our experience, the threshold for market strength insists on a threefold redundancy, meaning that we recommend identifying at least three interested artists or respondents, for each live/work space created. This formula takes into account that not every individual interested today will decide to relocate at the time the project is complete and that in some cases, there may be multiple respondents from a single household, when ultimately that household may choose to remain intact upon relocation.

Ultimately the development team for a project may set the final unit count higher or lower than the formula derived maximum in order to ensure a feasible and appropriately sized project. Factors that contribute to the final unit count include such things as funding source availability and related restrictions/guidelines, site location and size, local community and leader preferences, income eligibility of artist households, and changes in the local market including the development of alternative new creative spaces.

The survey asked which neighborhoods would be of interest to artists. Where a project is ultimately located could affect the number of units the market will support. For instance 157 artists expressed interest in live/work space in Downtown Olympia, while 124 selected West Olympia and 114 the Eastside Neighborhood (Figure 5). We recognize that selections made by respondents signify interest and it is possible that an artist would choose to relocate to a project that is not in a location they expressed specific interest in, rather than not relocate to an arts community at all. That said, creating a project in a location of greatest interest is preferable.

<u>The 3:1 formula supports the creation of up to 67 new, affordable live/work units in Olympia. When adjusted for neighborhood interest, up to 52 units is recommended for Downtown Olympia.</u>

When calculating the demand for ongoing studio or creative work-space rental, we use the number of artists interested only in studio or creative work space and not those who also expressed interest in live/work space. One hundred thirty (130) artist respondents are interested only in the ongoing studio or creative work space option (see Figure 6).

<u>Should a new creative live/work project offering the maximum number of live/work units come on line, we recommend creating no more than 43 additional individual studio/creative work spaces. Adjusting again for location up to 37 studio spaces in Downtown Olympia would be appropriate, 23 in West Olympia or 19 in the Eastside Neighborhood (see Table 22).</u>

This is again, based on our 3:1 formula. The final count for any type of space would of course be at the development team's discretion. Market demand at this level is only one factor in what is a complex real estate development puzzle. More information about factors that influence studio count recommendations, follow below.

STUDIO/WORK SPACE: AFFORDABILITY AND SIZE

The Technical Report gives a full picture of the types of spaces and amenities (Table 30) and features (Table 29) preferred by artists interested in studio/work space (whether also interested in living space or not). Table 28 describes the artists' requirements for studio/creative work space square footage which can be compared to what artists are able to pay for that space (Table 31) if rented separately from housing. Fifty-nine percent of the artists need small or modestly sized spaces of up to 350 square feet (23% need less than 200sf) and it is clear that artists need very affordable space, as the majority (70%) could only pay up to $250 a month for their space (not relative to size) and 43% could only pay up to $150 a month.

The results shown in Table 27 indicate that artists currently renting studio space outside of their homes, are successfully finding space at rates similar to what they say the can pay for new space. This could indicate that finding affordable studio space in Olympia is less challenging than finding space that meets an artists' needs or that there is not enough space to satisfy all the interest.

Setting aside for the moment the creation of studio-only space, many of these artists who are also interested in relocation would find their creative work space needs well satisfied by a live/work project in the model of an Artspace project. Artspace provides at least 150 square feet more space in its live/work units than a traditional apartment typically offers, and supplements this with flexible floor plans and high ceilings to accommodate a variety of art forms and creative work. Many of the artists interested in live/work space will find this sufficient for their studio/work needs in terms of both space and certainly cost.

If studio spaces are created and rented separately from housing, a mix of small and mid-sized spaces would be marketable, but the emphasis should be on spaces that are 350 square feet or less (this size will serve 59% of all the interested artists) and spaces that can be rented sustainably for $250 or less per month (this is affordable to 70% of all the interested artists).

If spaces larger than 350 square feet or more expensive than $250 per month are built and put up for rent, we recommend pre-leasing these spaces. With 23% of artists needing between 351 and 650 square feet and 6% needing space larger than 800 square feet (see Table 28), there is a market for these larger spaces, but artists may or may not be able to pay commensurately on a per square foot cost basis, so we recommend caution. There may also be instances where artists are willing to rent large studio/work spaces and share them with other artists to reduce their costs. This strategy would allow for the creation of more large units at arguably necessarily higher rental rates, but would reduce the overall number of spaces needed. Generally speaking, smaller, cheaper spaces that match artist amenity/design preferences and offer access to shared amenities/spaces are recommended as the priority over larger more expensive spaces. It would be reasonable to consider up to 8,000 square feet of studio/work-only space in addition to live/work space, in a mixed-use project concept. Financial feasibility would be tested in a predevelopment scope of work.

PREFERRED STUDIO/WORK SPACE FEATURES, SHARED WORK SPACES AND AMENITIES

Table 10 provides information about types of shared spaces and amenities preferred by those interested in live/work space. Tables 29 and 30 offer information about preferred studio/work space features and types of shared spaces and amenities preferred by those interested in ongoing studio rental. Table 34 provides similar information for those interested in occasional studio space rental. In order for new space to be marketable to these individual artists who may relocate, rent ongoing studio/work space or occasional studio space in a new facility, the top ranking feature and amenity preferences should be accommodated within the design and program.

SHARED SPACES AND AMENITIES

In deciding which shared spaces and amenities are most critical to include, we look across respondent subsets to view overlapping preferences. For instance, artists interested in live/work, ongoing studio and occasional studio space all prefer gallery/exhibition space and a general-purpose studio. Additionally classroom/teaching space was a preferred space for those interested in occasional studio space and ongoing studio rental space and was also of interest to many of those interested in live/work space, ranking third in this latter group in the top three most preferred shared spaces with 27% of artists interested. Accommodating all three types of space (gallery/exhibition, general purpose studio and classroom/teaching space) in a new mixed-use facility is highly recommended. All of these spaces would be relatively easy to accommodate and operate in a new project.

When determining the space program for a **multi-use arts facility** project, which would include non-residential space for arts, creative and cultural organizations and businesses, we consider also the overlapping shared space needs of the interested businesses and organizations. Information about the shared-use preferences of those organizations and businesses that expressed an interest in relocating and/or renting short-term spaces can be found in Tables 49 and 53 of the Technical Report. Spaces that are of importance to both individual artists and organizations and businesses include: gallery/exhibition space and classroom/teaching space, further strengthening the case for their inclusion in the project.

There are other types of spaces that respondents have an interest in and that could be a good fit for new facility, but that did not rank as high as those recommended above or appeal as a priority to more than one subset. It will be important to consider the potential to include some of these other types of space in the project. Feasibility of including other spaces depends on cost and funding availability, design opportunity and operational complexity. A printmaking studio and a paint room are examples of the types of support spaces that could be considered for the project in addition to those recommended above.

WORKSPACE FEATURES

The most popular preferred workspace features among artists interested in live/work and those interested in ongoing studio/work space are listed in Tables 9 and 29. There is significant overlap in feature preferences between both artist subsets. Most of these workspace features that appeal to both subsets, are relatively simple to incorporate into a project, and frankly will be what sets the facility apart as designed for the unique needs of artists and their families, rather than the general population. These include: natural light, Internet access (wired for high-speed Internet/Ethernet jack), high ceilings (over 10 feet), and additional storage. Artists interested in studio/work space additionally expressed priority interest in soundproofing, storefront/direct access for retail and special ventilation. The former two (soundproofing and storefront/direct street access) while not of highest priority to artists interested in live/work didn't fall too far down the list either. While it may be cost prohibitive to soundproof every studio/work space (particularly those incorporated into live/works spaces), sound attenuation measure could be designed into the project. Shared soundproof studios or soundproofing portions of a space (like a large closet for recording or music practice) could also be considered. Note that music was rated the second highest arts disciplines practiced among both artists interested in live/work and artists interested in studio/work space (Table 2), which may account for the interest in soundproofing, even while soundproof practice rooms did not rank as highly as other preferred spaces and amenities per Tables 10 and 29.

The interest in special ventilation indicates artists interested in studio space are using materials and processes that require ventilation beyond what a typical residential live/work space or non-industrial studio space would safely accommodate. Adding a spray room or special ventilation into a shared general-purpose studio may help address some artist's needs in this area and be a cost effective solution. This would also address the paint room interest expressed by many of the survey respondents. Also, outfitting some studio-only spaces for industrial arts disciplines that require special ventilation should be included to the extent feasible.

Creative live/work unit or studio/workspace design could help address the interest in additional storage, as could a common storage area where artists could have private storage lockers/closets.

The high level of interest in storefront/direct street access (for retail sales) among artists interested in studio space could be addressed to some extent by the project's design. The design team should consider how first floor spaces might offer this feature and how to accommodate as many first floor street access studio-only spaces as possible into the project.

LIVE/WORK UNIT COMPOSITION

Not surprisingly, the number of bedrooms required by households interested in live/work space trends toward one- and two-bedroom units (see Table 12). This is in keeping with what we often see nationally as well as with this particular respondent group's reported household compositions (80% without children residing at home, Table 19). There are households with three or more members that require an efficiency or one-bedroom unit only. While some of these households may have children that can double up in bedrooms, it may also indicate roommate situations and/or households comprised of students. This assumption is based on the following: The number of respondents who have completed some college course work (33%, see Table 6), 21% reside in households with three or more adults (Table 19) and 30% are 30 years old or younger (Table 4).

When making a final decision about the composition of units in a project (and it's implications on feasibility), consideration will be given to things beyond just the market need including: funding priorities/scoring criteria for funding sources (including the Low Income Housing Tax Credit); operating budget assumptions; and, what the site or existing building can accommodate. When calculating unit composition based on the results of the market survey only (not accounting for location preference), a three-fold redundancy method can be employed (see Table 12 of the Technical Report). This approach results in a maximum of 8 efficiency/studio units, 26 one-bedroom units, 24 two-bedroom units, and 3 three-bedroom units. This ratio may be challenging if the affordable housing funders set competitive scoring preferences for family housing (scoring projects with larger bedroom sizes more favorably). Using this ratio approach is a good starting place for initial program development and financial modeling, which will be refined during a predevelopment phase to account for additional factors.

HOUSING AFFORDABILITY

As may be seen in Table 7, seventy-two percent or 143 of the interested respondents reside in households that would currently qualify for housing units set aside for those at or below 60% of area median income (AMI). This finding gives us further confidence in the market for a project funded with affordable housing resources.

The 2014 HUD published unit rental rates in Thurston County for those qualifying at or below 60% of AMI have one-bedrooms renting as low as $417 and as high as $835 per month, two-bedrooms ranging between $501 and $1002 per month, and three-bedrooms ranging between $579 and $1158. While the maximum rental rates that could be charged for a three bedroom unit for a household earning 60% or less of AMI, would be too high for most of these artists, in general the HUD maximum rates are within the range of what most artist respondents say they could pay for combined live/work space (See Table 16).

Table 21 of the report contains information about what artists are currently paying for housing. In general artists are paying less now for housing than they indicate they would be willing to pay for combined live/work space. For instance 33% of artists are currently paying $601-$1000 per month for housing while 48% say they could pay between $700-$1000 per month for combined live/work space. While artists may be securing relatively affordable housing in the Olympia area currently, the benefit and cost effectiveness of renting combined live/work space in an arts community may be the reason for the willingness to pay a little more, in some cases.

It is important to note that rental rates set by HUD are maximum limits, and the actual rents charged may be less. Additionally, affordable housing projects offer an allowance for utility costs that further reduce the actual rent paid. Artist respondents who are willing to pay more than they are paying now, may also be factoring larger units sizes and unique amenities into their equation when comparing the cost benefit.

Overall, it is recommended that rents be maintained as affordably as possible while still considering the cost of operations and long-term stewardship in order to structure a feasible project.

DIVERSITY

The diversity quotient for the respondents interested in live/work space is slightly higher than the respondent group as a whole (see Table 5). Comparing to the 2010 census data for Olympia, the interested respondents are a slightly more diverse group than the community at large. This is a strong foundation from which to start a development process, reaching and representing a broad and diverse cross section of artists. We encourage project leaders and the future development team to continue outreach into all sectors of the creative community and push this trend even further.

SURVEY OF ORGANIZATIONS AND BUSINESSES

The Technical Report provides information about the space needs and preferences of arts and cultural organizations and creative businesses interested in space in a multi-use facility in Olympia. This information can be used for the planning of a **multi-use arts facility** as well as to better understand the creative and arts related businesses in the area. The generalized data considered below, paints a broad picture of the interested organizations/businesses for use in conceptualizing a multi-use facility development.

DEMAND FOR SPACE AND RESPONDENT CAPACITY

The data demonstrates a strong need for and interest in, space serving the arts, cultural and creative communities. We base this conclusion on generalized factors highlighted in the Technical Report including the number of total interested respondents, the degree to which they indicate they are interested in relocation, and organizational/business capacity (relating to budget and staff size.)

The report states that 54 organizations and businesses are interested in relocation/ expansion/launching a new enterprise in a multi-use creative facility in Olympia. Of these 32% are "extremely" interested and 41% are "very interested". This gives us confidence in the seriousness of the responses.

As with the individual artists, interested organization and business respondents were asked about area of preference. Downtown Olympia held the most interest for these respondents (47%). Assuming the project locates in Downtown Olympia, this pool of 47 organizations/businesses would be the target market for commercial space. While there is interest in other areas including West Olympia and the Eastside Neighborhood, we recommend focusing only on one creative space development in one neighborhood to start. Respondents may have selected more than one location of interest, and by creating space in more than one location at one time the market may be too flooded with space targeted to the same users.

Based on survey responses a commercial component of a project could serve more for-profit than nonprofit tenants. It would also cater primarily to start-up businesses and small nonprofits, rather than mid-size or anchor tenants. Only a small handful appear, based on budget and staff size, to potentially serve in this latter capacity. And even while 40% of the organizations and businesses have been in operation for at least 11 years (Table 40) qualifying them as established, 41% of interested organizations/businesses have budgets of $10,000 or less per year (Table 44) and 57% have no full time staff (Table 41), indicating that there may not be a lot of capacity to take on significant square footage or rents.

Ultimately, interested organizations should be contacted directly to discuss opportunities within the development for both relocation and short-term rentals and their capacity to relocate or rent space. It is information at that level of detail which will guide the final program for the commercial component and help arrive at total confirmed square footage, number of commercial tenants served, rental rates and so on. For very early planning purposes the commercial component of a project should cater to shared spaces, co-working opportunities and could target between 10,000 – 15,000 square feet of long-term leasable space.

SPACE PROGRAM AND DESIGN

As noted in the section above, there are short-term rental and shared space preferences that overlap with the interest and needs of the individual artists. Providing these types of spaces (exhibition/gallery and classroom/teaching space) free to tenants relocating to the project and on a rental basis to those not housed in the project but requiring short-term and occasional rentals is advised. They will serve the greatest number of users.

Across business/organization subsets (those interested in relocation and those interested in short-term or occasional rentals) a conference/meeting room appeals to both and would be easy to accommodate and therefore highly recommended.

Event space is a highly ranked preference by these interested businesses and organizations. The development team may want to also explore the need within the broader community for this type of space and consider incorporating it into the project as an income generating opportunity. It could be made available to the broader community at a market rate and offered as a low or no-cost resource to project tenants, nonprofits and emerging creative businesses that would use event space as a springboard for their growth. Given the number of annual events put on by these organizations and businesses (Table 43), shared event space may prove cost effective benefit for all.

There were also spaces of interest to one or the other organization/business subset that should be considered for inclusion in the project. These are a business center, communal space for networking with others in the facility, and administrative (co-working) space. The first and last of these could be incorporated as commercial tenants in the project if the right operator is found in the community that will work in partnership, rather than the project team attempting to create a program that will require significant operational facilitation and staffing.

Finally theatre/performance (black box/flexible) space was of priority interest to organizations and businesses interested in short-term or occasional rentals. Information about the number of seats preferred in a theatre/performance space is provided in the Technical Report (Tables 50 and 54). This information, along with a financial analysis, can be used for assessing the feasibility of a small theatre/performance space being developed as part of the project's program.

SPECIAL PROGRAMS

In order to make the project as attractive as possible to future commercial tenants, consideration should be given to the findings in Table 47, Special Programs and Features.
While some priority programs such as Internet access and 24-hours access and onsite or adjacent parking are likely to be incorporated into the project as a standard amenities, other programs may require partnerships with outside organizations like delivering business development workshops. Others, pooled purchase for contract services or shared marketing for example, might be organized by tenants themselves with some coordination assistance by the project's management agent.

OTHER CONSIDERATIONS AND THOUGHTS

- There is great diversity in the arts disciplines being practiced by these interested individual artists. We expected more respondents to identify as practicing in theatre and dance. While the data from the survey may genuinely reflect the make-up of the creative community, we recommend continued outreach to performing as well as other artists in the area who may not have learned about the survey, but who may have an interest in this initiative. The response by percentage from artists interested in live/work space and practicing in sculpture and fiber/textile arts/weaving/fashion/costume design was stronger than we typically find in other communities where we conduct similar studies.

- Table 15 reveals how providing robust Internet service would enhance artist resident creative work and educational activities. The development team should explore options with funders and providers to bring this technology to the project and low-income residents.

- 238 respondents to the artist survey are interested in volunteering to help the project. To the extent that respondents provided contact information for this purpose, they should be contacted during the development phase and engaged in the process.

- Most of the artist residents would use alternative modes of transportation (Table 14) but on site parking will remain imperative (Table 13).

- As with the individual artists, onsite parking is important to organizations and businesses as well (see Table 47) and should be incorporated into the project regardless of proximity to alternative modes of transportation

- Based on the ages reported by these interested artists (Table 4) the project is well positioned have multi-generational residents.

- A project in Olympia will be pulling from primarily Olympia-based artists to fill live/work, studio-only and/or occasional creative space rentals. It will also attract artists who have lived in Olympia in the past back to the community for the opportunity of new space. This strengthens our confidence in the market. The project will not rely on artists from surrounding communities who may be less familiar with the community and more likely to change their minds about relocating once space becomes available. (See Tables 1, 23 and 32)

- Identifying interest among the creative community for affordable space and calculating demand to support a multi-use arts facility, is only one component of overall feasibility. Other factors that will influence project feasibility and the direction of any future development include such things as: the cost and ease of acquisition, construction/ rehabilitation costs which are influenced by environmental contamination if any, cost for materials and labor, the site/building/soil conditions, size of the project, local building and zoning codes, available public and private funding and so on.

CONCLUSION

The Arts Market Study revealed a strong need for spaces serving individual artists including live/work, ongoing studio and occasional studio rentals. Downtown Olympia ranked as the area of highest interest and most artists are from Olympia or would return for the opportunity.

A moderate need for space serving organizations and businesses was also revealed. A commercial component to the project could offer much needed space to small organizations and start-up businesses as well as a few more established enterprises. Review of the detailed spreadsheet and one-on-one meetings with those interested will provide greater insight to the development team about how much space to provide, the affordability levels and ultimately the long-term feasibility of new commercial space in Olympia.

We highly recommend that the information contained in this report be used to move the project to the next phase which will include a close look at financial feasibility.

Survey of Artists' Space Needs and Preferences

Survey of Arts, Creative, and Cultural Organizations and Businesses

Technical Report

OLYMPIA, WA
March 2014

Prepared by Swan Research and Consulting for —

OLYMPIA ARTSPACE ALLIANCE

artspace

Funding and support for the market research report provided by -

Freas Foundation Inc

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Introduction

The Olympia Artspace Alliance has partnered with Artspace Projects, Inc., the nation's leading non-profit real estate developer of the arts, to assess the space needs of artists and individuals working in the arts and creative industries, as well as arts and cultural organizations, and creative and arts-friendly businesses in Olympia and the surrounding region. This assessment will provide data that will assist in the development and design of spaces where artists of all disciplines and creative individuals may live, work, and create, as well as spaces where arts, cultural and creative organizations and businesses can thrive in the City of Olympia.

The Olympia Artspace Alliance was formed in 2011 and has spearheaded fundraising and project development. Funding and support for the project has been provided by the Washington State Arts Commission, the Community Foundation of South Puget Sound, the Thurston County Chamber of Commerce, the Thurston County Economic Development Council, the Olympia Downtown Association and the Freas Foundation.

As envisioned, the potential new arts facilities may provide:

- Affordable, well-designed spaces where artists and others working in the arts, cultural and creative industries can live, work and conduct their arts pursuits.
- Studio and working spaces for artists and creative individuals in the area.
- Administrative, event, educational, exhibit and other spaces and resources for local arts, creative and cultural organizations and businesses.
- Commercial spaces for creative and arts-friendly businesses.

The data from this assessment was collected using two surveys; a survey of artists and creative individuals and a survey of arts, creative, and cultural organizations and businesses located in and around Olympia, WA. Individuals and organizations representing a wide range of arts, creative and cultural industries were invited to participate. Specific information regarding the methodology used is provided in Appendix A.

Artspace Projects, Inc. and Swan Research and Consulting designed the surveys with the following objectives:

- *Assess* the demand for creative spaces in various areas of Olympia; in particular, unique spaces where artists and individuals involved in the arts, cultural and creative industries can live and work or rent studio or other creative space on an ongoing or occasional basis, and where arts and cultural organizations and creative businesses may share functional spaces and resources.
- *Articulate* specific design elements and building features that artists and creative individuals prefer or require, and the types of spaces and amenities desired by arts, educational, creative, and cultural organizations and businesses.
- *Describe* the survey respondents, including the arts, cultural and creative industries in which they are engaged, their current arrangements, and their ability to pay for new space.

This report summarizes the data obtained from those who completed the surveys, with a focus on those who indicated an interest in affordable live/work space, studio and other creative space, in a potential new, multi-use arts facility in the City of Olympia.

Executive Summary

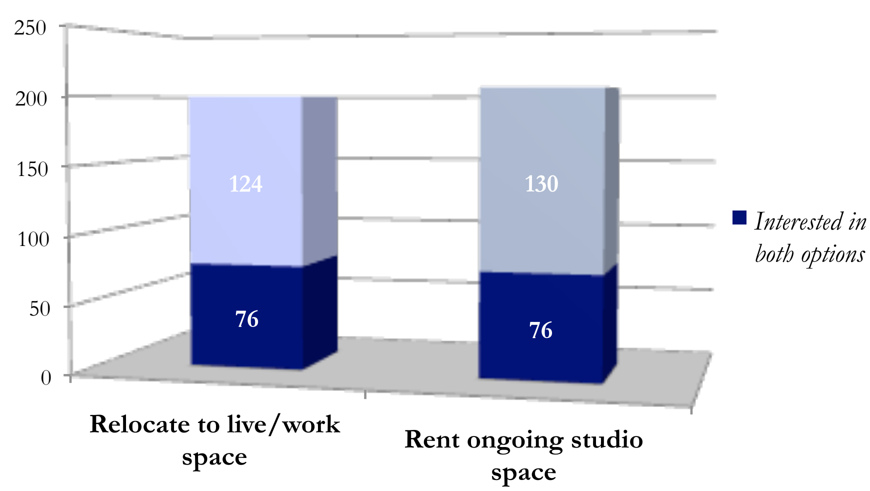
The results of the Survey of Artists' Space Needs & Preferences and the Survey of Arts, Creative, and Cultural Organizations & Businesses reflect a need for spaces of all types including:

- Residences for artists and creative individuals (referred to as "artists" throughout this report) and their families, specially designed to provide both live and work space;
- Studio and creative work spaces for artists to rent on an ongoing or occasional basis;
- Permanent spaces for arts and cultural organizations and creative and arts-friendly businesses;
- Educational, event, and other types of spaces for organizations and businesses to rent on a short-term or occasional basis.

Six hundred three (603) individuals completed the Survey of Artists' Space Needs and Preferences. Respondents representing 97 separate organizations and businesses completed the Survey of Arts, Creative, and Cultural Organizations & Businesses.

Two-hundred (200) of the artist survey respondents (33%) expressed interest in **relocating to an affordable artists' live/work community** in the City of Olympia, WA (Figure 1). The large majority of the interested artists currently reside in Olympia (83%) or have lived there in the past (12%) but may be attracted to the opportunity to be part of a distinctive arts and cultural community within the city.

Figure 1: Interest in Arts Facility - Artists



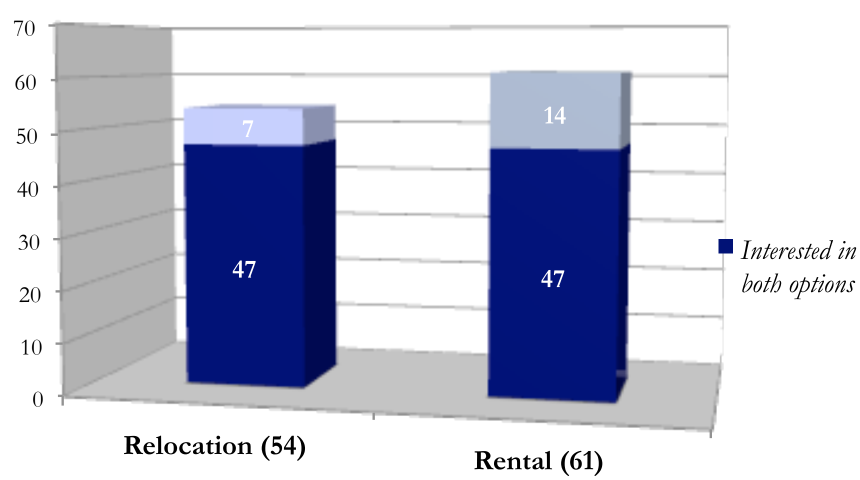
Demand is also evident in the response of 206 artists (34% of the respondents) who expressed an interest in **renting studio or creative work space** (referred to as "studio space" throughout this report) **on an ongoing basis** in a new, multi-use arts facility in the City of Olympia. One-hundred thirty (130) of these artists are interested only in renting studio space, while 76 expressed interest in ***both*** live/work space and studio space (It is likely that the 76 artists interested in both live/work and ongoing studio space would choose ***either*** studio space rental ***or*** live/work space, but not both).

There is also demand for an arts facility that offers studio spaces that could be rented on an occasional or single-use basis. Two hundred eight (208) of the respondents (35%) expressed interest in **renting studio or creative work space on an occasional basis** in the City of Olympia. One hundred thirty-three (133) of these respondents were ***only*** interested in renting studio space on an occasional basis, while 75 also expressed interest in live/work space and/or ongoing studio space rental in a new, multi-use arts facility. (For the75 artists interested in both occasional studio space rental ***and*** other space, it is reasonable to assume that they may choose occasional studio space rental ***as well as*** ongoing studio space rental or relocation to live/work space in the City of Olympia).

A multi-use arts facility would also be attractive to a variety of arts, creative, and cultural organizations and businesses. Sixty-eight (70%) of the organization and business representatives who responded to the Survey of Arts, Creative, and Cultural Organizations and Businesses indicated an interest in utilizing ***some type of space*** in a new, multi-use arts facility in the City of Olympia (These organizations and businesses will be referred to as "the interested organizations" throughout this report).

Fifty-four (54) of these organizations would be interested in relocating to, expanding into, or launching a new enterprise in a new, multi-use arts facility in the City of Olympia, while 61 would be interested in renting space on a short-term or occasional basis (Figure 2). Forty-seven (47) would be potentially interested in ***both*** relocation and short-term rental.

Figure 2: Interest in Arts Facility - Organizations & Businesses



INTERESTED ARTISTS

Artists Interested in Relocating to Live/Work Space (200):

- Over three-quarters (79%) of the respondents who indicated they would relocate to an affordable artists' live/work community expressed interest in Downtown Olympia, while 62% were interested in West Olympia, and 57% in the Eastside Neighborhood.
- These artists represent a wide range of arts, cultural and creative industries. The most common are painting/drawing, music, and writing/ literary arts.
- Thirty percent (30%) of the interested artists are 30 years of age or younger, while 32% are over 50.
- Nearly two-thirds (65%) are female. Seventy percent (70%) of the interested artists are White/Caucasian, 10% are multiracial/multiethnic, 5% are Native American/American Indian, and 4% are Hispanic/ Latino.
- Sixty-four percent (64%) have attained at least a Bachelor's degree, and 17% have obtained an additional post-graduate degree.
- Forty-two percent (42%) of the interested artists reside as single adults. The large majority (80%) currently do not have children in the home.
- Approximately half (52%) of the interested artists have household incomes of $25,000 or less per year. Seventy-two percent (72%) report annual household incomes that fall at or below 60% of the area median income for household size (HUD FY 2014: Thurston County (Olympia, WA MSA). Fifty-eight percent (58%) of the interested artists earn less than 10% of their income from their art or creative work, while 11% derive more than three-quarters of their income from their art or creative work.
- With respect to live/work spaces, 92% would accept a traditional rental arrangement and 87% indicated an interest in renting space with the option to buy it later. Fifty-five percent (55%) selected condominium ownership as an acceptable option.
- The interested artists require living spaces of varied sizes. Forty percent (40%) require a one-bedroom unit, while approximately half (49%) need two or more bedrooms.

- Adequate parking is also important, as most (84%) of the interested artists would want at least one parking space with their unit.

- The interested artists identify natural light as the most important design feature in their live/work space. Internet access, high ceilings, additional storage, soundproofing, storefront/direct street access for retail sales, and special ventilation are also important. With respect to the types of space and amenities that might be shared with others in the live/work community, preferred spaces/amenities include general-purpose studio space and gallery/exhibition space.

- Live/work units priced in the range of $500 - $1,000 per month will be practicable for 78% of the interested artists.

Artists Interested in Ongoing Studio Space Rental (206):

- Most (84%) of the artists who expressed interest in renting ongoing studio space in a new, multi-use arts facility currently reside in Olympia.

- The large majority of the interested artists (87%) would be interested in Downtown Olympia. Fifty-six percent (56%) expressed interest in West Olympia and 48% in the Eastside Neighborhood.

- The most common arts, cultural and creative industries of those interested in renting studio space on an ongoing basis are painting/drawing, music, crafts/fine crafts and photography.

- Nearly half (47%) currently have space they use specifically for their art or creative work. Forty-six percent (46%) use space within their home for their art or creative work, while 15% currently rent or own studio or work space outside their home. Many (35%) do not have the space they need for their art or creative work.

- Fifty-nine percent (59%) of the artists interested in renting ongoing studio space need spaces of 350 square feet or less, while 23% want larger spaces in the range of 351 to 650 square feet.

- Most (70%) of the artists interested in renting ongoing studio space could afford $250 or less per month for that space (paid in addition to costs for housing). Eleven percent (11%) could pay $500 or more each month.

Artists Interested in Occasional Studio Space Rental (208):

- Most (89%) of those interested in renting studio space on an occasional basis currently reside in Olympia or have lived there in the past.
- These artists represent a wide range of arts, cultural and creative industries. The most common are painting/drawing, photography, music, crafts/fine crafts, and arts education/instruction.
- Many of these artists (43%) would be interested in shared gallery/exhibition space. Other shared amenities and types of space of greatest interest include general-purpose studio space and classrooms/ teaching space.

ALL ARTIST SURVEY RESPONDENTS

All survey respondents were asked to select, from a list provided, the fee-based programs and/or services in which they would be interested if the programs and services were made available affordably in the City of Olympia to participants of a new arts/creative facility and to the general public. The most commonly selected programs and services were a shared tools/equipment program (41%), master classes/workshops in the visual arts (39%), networking opportunities (34%), business development workshops (25%), and web design assistance (25%).

INTERESTED ARTS, CREATIVE, AND CULTURAL ORGANIZATIONS AND BUSINESSES (68)

Use of Space Forty-seven (47) of the 68 interested organizations and businesses expressed interest in ***both*** relocation and short-term rental of space. These organizations may be interested in one option or the other, or in a combination of space lease and short-term rental.

Organization Types Forty-one percent (41%) are for-profit businesses, 28% are 501(c)(3) or other nonprofit organizations, and 16% have not yet determined their business structure. Half are primarily arts or cultural organizations and one third identify themselves as a creative business.

Arts Activities The interested organizations and businesses represent a wide range of arts, cultural and creative industries. The most common are arts education/instruction, music, performance art, art gallery/exhibition space/curatorial, festivals/events, and painting/ drawing.

Age of Organizations

Space is needed by newly emerging organizations and also by well-established groups. Forty percent (40%) have been in existence for more than 10 years, while 37% have been in business for 3 – 10 years.

Size of Organizations

Most of the interested organizations have no paid full-time or part-time staff, or only 1 or 2 full-time or part-time employees. Sixty percent (60%) have annual operating budgets of $50,000 or less and 18% have not yet determined their annual budgets. These organizations may be interested in the opportunity to be part of a creative arts community that shares facilities and costs. A small minority are large, well-funded groups (7% have annual operating budgets greater than $500,000) that may be interested in an arrangement that allows for both common and discrete spaces. Given the diverse nature of these organizations, many see relatively few visitors on a typical day, while a minority experience a high amount of daily foot traffic and/or produce many public or private events.

Locations of Interest

Many (47%) of the organizations and businesses that would relocate are interested in Downtown Olympia, one quarter are interested in West Olympia, and 22% in the Eastside Neighborhood.

Space Needs

Many different types of space are required. Of the 54 organizations and businesses interested in ***relocation*** to a new, multi-use arts facility, one quarter require gallery/ exhibition space and 22% need administrative space for their sole use. Twenty-six percent (26%) indicated they do not need space for their sole use and would share all of the space they occupy. With respect to spaces required for shared use, the majority require classrooms/teaching space (67%) and event space (63%). Other shared spaces required by many of the interested organizations include a business center, communal space for networking with others in the facility, administrative space, a conference/meeting room and gallery/exhibition space.

The types of space most commonly required by the 58 organizations and businesses interested in ***short-term or occasional rental of space*** are event space (59%), classrooms/teaching space (57%), gallery/display space (41%), a conference/meeting room (34%), and theatre/ performance space (black box, flexible space; 34%).

Programs & Services

The organizations and businesses interested in relocation identified special programs or features that, if incorporated into the project, would increase their interest in the project. The programs and features selected most often were Internet access (70%), 24-hour access (59%), shared marketing (52%), leasable onsite or adjacent parking (44%), business development workshops (43%), and pooled purchase for contract services (43%).

Current Plans

Over half of the interested organizations are growing and expanding and anticipate increases over the next three years in their audience/visitor/constituency population, operating budget, and the range of services they provide.

Thirty-seven percent (37%) of those interested in relocation have existing plans to expand or open additional space, 32% have plans to launch a new enterprise, and 32% have current plans to relocate.

Summary of Survey Results – Artists' Space Needs and Preferences

The 603 respondents who completed the Olympia Survey of Artists' Space Needs and Preferences were asked three key questions regarding the development of new arts and creative spaces:

- *Would you relocate to an affordable artists' live/work community in the City of Olympia, WA, specifically designed for artists, creative individuals and their families?*

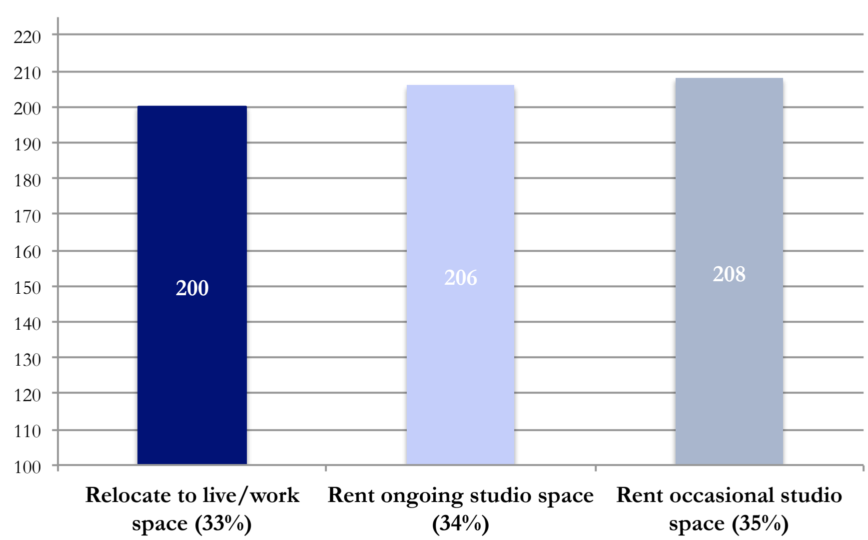
- *Would you rent studio or creative work space on an ongoing basis in a new, multi-use arts facility in the City of Olympia specifically designed for artists and creative individuals?*

- *Would you rent studio or creative work space on an occasional basis in the City of Olympia?*

The data in this section of the report show the space needs and preferences, current living and work space arrangements, and descriptive information for the groups of artists and creative individuals who responded affirmatively to these questions. (Note: There is overlap among these groups – that is, a respondent could indicate interest in one, two or all three types of space.). Data is also provided for the entire survey sample.

The level of interest in each type of space is presented in Figure 3. One-third of the survey respondents expressed interest in relocating to live/work space in an affordable artists' live/work community in the City of Olympia, 34% were interested in renting studio or creative work space on an ongoing basis in a new, multi-use arts facility in the City of Olympia, and 35% expressed interested in renting studio or creative work space on an occasional basis in the City of Olympia.

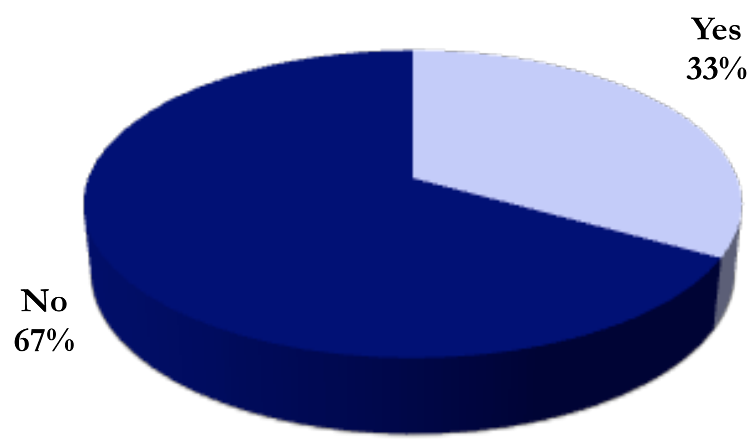
Figure 3: Interest in all Types of Space



Relocation to a Live/Work Community: Interested Artists

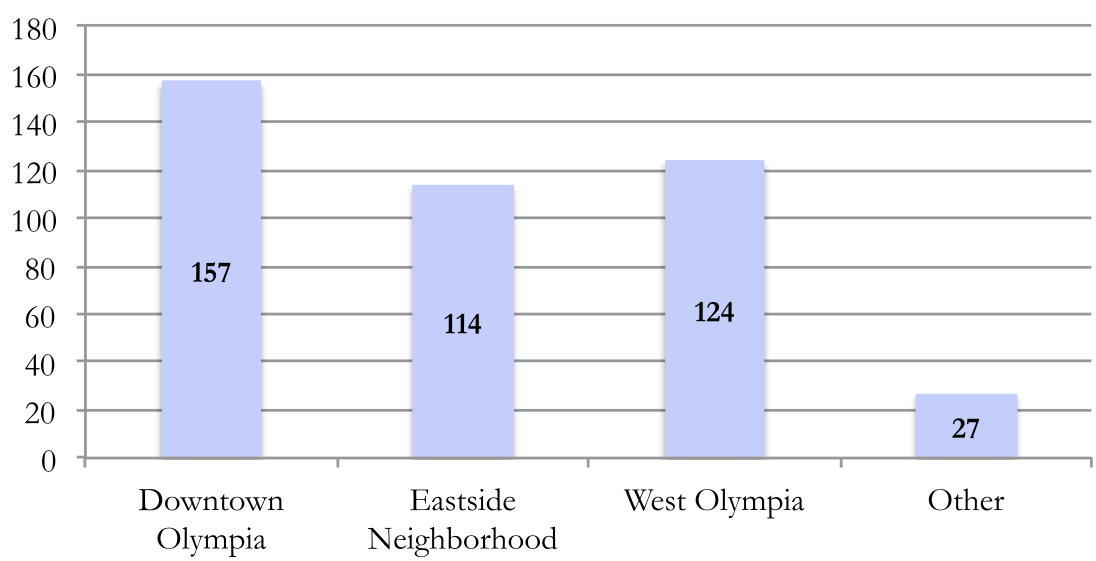
Two-hundred (200) of the survey respondents (33%) expressed an interest in relocating to the proposed live/work community in the City of Olympia (Figure 4).

Figure 4: Would you relocate to an affordable artists' live/work community in the City of Olympia, WA?



Over three-quarters (79%) of the respondents who indicated they would relocate to an affordable artists' live/work community expressed interest in Downtown Olympia, while 62% were interested in West Olympia, and 57% in the Eastside Neighborhood (Figure 5). (Additional areas identified by the interested artists are provided in Appendix C.)

Figure 5: Areas of Interest for Relocation



The large majority of the interested artists (83%) currently reside in Olympia, and 12% have lived there in the past (Table 1). (Detailed current residence data is provided in Appendix B).

Table 1: Olympia Residence

Olympia Residence	"yes" responses #	"yes" responses %
No	11	5.5
Yes, but not currently	23	11.5
I currently live in Olympia	166	83.0
Total	200	100.0

Survey respondents were asked to select, from a list provided, the arts, cultural or creative industries in which they are most involved. Thirty-six percent (36%) of the interested artists are involved in painting/drawing (Table 2). Eighteen percent (18%) are involved in music and in writing/literary arts. (Additional arts, cultural and creative industries identified by the interested artists are provided in Appendix C).

Table 2: Arts/Cultural and Creative Industries

Arts/Cultural and Creative Industries *	"yes" responses #	"yes" responses %	total responses #	total responses %
Painting/Drawing	72	36.0	198	32.8
Music (vocal/instrumental/recording/composition)	35	17.5	97	16.1
Writing/Literary arts	35	17.5	73	12.1
Arts education/instruction	30	15.0	84	13.9
Sculpture	28	14.0	58	9.6
Crafts/Fine crafts	26	13.0	92	15.3
Fiber/Textile arts/Weaving/Fashion/Costume design	26	13.0	71	11.8
Film/Video/Television/Digital/Web-based entertainment production	20	10.0	44	7.3
Book arts/illustration	19	9.5	42	7.0
Digital arts (computer/multimedia/new media, etc.)	19	9.5	42	7.0
Graphic arts/design	18	9.0	51	8.5
Healing arts/Art therapies	18	9.0	32	5.3
Photography	18	9.0	85	14.1
Mixed media	17	8.5	73	12.1
Printmaking	17	8.5	50	8.3
Jewelry design/fabrication	15	7.5	47	7.8
Theater arts (acting, directing, production, etc.)	15	7.5	35	5.8
Ceramics	14	7.0	35	5.8
Installation art	13	6.5	24	4.0
Art gallery/Exhibition space/Curatorial	12	6.0	51	8.5

**Respondents may have selected multiple industries; table includes options selected by at least 5% of interested artists.*

The majority of the interested artists (65%) are female (Table 3).

Table 3: Gender

Gender	"yes" responses #	"yes" responses %	total responses #	total responses %
Male	51	25.5	183	30.3
Female	130	65.0	392	65.0
Transgender/Transsexual/Genderqueer	9	4.5	9	1.5
Prefer not to answer	10	5.0	19	3.2
Total	200	100.0	603	100.0

Thirty percent (30%) are 30 years of age or younger and 32% are over 50 (Table 4).

Table 4: Age

Age	"yes" responses #	"yes" responses %	total responses #	total responses %
20 years or younger	3	1.5	11	1.8
21 – 30 years	57	28.5	89	14.8
31 – 40 years	44	22.0	104	17.2
41 – 50 years	32	16.0	89	14.8
51 – 60 years	30	15.0	128	21.2
61 – 70 years	34	17.0	143	23.7
Over 70 years	0	0.0	39	6.5
Total	200	100.0	603	100.0

Seventy percent (70%) of the interested artists are White/Caucasian, 10% are multiracial/multiethnic, 5% are Native American/American Indian, and 4% are Hispanic/Latino (Table 5). (Other ethnicities specified by the interested artists are provided in Appendix C)

Table 5: Ethnicity

Ethnicity	"yes" responses		total responses	
	#	%	#	%
Native American/American Indian	10	5.0	28	4.6
Black/African American	1	0.5	4	0.7
Hispanic/Latino	7	3.5	13	2.2
Asian/Pacific Islander	6	3.0	10	1.7
White/Caucasian	140	70.0	489	81.1
Multiracial/Multiethnic	27	13.5	43	7.1
Something else (please specify)	9	4.5	16	2.7
Total	200	100.0	603	*100.1

**Does not equal 100.0% due to rounding.*

One-third of the interested artists have taken some college course work or completed a 2-year degree. Sixty-four percent (64%) have attained a Bachelor's degree, and 17% of these artists have obtained a post-graduate degree (Table 6).

Table 6: Education

Highest Level of Education	"yes" responses		total responses	
	#	%	#	%
Some high school course work	1	0.5	2	0.3
High School/GED	5	2.5	17	2.8
Some college course work or 2-year degree	66	33.0	156	25.9
Bachelor's degree	70	35.0	205	34.0
Some post-graduate work	24	12.0	74	12.3
Post-graduate degree	34	17.0	149	24.7
Total	200	100.0	603	100.0

Table 7 contains information regarding the annual household incomes of the interested artists by household size. The shaded area denotes the number of interested artists who fall at or below sixty percent of the median income for the region encompassing the city of Olympia. Seventy-two percent (72%) of the interested artists report annual household incomes that fall at or below 60% of the area median income for household size (HUD FY 2014: Olympia, WA MSA; Thurston County). Fifty-two percent (52%) of the interested artists have household incomes of $25,000 or less per year. Six percent (6%) have annual household incomes greater than $75,000.

Table 7: Income by Household Size (# of Interested Artists)

	Household Size					
Annual Household Income	1	2	3	4	5 or more	Total
Under $10,000	13	7	4	3	1	28
$10,000 - $15,000	12	6	2	6	2	28
$15,001 - $20,000	13	9	4	3	0	29
$20,001 - $25,000	2	9	7	0	1	19
$25,001 - $30,000	10	4	2	3	0	19
$30,001 - $35,000	4	10	0	0	2	16
$35,001 - $40,000	3	3	2	2	2	12
$40,001 - $45,000	6	3	0	0	0	9
$45,001 - $50,000	2	1	0	0	2	5
$50,001 - $55,000	0	0	0	0	0	0
$55,001 - $60,000	2	3	1	0	0	6
$60,001 - $65,000	2	2	1	0	0	5
$65,001 - $75,000	3	1	2	1	1	8
$75,001 - $85,000	0	1	0	0	0	1
$85,001 - $100,000	0	1	1	0	1	3
Over $100,000	1	4	1	2	0	8
Prefer Not to Answer	0	2	2	0	0	4
Total	73	66	29	20	12	200

**Shaded area denotes incomes at or below 60% of the regional median income. The FY2014 median income for a household of 4 is $74,200*

Fifty-eight percent (58%) of the interested artists currently earn less than ten percent of their income from their art or creative work (Table 8). Only 15% earn more than half of their income from their art or creative work.

Table 8: Percentage of Income from Art or Creative Work

	"yes" responses		total responses	
% of Income from Art/Creative Work	**#**	**%**	**#**	**%**
Less than 10%	116	58.0	415	68.8
10% - 25%	39	19.5	86	14.3
26% - 50%	16	8.0	33	5.5
51% - 75%	7	3.5	18	3.0
76% - 100%	22	11.0	51	8.5
Total	200	100.0	603	*100.1

**Does not equal 100.0% due to rounding.*

Relocation to a Live/Work Community: Needs and Preferences for Live and Work Space

The data provided in this section summarizes the interested artists' responses to questions regarding their preferences and needs for ***new*** live/work space.

The interested artists were asked to select, from a list provided, the three design features that are most important for their studio or creative work space. The features selected most often include natural light, Internet access, high ceilings, additional storage, soundproofing, storefront/direct access for retail sales, and special ventilation (Table 9). (Additional important work space features identified by the interested artists are provided in Appendix C)

Table 9: Preferred Workspace Features

Important Features*	"yes" responses	
	#	%
Natural light	156	78.0
Internet access (wired for high-speed Internet/Ethernet jack)	130	65.0
High ceilings (over 10 feet)	57	28.5
Additional storage	55	27.5
Soundproofing	55	27.5
Storefront/Direct street access for retail sales	49	24.5
Special ventilation	46	23.0
Oversized doors/Freight elevator	31	15.5
Plumbing/Special plumbing	22	11.0
Wheelchair accessibility	18	9.0
Special electrical wiring	17	8.5

**Respondents may have selected multiple features; table includes options selected by at least 5%of interested artists.*

The interested artists were also asked to identify their top three choices with respect to the types of space and amenities they would consider sharing with other residents in the live/work community (Table 10). The most preferred spaces and amenities are general purpose studio space and gallery/exhibition space.

Table 10: Preferred Spaces and Amenities in a Live/Work Facility

Types of Space/Amenities*	"yes" responses #	"yes" responses %
General purpose studio space	73	36.5
Gallery/Exhibition space	67	33.5
Classrooms/Teaching space	53	26.5
Paint room	50	25.0
Printmaking facilities	49	24.5
Business center (including copier, fax machine, postage meter, etc.)	44	22.0
Retail space	39	19.5
Ceramics studio/Kiln	35	17.5
Co-working space (shared office for freelancers, start-ups, etc.)	33	16.5
Storage (closet/locker)	33	16.5
Sound proof practice rooms	32	16.0
Woodworking shop	29	14.5
Outdoor work area	28	14.0
Rehearsal space (theater, performance art, etc.)	26	13.0
Book arts studio	23	11.5
Film/Video screening room	22	11.0
Theater/Performance space (black box, flexible space)	22	11.0
Collection or archival storage space	21	10.5
Kitchen (prep and/or demonstration)	19	9.5
Traditional or digital dark room	18	9.0
Fine metals/Jewelry making studio	16	8.0
Conference room	15	7.5
Dance studio/rehearsal space	15	7.5
Glass hot shop	13	6.5
Theater/Performance space (formal seating/permanent stage)	11	5.5
Makerspace/Hackerspace	10	5.0
Scene/Prop/Costume shop	10	5.0
Metalworking shop	9	4.5
Other	16	8.0
None of the above	1	0.5

**Respondents may have selected multiple types of space/amenities.*

When asked about their preferences regarding ownership or rental arrangements, 92% indicated they would accept a traditional rental arrangement, and 87% would be interested in renting space with the option to buy it later (Table 11). Approximately half (55%) would be interested in owning a condominium.

Table 11: Live/Work Ownership and Rental Arrangements

Acceptable Rental/Ownership Arrangements*	"yes" responses #	%
Renting your space	184	92.0
Renting your space with option to buy	173	86.5
Owning a condominium	109	54.5

**Respondents may have selected multiple arrangements.*

Forty percent (40%) of the interested artists would require a one-bedroom unit, and nearly half (49%) require two bedrooms or more (Table 12). Twelve percent (12%) require only an efficiency/studio space.

Table 12: Bedrooms Needed x Household Size

	-------------------Size of Household---------------				Total	
# of Bedrooms Required	One	Two	Three	4 or more	#	%
None (Studio/Efficiency)	13	3	4	3	23	11.5
One	44	24	3	8	79	39.5
Two	16	36	12	9	73	36.5
Three	0	2	8	8	18	9.0
Four or more	0	1	2	4	7	3.5
Total	73	66	29	32	200	100.0

The large majority of interested artists (84%) indicated they require space for parking (Table 13). Most (57%) require one parking space adjacent to their residence and 28% need two or more spaces for parking.

Table 13: Parking Spaces

Number of Parking Spaces Needed	"yes" responses" #	%
None	31	15.5
One	113	56.5
Two	50	25.0
Three or more	6	3.0
Total	200	100.0

The interested artists were asked about their interest in a variety of transportation options, assuming service and support could be provided (Table 14). Approximately three-quarters (76%) would use public transportation, 56% would carpool, and 52% would use a car sharing system.

Table 14: Alternative Transportation

Transportation Options*	"yes" responses	
	#	%
Public transportation systems (e.g. bus)	152	76.0
Carpooling	111	55.5
Car sharing	103	51.5
Bike sharing	81	40.5
None of the above	22	11.0

**Respondents may have selected multiple transportation options.*

The interested artists were also asked for which of their online activities they access the Internet on a regular basis (Table 15). Most (94%) use the Internet for personal communication, 79% for their creative business work, 75% for accessing education, and 75% for entertainment. (Additional online activities identified by the interested artists are provided in Appendix C)

Table 15: Most Common Online Activities

Online Activities*	"yes" responses	
	#	%
Personal communication (non-work related email, social networking, IM, Skype, etc.)	187	93.5
Creative business work (managing an Etsy account, file sharing/cloud storage, uploading original content, managing a website, audition submissions, etc.)	157	78.5
Accessing education (taking online classes, researching, streaming seminars/talks/how-to videos, etc.)	150	75.0
Entertainment (streaming or downloading content)	149	74.5
Other business work (accessing shared server, file sharing, communication, etc.)	118	59.0
Gaming	27	13.5
Delivering education (teaching online classes or web-based seminars, etc.)	20	10.0
Other, please specify	19	9.5
None - I don't participate in online activities on a regular basis	2	1.0

**Respondents may have selected multiple online activities*

The interested artists were asked to indicate the maximum amount they could pay monthly in combined housing and studio costs (Table 16). Fifty-nine percent (59%) could afford $500 to $800 per month for combined live/work space. Approximately one-quarter (24%) could afford between $900 and $1,200 per month.

Table 16: Affordable Housing and Work Space Costs

Combined Live/Work Space Maximum Monthly Amount (excluding utilities)	**"yes" responses**	
	#	**%**
$400	23	11.5
$500 - $600	60	30.0
$700 - $800	58	29.0
$900 - $1,000	37	18.5
$1,100 - $1,200	10	5.0
$1,300 - $1,500	8	4.0
Over $1,500	4	2.0
Total	200	*100.1

**Does not equal 100.0% due to rounding.*

Relocation to a Live/Work Community: Current Studio/Creative Work Space

When asked about their current studio or work space, 58% of the interested artists indicated that they currently do not have space they use specifically for their art or creative work (Table 17).

Table 17: Current Studio/Creative Work Space

Have space used only for art or creative work?	"yes" responses	
	#	%
Yes	84	42.0
No	116	58.0
Total	200	100.0

The interested artists were asked about their current studio or work space arrangement (Table 18). Approximately half (54%) use space within their home for their art or creative work. One-third indicated they do not have the space they need for their art or creative work.

Table 18: Current Studio or Creative Work Space Arrangement

Work Space Arrangements	"yes" responses	
	#	%
I have space within my home that I use for my art or creative work	107	53.5
I don't have the space I need for my art or creative work	66	33.0
I rent or own studio or other work space outside my home	15	7.5
My work space is provided free of charge	11	5.5
My work does not require designated space	1	0.5
Total	200	100.0

Relocation to a Live/Work Community: Current Living Arrangements

The survey respondents were asked questions about their current living arrangements.

Forty-two percent (42%) of the interested artists do not live with other adults (Table 19). The large majority (80%) do not have children residing with them in their home.

Table 19: Current Household Composition

	"yes" responses	
Number of Adults	**#**	**%**
One - I am the only adult	84	42.0
Two	74	37.0
Three or more	42	21.0
Number of Children (under 18)		
None	159	79.5
One	25	12.5
Two	12	6.0
Three or more	4	2.0
Total	200	100.0

Approximately two-thirds (70%) of the interested artists currently rent or lease their living space (Table 20). Eight percent (8%) do not rent or own the space in which they live (may live with others, reside at a college or university, etc.).

Table 20: Current Home Rental/Lease vs. Ownership

	"yes" responses	
Rent/Lease vs. Own	**#**	**%**
Rent/Lease	140	70.0
Own	45	22.5
Do not rent/lease or own	15	7.5
Total	200	100.0

Of those interested artists who currently rent/lease or own their living space, 38% currently pay $600 or less per month for their housing. One-third (33%) pay $601 to $1,000 per month (Table 21).

Table 21: Current Housing Costs

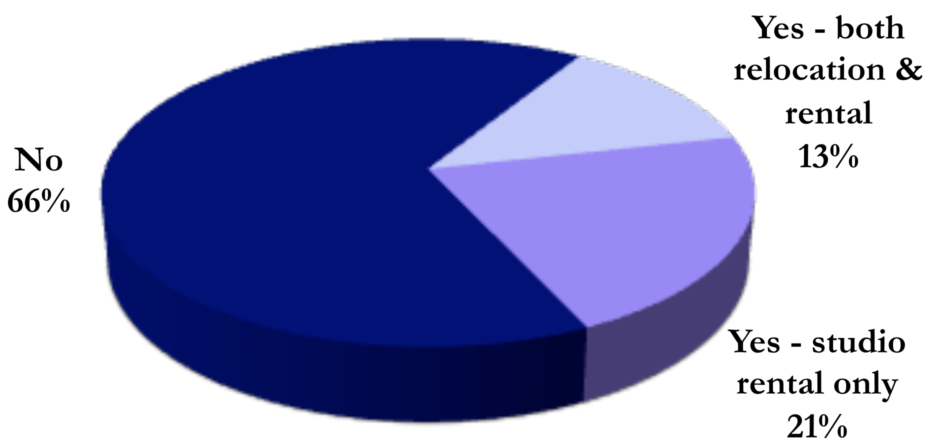
Monthly Housing Costs (excluding utilities)	"yes" responses (185)	
	#	%
$0 – I currently don't pay for housing	7	3.8
$1 - $400	36	19.5
$401 - $600	39	21.1
$601 - $800	40	21.6
$801 - $1,000	25	13.5
$1,001 - $1,200	14	7.6
$1,201 - $1,500	12	6.5
$1,501 - $2,000	8	4.3
Over $2,000	4	2.2
Total	185	*100.1

**Does not equal 100.0% due to rounding.*

ONGOING STUDIO AND CREATIVE WORK SPACE RENTAL

Two-hundred six (206) of the survey respondents (34%) indicated an interest in renting studio or creative work space (studio space) on an ongoing basis in a new, multi-use arts facility in the City of Olympia (Figure 6). Of the respondents interested in ongoing studio space rental, 130 were only interested in renting studio space, while 76 were interested in ***both*** studio space rental and potential live/work space. (As noted previously, for the 76 respondents interested in both live/work space and ongoing studio space rental, it is reasonable to assume they would choose ***either*** studio space rental ***or*** live/work space, but not both.)

Figure 6: Would you rent studio or creative work space on an ongoing basis in a new, multi-use arts facility in the City of Olympia?



The following tables provide information for all survey respondents who indicated an interest in renting ongoing studio space in the new facility (206) as well as for the subset of respondents interested ***only*** in studio space rental (130). The data for those respondents interested only in ongoing studio space rental are highlighted in these tables.

Eighty-seven percent (87%) of the artists who expressed interest in renting studio space on an ongoing basis in a new, multi-use arts facility would be interested in Downtown Olympia (Table 22). Fifty-six percent (56%) expressed interest in West Olympia and 48% in the Eastside Neighborhood (Additional areas identified by the interested artists are provided in Appendix C.)

Table 22: Locations of Interest*

Area of Olympia	Studio Only "yes" responses #	Studio Only "yes" responses %	All Interested in Studio Space "yes" responses #	All Interested in Studio Space "yes" responses %
Downtown Olympia	110	84.6	179	86.9
West Olympia	70	53.8	116	56.3
Eastside Neighborhood	58	44.6	98	47.6
Other	11	8.5	19	9.2

**Respondents may have selected multiple locations.*

The large majority of artists (96%) interested in renting studio space on an ongoing basis currently live in Olympia or have resided there in the past (Table 23).

Table 23: Olympia Residence

Olympia Residence	Studio Only "yes" responses #	Studio Only "yes" responses %	All Interested in Studio Space "yes" responses #	All Interested in Studio Space "yes" responses %
No	3	2.3	8	3.9
Yes, but not currently	19	14.6	25	12.1
I currently live in Olympia	108	83.1	173	84.0
Total	130	100.0	206	100.0

The most common arts, cultural and creative industries of those interested in renting ongoing studio space are painting/drawing, music, crafts/fine crafts and photography (Table 24). (Additional arts, cultural and creative industries are provided in Appendix C)

Table 24: Arts/Cultural and Creative Industries

	Studio Only "yes" responses		All Interested in Studio Space "yes" responses	
Arts/Cultural and Creative Industries*	#	%	#	%
Painting/Drawing	44	33.8	75	36.4
Music (vocal/instrumental/recording/composition)	25	19.2	39	18.9
Crafts/Fine crafts	18	13.8	31	15.0
Photography	20	15.4	31	15.0
Arts education/instruction	17	13.1	27	13.1
Writing/Literary arts	14	10.8	27	13.1
Mixed media	21	16.2	25	12.1
Fiber/Textile arts/Weaving/Fashion/Costume design	12	9.2	22	10.7
Sculpture	11	8.5	21	10.2
Art gallery/Exhibition space/Curatorial	13	10.0	19	9.2
Book arts/illustration	10	7.7	19	9.2
Digital arts (computer/multimedia/new media, etc.)	11	8.5	19	9.2
Graphic arts/design	12	9.2	18	8.7
Jewelry design/fabrication	11	8.5	18	8.7
Printmaking	9	6.9	17	8.3
Film/Video/Television/Digital/Web-based entertainment production	9	6.9	16	7.8
Ceramics	6	4.6	14	6.8
Installation art	7	5.4	13	6.3
Performance art	7	5.4	11	5.3

**Respondents may have selected multiple industries; table includes options selected by at least 5% of interested artists.*

Ongoing Studio and Creative Work Space Rental: Current Space Arrangements

Approximately half (53%) of the artists interested in ongoing studio space rental currently do not have space they use only for their art or creative work (Table 25).

Table 25: Current Studio/Creative Work Space

Have space used only for art/creative work?	Studio Only "yes" responses #	%	All Interested in Studio Space "yes" responses #	%
Yes	66	50.8	96	46.6
No	64	49.2	110	53.4
Total	130	100.0	206	100.0

Many (46%) of the artists interested in ongoing studio space rental use space within their home for their art or creative work, while 15% rent or own studio or other work space outside their home. Thirty-five percent (35%) do not have the space they need for their art or creative work (Table 26).

Table 26: Current Studio/Creative Work Space Arrangement

Work Space Arrangements	Studio Only "yes" responses #	%	All Interested in Studio Space "yes" responses #	%
I have space within my home that I use for my art or creative work	60	46.2	94	45.6
I don't have the space I need for my art or creative work	39	30.0	71	34.5
I rent or own studio or other work space outside my home	24	18.5	30	14.6
My work space is provided free of charge	6	4.6	10	4.9
My work does not require designated space	1	0.8	1	0.5
Total	130	*100.1	206	*100.1

**Does not equal 100.0% due to rounding.*

The interested artists ***who indicated that they rent or own studio or creative work space outside their home*** were asked what they pay for that space. Forty percent (40%) pay $150 or less per month for their space, and half pay $151 - $400 monthly for their studio space (Table 27).

Table 27: Current Studio/Creative Work Space Cost

	Studio Only (24) "yes" responses		All Interested in Studio Space (30) "yes" responses	
Monthly Studio/Creative Work Space Cost	**#**	**%**	**#**	**%**
$0	0	0.0	0	0.0
$1 - $50	4	16.7	5	16.7
$51 - $100	3	12.5	4	13.3
$101 - $150	1	4.2	3	10.0
$151 - $200	2	8.3	3	10.0
$201 - $300	4	16.7	4	13.3
$301 - $400	7	29.2	8	26.7
$401 - $500	1	4.2	1	3.3
More than $500	2	8.3	2	6.7
Total	24	*100.1	30	100.0

**Does not equal 100.0% due to rounding*

Ongoing Studio and Creative Work Space Rental: Needs and Preferences

Fifty-nine percent (59%) of the artists interested in renting studio space on an ongoing basis need spaces of 350 square feet or less, while 23% want larger spaces in the range of 351 to 650 square feet (Table 28).

Table 28: Space Requirements for Ongoing Studio/Creative Work Space

	Studio Only "yes" responses		All Interested in Studio Space "yes" responses	
Minimum Square Footage	**#**	**%**	**#**	**%**
None (my work requires no dedicated space)	4	3.1	5	2.4
Under 200 sq. feet	27	20.8	47	22.8
200 - 350 sq. feet	45	34.6	75	36.4
351 - 500 sq. feet	21	16.2	33	16.0
501 - 650 sq. feet	8	6.2	14	6.8
651 - 800 sq. feet	8	6.2	8	3.9
801 - 1,000 sq. feet	5	3.8	7	3.4
1,001 - 1,500 sq. feet	2	1.5	3	1.5
More than 1,500 sq. feet	2	1.5	2	1.0
Don't know	8	6.2	12	5.8
Total	130	*100.1	206	100.0

**Does not equal 100.0% due to rounding.*

The interested artists were asked to identify the three features most desirable to them in a new studio or work space. The most popular are natural light, Internet access, high ceilings, and additional storage (Table 29). (Additional important work space features are provided in Appendix C)

Table 29 Preferred Studio Space Features

	Studio Only "yes" responses		All Interested in Studio Space "yes" responses	
Important Features*	#	%	#	%
Natural light	84	64.6	144	69.9
Internet access (wired for high-speed Internet/Ethernet jack)	59	45.4	106	51.5
High ceilings (over 10 feet)	36	27.7	56	27.2
Additional storage	33	25.4	53	25.7
Soundproofing	30	23.1	51	24.8
Storefront/Direct street access for retail sales	29	22.3	51	24.8
Special ventilation	27	20.8	44	21.4
Plumbing/Special plumbing	24	18.5	34	16.5
Oversized doors/Freight elevator	18	13.8	28	13.6
Special electrical wiring	16	12.3	23	11.2
Wheelchair accessibility	7	5.4	11	5.3

**Respondents may have selected multiple features; table includes options selected by at least 5% of interested artists.*

The interested artists were also asked to identify the three types of space and amenities they would be most interested in sharing in a new, multi-use arts facility (Table 30). The most preferred types of space and amenities are gallery/exhibition space, general-purpose studio space, a paint room, printmaking facilities, and classrooms/teaching space.

Table 30: Preferred Spaces and Amenities for Ongoing Studio Rental

Types of Space/Amenities*	Studio Only "yes" responses		All Interested in Studio Space "yes" responses	
	#	%	#	%
Gallery/Exhibition space	49	37.7	77	37.4
General purpose studio space	48	36.9	74	35.9
Paint room	27	20.8	43	20.9
Printmaking facilities	24	18.5	43	20.9
Classrooms/Teaching space	30	23.1	41	19.9
Co-working space (shared office for freelancers, start-ups, etc.)	21	16.2	38	18.4
Retail space	21	16.2	36	17.5
Business center (including copier, fax machine, postage meter, etc.)	19	14.6	33	16.0
Ceramics studio/Kiln	14	10.8	29	14.1
Rehearsal space (theater, performance art, etc.)	14	10.8	25	12.1
Storage (closet/locker)	15	11.5	25	12.1
Sound proof practice rooms	11	8.5	22	10.7
Recording studio	12	9.2	20	9.7
Book arts studio	9	6.9	19	9.2
Collection or archival storage space	9	6.9	18	8.7
Traditional or digital dark room	10	7.7	18	8.7
Fine metals/Jewelry making studio	11	8.5	17	8.3
Metalworking shop	12	9.2	17	8.3
Theater/Performance space (black box, flexible space)	10	7.7	17	8.3
Dance studio/rehearsal space	9	6.9	15	7.3
Film/Video screening room	8	6.2	14	6.8
Kitchen (prep and/or demonstration)	7	5.4	13	6.3
Outdoor work area	7	5.4	13	6.3
Woodworking shop	8	6.2	13	6.3
Conference room	6	4.6	12	5.8
Theater/Performance space (formal seating/permanent stage)	7	5.4	12	5.8
Scene/Prop/Costume shop	7	5.4	11	5.3
Makerspace/Hackerspace	7	5.4	10	4.9
Glass hot shop	6	4.6	7	3.4
Other	11	8.5	15	7.3
None of the above	1	0.8	1	0.5

**Respondents may have selected multiple types of space/amenities.*

The majority (70%) of the artists interested in renting studio space on an ongoing basis could afford $250 or less per month for that space (paid in addition to costs for housing). Eleven percent (11%) could pay $500 or more each month (Table 31).

Table 31: Affordable Studio Space Costs

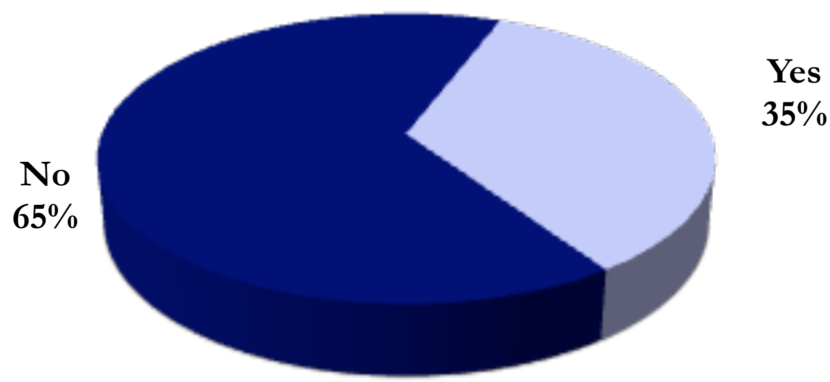
Maximum Monthly Amount for Studio Space (excluding utilities)	Studio Only "yes" responses		All Interested in Studio Space "yes" responses	
	#	%	#	%
None	0	0.0	1	0.5
Under $150	53	40.8	88	42.7
$250	35	26.9	56	27.2
$350	17	13.1	26	12.6
$450	9	6.9	13	6.3
$500	11	8.5	16	7.8
$600	1	0.8	2	1.0
$700 - $1,000	3	2.3	3	1.5
More than $1,000	1	0.8	1	0.5
Total	130	*100.1	206	*100.1

**Does not equal 100.0% due to rounding.*

OCCASIONAL STUDIO AND CREATIVE WORK SPACE RENTAL

Two-hundred eight (208) of the survey respondents (35%) indicated an interest in renting studio or creative work space (studio space) on an occasional basis in the City of Olympia (Figure 8). One-hundred thirty-three (133) of these respondents were ***only*** interested in renting studio space on an occasional basis, while 75 also expressed interest in live/work space and/or ongoing studio space rental in a new, multi-use arts facility. (For the 75 respondents interested in both occasional studio space rental ***and*** other space, it is reasonable to assume that they may choose occasional studio space rental ***as well as*** ongoing studio space rental or relocation to live/work space in the City of Olympia.)

Figure 7: Would you rent studio or creative work space on an occasional basis in the City of Olympia?



Most (89%) of the artists interested in renting studio space on an occasional basis currently reside in Olympia or have lived there in the past (Table 32).

Table 32: Current Residence

Olympia Residence	Occasional Rental Only "yes" responses #	%	All Interested in Occasional Rental "yes" responses #	%
No	19	14.3	23	11.1
Yes, but not currently	14	10.5	26	12.5
I currently live in Olympia	100	75.2	159	76.4
Total	133	100.0	208	100.0

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The most common arts, cultural and creative industries of those interested in occasional studio space rental are painting/drawing, photography, music, crafts/fine crafts, and arts education/instruction (Table 33). (Additional arts, cultural and creative industries are provided in Appendix C)

Table 33: Arts/Cultural and Creative Industries

Arts/Cultural and Creative Industries*	Occasional Rental Only "yes" responses #	Occasional Rental Only "yes" responses %	All Interested in Occasional Rental "yes" responses #	All Interested in Occasional Rental "yes" responses %
Painting/Drawing	51	38.3	72	34.6
Photography	31	23.3	42	20.2
Music (vocal/instrumental/recording/composition)	23	17.3	36	17.3
Crafts/Fine crafts	24	18.0	34	16.3
Arts education/instruction	22	16.5	33	15.9
Fiber/Textile arts/Weaving/Fashion/Costume design	15	11.3	24	11.5
Mixed media	19	14.3	24	11.5
Writing/Literary arts	9	6.8	24	11.5
Printmaking	10	7.5	18	8.7
Graphic arts/design	10	7.5	17	8.2
Sculpture	10	7.5	17	8.2
Film/Video/Television/Digital/Web-based entertainment production	10	7.5	16	7.7
Jewelry design/fabrication	11	8.3	16	7.7
Digital arts (computer/multimedia/new media, etc.)	6	4.5	15	7.2
Art gallery/Exhibition space/Curatorial	7	5.3	14	6.7
Book arts/illustration	7	5.3	14	6.7
Ceramics	6	4.5	13	6.3

**Respondents may have selected multiple industries; table includes options selected by 5% or more of interested artists.*

The artists interested in renting studio space on an occasional basis were asked to identify the types of space and amenities that would be most important to them (Table 34). Gallery/exhibition space was of interest to many of these artists (43%). Other preferred types of space and amenities include general-purpose studio space and classrooms/teaching space.

Table 34: Preferred Spaces and Amenities for Occasional Studio Space Rental

Types of Space/Amenities *	Occasional Rental Only "yes" responses		All Interested in Occasional Rental "yes" responses	
	#	%	#	%
Gallery/Exhibition space	63	47.4	89	42.8
General purpose studio space	48	36.1	73	35.1
Classrooms/Teaching space	36	27.1	56	26.9
Paint room	25	18.8	34	16.3
Printmaking facilities	19	14.3	33	15.9
Retail space	25	18.8	32	15.4
Recording studio	17	12.8	26	12.5
Ceramics studio/Kiln	13	9.8	25	12.0
Rehearsal space (theater, performance art, etc.)	11	8.3	24	11.5
Conference room	14	10.5	22	10.6
Storage (closet/locker)	14	10.5	22	10.6
Business center (including copier, fax machine, postage meter, etc.)	10	7.5	21	10.1
Sound proof practice rooms	10	7.5	20	9.6
Traditional or digital dark room	9	6.8	20	9.6
Theater/Performance space (black box, flexible space)	10	7.5	19	9.1
Book arts studio	9	6.8	18	8.7
Film/Video screening room	9	6.8	18	8.7
Woodworking shop	8	6.0	18	8.7
Dance studio/rehearsal space	10	7.5	17	8.2
Kitchen (prep and/or demonstration)	7	5.3	17	8.2
Metalworking shop	12	9.0	16	7.7
Co-working space (shared office for freelancers, start-ups, etc.)	3	2.3	15	7.2
Fine metals/Jewelry making studio	8	6.0	14	6.7
Theater/Performance space (formal seating/permanent stage)	8	6.0	14	6.7
Outdoor work area	5	3.8	13	6.3
Scene/Prop/Costume shop	7	5.3	11	5.3
Makerspace/Hackerspace	5	3.8	8	3.8
Collection or archival storage space	3	2.3	7	3.4
Glass hot shop	6	4.5	6	2.9
Other	10	7.5	12	5.8
None of the above	1	0.8	1	0.5

**Respondents may have selected multiple types of space/amenities.*

INTEREST IN FEE-BASED PROGRAMS AND SERVICES

All survey respondents were asked to select, from a list provided, the fee-based programs and/or services in which they would be interested if the programs and services were made available affordably in the City of Olympia to participants of a new arts/creative facility and to the general public. The following table (Table 35) shows the programs and services selected by all survey respondents as well as by respondents ***not interested in space of any kind***. The most commonly selected programs and services are shared tools/equipment program, master classes/workshops in the visual arts, networking opportunities, business development workshops, and web design assistance. (Additional fee-based programs and services identified by all respondents are provided in Appendix D)

Table 35: Fee-Based Programs and Services

	Respondents Not Interested in Space (140)		All Respondents (603)	
Programs and Services *	#	%	#	%
Shared tools/Equipment program	30	21.4	244	40.5
Master classes/Workshops in the visual arts	39	27.9	234	38.8
Networking opportunities	47	33.6	202	33.5
Business development workshops (grant writing, business plan development, etc.)	32	22.9	149	24.7
Web design assistance	30	21.4	148	24.5
Management consulting (marketing, business strategy, etc.)	23	16.4	102	16.9
Legal assistance (contracts, dispute resolution, taxes, etc.)	18	12.9	97	16.1
Healthcare/Social service assistance programs	13	9.3	90	14.9
Portfolio development workshops	18	12.9	81	13.4
Accounting/Bookkeeping services	13	9.3	75	12.4
Master classes/Workshops in the performing arts	15	10.7	72	11.9
Other, please specify	18	12.9	32	5.3
None of the above	18	12.9	32	5.3

**Respondents may have selected multiple programs and/or services*

Interest in Additional Contact or Participation

At the end of the survey, respondents were asked if they were interested in being contacted or wanted to be involved in the study and proposed project. The survey respondents could sign up for additional contact regardless of their interest in relocation to or rental of space in a new, multi-use arts facility.

Of the survey respondents (603):

- 458 (76%) indicated they would be interested in receiving further information about the project in Olympia.
- 373 (62%) indicated they would be interested in being added to an interest list for the project.
- 238 (40%) indicated they would be interested in volunteering for the project.

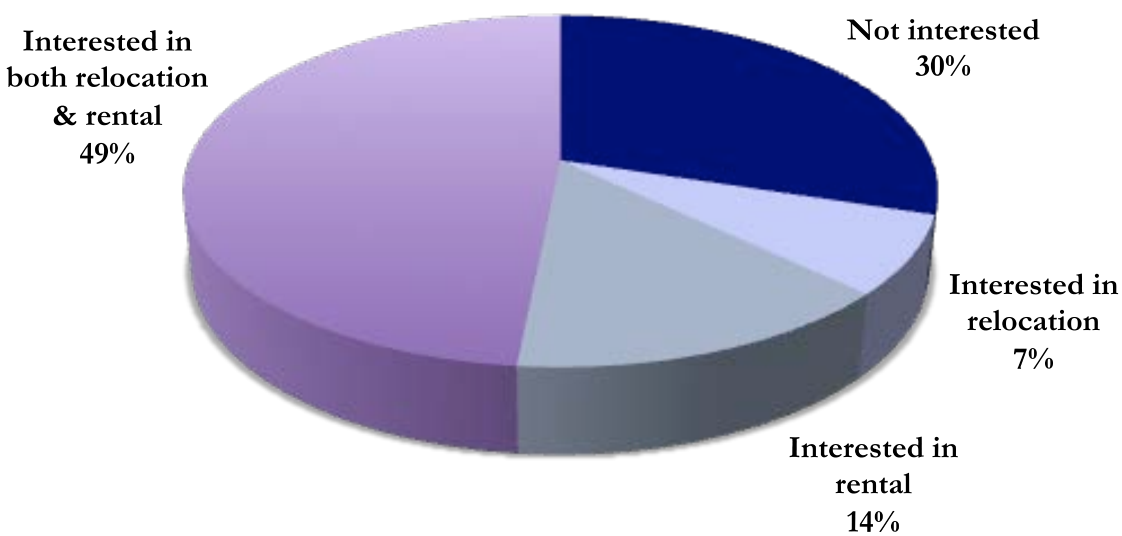
Summary of Survey Results – Arts, Creative, and Cultural Organizations and Businesses

Representatives of 97 organizations and businesses completed the Olympia Survey of Arts, Creative, and Cultural Organizations and Businesses. Approximately half (53%) of these representatives describe themselves as Owner, 15% as Executive Director/President/ CEO/Executive Staff, 9% as Board Chair/Board Member, 6% as Artistic Director/Creative Director, and 5% as Managing Director/Manager. The following is a summary of the organization and business representatives' responses to the survey.

Sixty-eight (68) of the responding organization and business representatives (70%) *indicated an interest in utilizing some type of space* in a new, multi-use arts facility in the City of Olympia.

Fifty-four (54) of the organizations are interested in relocation and 61 are interested in renting space on a short-term or occasional basis. Forty-seven (47) are interested in *both* relocation and short-term rental (Figure 9). These organizations may be interested in one option or the other, or in a combination of permanent space and short-term rental. Additionally, the organizations and businesses interested in ***both*** relocation and short-term rental ***may or may not*** be interested in the same type of space whether they relocate to or rent space in a new, multi-use arts facility.

Figure 8: Interest in a New, Multi-Use Arts Facility in Olympia: Organizations & Businesses



Arts, Creative and Cultural Organizations and Businesses Interested in Relocation and/or Rental

The data in this section pertains to the 68 organizations and businesses that indicated an interest in relocation to and/or rental in a new, multi-use arts facility in the City of Olympia.

Sixty-four (64) of the interested organizations and businesses (94%) are currently located in the city of Olympia (Table 36).

Table 36: Current Location

City (Primary Location Based on Zip Code)	#	%
Olympia	64	94.1
Lacey	2	2.9
Seattle	1	1.5
Shelton	1	1.5
Total	68	100.0

Forty-one percent (41%) are for-profit businesses, 28% are 501(c)(3) or other nonprofit organizations, and 16% have not yet determined their business structure (Table 37).

Table 37: Organization/Business Structure

Organization/Business Structure	#	%
For-profit business (Corporation/LLC/Partnership/Sole proprietor, etc.)	28	41.2
501(c)(3)/Other nonprofit organization	19	27.9
Structure not yet determined	11	16.2
An organization affiliated with a university or educational institution	2	2.9
Governmental agency/entity	1	1.5
Other, please specify	7	10.3
Total	68	100.0

Half are primarily arts and cultural organizations, 34% are creative businesses, and 13% are arts-related organizations or businesses (Table 38).

Table 38: Type of Organization or Business

Organization/Business Type	#	%
Primarily an arts or cultural organization	34	50.0
A creative business	23	33.8
An arts-related organization or business	9	13.2
Not an arts organization, creative business or arts-related organization	2	2.9
Total	68	*99.9

**Does not equal 100.0% due to rounding*

The interested organizations and businesses represent a wide variety of arts, cultural and creative industries, the most common of which are arts education/instruction, music, performance art, art gallery/exhibition space/curatorial, festivals/events, and painting/drawing (Table 39).

Table 39: Arts, Cultural and Creative Industries

Arts, Cultural and Creative Industries*	#	%
Arts education/instruction	22	33.3
Music	22	33.3
Performance art	20	30.3
Art gallery/Exhibition space/Curatorial	19	28.8
Festivals/Events	19	28.8
Painting/Drawing	19	28.8
Folk and traditional art	16	24.2
Crafts	15	22.7
Photography	14	21.2
Digital art (computer/multimedia/new media, etc.)	13	19.7
Graphic arts/design	13	19.7
Mixed media	13	19.7
Dance/Choreography	12	18.2
Theater arts	12	18.2
Arts retail (arts supply, costume sale/rental, music store, etc.)	10	15.2
Design (including functional art)	10	15.2
Film/Video/Television/Animation/Web-based content production	10	15.2
Sculpture	10	15.2
Writing/Literary arts	9	13.6
Arts advocacy/Artists services & support/Technical assistance	8	12.1
Storytelling	8	12.1
Fiber/Textile arts/Weaving/Fashion/Costume design	7	10.6
Marketing/Branding	7	10.6
Metalworking	7	10.6
Comedy (theater/school/club)	6	9.1
Interior design	6	9.1
Jewelry design/fabrication	6	9.1
Museum/Archival	6	9.1
Arts administration	5	7.6
Book arts	5	7.6
Healing arts/Art therapies	5	7.6
Glass	4	6.1
Historic society/Preservation/Advocacy	4	6.1
Woodworking/Carving	4	6.1

**Respondents may have selected multiple industries; table includes options selected by 5% or more of interested organizations/businesses*

Forty percent (40%) of the interested organizations and businesses are established organizations or businesses that have been in operation for at least 11 years (Table 40). Thirty-seven percent (37%) have been in existence for 3 – 10 years, and 15% have been operating for 2 years or less.

Table 40: Age of Organization or Business

Years	#	%
Not yet in operation	6	8.8
Less than one year	2	2.9
1-2 years	8	11.8
3-5 years	15	22.1
6-10 years	10	14.7
11-15 years	6	8.8
16-20 years	7	10.3
More than 20 years	14	20.6
Total	68	100.0

Over half (57%) of the interested organizations and businesses have no full-time employees and 31% have only 1 or 2 full-time employees. Approximately two-thirds (65%) have no part-time employees and 22% have only 1 or 2 part-time employees. Forty percent (40%) of the interested organizations and businesses have no volunteers while an additional 40% have 6 or more volunteers on staff (Table 41).

Table 41: Full-Time and Part-Time Employees

# of Employees	Full-Time		Part-Time		Volunteers	
	#	%	#	%	#	%
None	39	57.4	44	64.7	27	39.7
1 – 2	21	30.9	15	22.1	6	8.8
3 – 5	3	4.4	6	8.8	8	11.8
6 – 10	3	4.4	2	2.9	9	13.2
11 - 15	1	1.5	0	0.0	9	13.2
16 - 20	1	1.5	0	0.0	1	1.5
More than 20	0	0.0	1	1.5	8	11.8
Total	68	*100.1	68	100.0	68	100.0

**Does not equal 100.0% due to rounding*

Thirty-eight percent (38%) of these organizations and businesses have 1 - 25 daily visitors, customers or patrons at their primary location (Table 42). Thirty-two percent (32%) do not have any visitors, customers or patrons on a daily basis. Six (6) organizations or businesses (9%) see over 100 visitors, customers, or patrons daily.

Table 42: Daily Visitors/Customers/Patrons

Average Number per Day	#	%
None	22	32.4
1 - 25	26	38.2
26 - 50	7	10.3
51 - 100	7	10.3
101 - 250	2	2.9
251 - 500	1	1.5
Over 500	3	4.4
Total	68	100.0

The survey asked whether the organization or business holds onsite public or private events that attract more than 50 attendees. Forty (40) respondents indicated that they do so, but the number of public or private events hosted annually and the number in attendance varies considerably (Table 43). The majority of these organizations and businesses host 10 or fewer events annually. Twelve (12) organizations host 1 – 3 events annually that are attended by over 300 people. Public or private events may include stage productions, workshops, festivals, speaking engagements, and special exhibits.

Table 43: Annual Events x Attendance

	---------------------- # of Annual Events ----------------------						
Attendance	**None**	**1 – 3**	**4 – 10**	**11 – 20**	**21- 50**	**Over 50**	**Total**
Attended by 51 - 100 people	4	17	9	5	4	1	40
Attended by 101 – 300 people	16	13	7	4	0	0	40
Attended by over 300 people	23	12	2	2	0	1	40

Sixty percent (60%) of the interested organizations and businesses have annual operating budgets of $50,000 or less (Table 44). Seven percent (7%) have larger annual budgets over $500,000. Eighteen percent (18%) have not yet determined their annual budget.

Table 44: Annual Operating Budget

U.S. Dollars	#	%
Annual budget has not yet been determined	12	17.6
Under $10,000	28	41.2
$10K - $50K	13	19.1
$51K - $100K	3	4.4
$101K - $250K	4	5.9
$251K - $500K	3	4.4
$501K - $1M	3	4.4
$1.1M - $3M	2	2.9
Over $3 Million	0	0.0
Total	68	*99.9

**Does not equal 100.0% due to rounding*

Representatives of interested organizations and businesses were asked about changes they anticipate in their organization or business in the next three years. Over half of the interested organizations and businesses are anticipating increases in their audience/visitor/constituency population (65%), in their operating budget (56%), and in their range of services (54%) during this period (Table 45). Most of those not expecting increases anticipate no change over the next three years in these areas.

Table 45: Anticipated Changes over the Next Three Years

	--------------------------# of Organizations------------------------			
Type of Change	Decrease	Same	Increase	Total
Operating Budget	2	28	38	68
Number of Staff	2	38	28	68
Space Requirements	2	35	31	68
Audience/Visitor/Constituency Population	1	23	44	68
Range of Services	1	30	37	68

ARTS, CREATIVE, AND CULTURAL ORGANIZATIONS & BUSINESSES INTERESTED IN RELOCATION: SPACE NEEDS AND PREFERENCES

This section contains information for those organizations and businesses that expressed an ***interest in relocation*** to a new, multi-use arts facility in the City of Olympia.

Of the 54 organizations and businesses interested in relocation, 32% are extremely interested, 41% are very interested, and 22% are somewhat interested in a new, multi-use arts facility.

Many (47%) of the organizations and businesses that would relocate are interested in Downtown Olympia, one quarter are interested in West Olympia, and 22% in the Eastside Neighborhood (Table 46).

Table 46: Locations of Interest – Relocation*

	Relocation (54)	
Area of Olympia	**#**	**%**
Downtown Olympia	47	47.0
West Olympia	25	25.0
Eastside Neighborhood	22	22.0
Other	6	6.0
No preference	0	0.0

**Respondents may have selected multiple locations.*

The organizations and businesses interested in relocation were also asked about which special programs or features, if incorporated into the project, would increase their interest in the project (Table 47). Most (70%) expressed interest in Internet services, and 59% would be interested in 24-hour access. Other desired special programs or features include shared marketing, leasable onsite or adjacent parking, business development workshops, and pooled purchase for contract services.

Table 47: Special Programs and Features Desired for Relocation

Type of Program or Feature*	Relocation (54) #	Relocation (54) %
Internet access (wired for high-speed Internet/Ethernet jack)	38	70.4
24-hour access	32	59.3
Shared marketing	28	51.9
Leasable onsite or adjacent parking	24	44.4
Business development workshops	23	42.6
Pooled purchase for contract services (e.g., technology assistance, web design, etc.)	23	42.6
Green building design/LEED certification	19	35.2
Security personnel onsite/monitored security cameras	16	29.6
Loading dock	12	22.2
Child care	8	14.8
Other, please specify	10	18.5
None: Special programs and features are not an influencing factor in our location decision	4	7.4

**Respondents may have selected multiple programs or features*

The organizations and businesses interested in relocation were asked about their needs for space, both for their sole use and spaces that may be shared with others.

With respect to spaces for sole use, one quarter require gallery/exhibition space, and 22% need administrative space (Table 48). Twenty-six percent (26%) indicated they do not need space for their sole use and would share all of the space they occupy.

Table 48: Types of Space Required for Relocation – Sole Use

Type of Space*	Relocation (54)	
	#	%
Gallery/Exhibition space	14	25.9
Administrative space	12	22.2
Classrooms/Teaching space	11	20.4
Storage space for productions/equipment (for costumes, music stands, props, etc.)	10	18.5
Retail space	9	16.7
Event space (for receptions, fundraisers, client entertaining, etc.)	8	14.8
Conference/Meeting room	7	13.0
Studio space for individual artists	7	13.0
Specialized work spaces for artists (e.g., recording studio, traditional/digital dark room, ceramics studio, etc.)	6	11.1
Dance studio/rehearsal space	5	9.3
Collection or archival storage space	3	5.6
Rehearsal space (multi-use)	3	5.6
Theater/Performance space (black box, flexible space)	3	5.6
Ticketing/Box office	3	5.6
Scene/Prop/Costume shop	2	3.7
Theater/Performance space (formal seating/permanent stage)	2	3.7
Book arts studio	1	1.9
Other, please specify	2	3.7
None – would share all of the space we occupy	14	25.9

**Respondents may have selected multiple types of space*

With respect to ***spaces required for shared use***, the majority require classrooms/teaching space (67%) and event space (63%; Table 49). Other shared spaces required by many of the interested organizations include a business center, communal space for networking with others in the facility, administrative space, a conference/meeting room and gallery/ exhibition space.

Table 49: Types of Space Required for Relocation – Shared Use

Type of Space*	Relocation (54) #	Relocation (54) %
Classrooms/Teaching space	36	66.7
Event space (for receptions, fundraisers, client entertaining, etc.)	34	63.0
Business center (shared copier, fax, etc.)	27	50.0
Communal space for networking with others in the facility	27	50.0
Administrative space (co-working space with some shared private rooms, wireless, work stations etc.)	25	46.3
Conference/Meeting room	25	46.3
Gallery/Exhibition space	25	46.3
Reception desk (shared/staffed)	20	37.0
Rehearsal space (multi-use)	19	35.2
Theater/Performance space (black box, flexible space)	18	33.3
Retail space	17	31.5
Dance studio/rehearsal space	16	29.6
Studio space for individual artists	15	27.8
Specialized work spaces for artists (e.g. recording studio, traditional/digital dark room, ceramics studio, etc.)	14	25.9
Storage space for productions/equipment (for costumes, music stands, props, etc.)	12	22.2
Ticketing/Box office	12	22.2
Theater/Performance space (formal seating/permanent stage)	11	20.4
Scene/Prop/Costume shop	10	18.5
Collection or archival storage space	7	13.0
Book arts studio	4	7.4
Fine metals/Jewelry making studio	4	7.4
Other, please specify	5	9.3

**Respondents may have selected multiple types of space*

Nineteen (19) of the organizations and businesses interested in relocation indicated that they require some type of theater/performance space. These respondents were asked about the size of space they need (Table 50). Many (63%) require 100 to 249 seats, 42% need spaces with 99 seats or less, and two require larger venues with 350 seats or more.

Table 50: Size of Performance/Production Space Required for Relocation

	Relocation (19)	
Number of Seats Required*	**#**	**%**
99 seats or smaller	8	42.1
100 - 249 seats	12	63.2
250 - 349 seats	3	15.8
350 - 499 seats	1	5.3
500 - 999 seats	1	5.3
1,000 seats or more	0	0.0

**Respondents may have selected more than one option*

The respondents interested in relocation were asked about the amount of space they would require. Consistent with the variety in the types of space needed, the amount of space the interested organizations and businesses require varies widely (Table 51). Twenty-four percent (24%) do not need separate administrative or office space and 39% require 250 square feet or less of administrative space. Many do not require rehearsal spaces (48%) or retail/display/exhibit spaces (30%), although some may use other space for these purposes.

Table 51: Amount of Space Required for Relocation

	---- Type of Space ----					
Size of Space	**Overall**	**Administrative/ Office**	**Display/ Exhibit/Retail**	**Rehearsal**	**Shop/Studio/ Production/ Other Work Space**	**Storage/ Other**
None	-	13	16	26	10	7
Included in other space	-	7	5	5	5	2
Don't know	12	8	9	8	12	8
Less than 100 sq. feet	6	13	6	0	4	21
100 - 250 sq. feet	7	8	7	3	6	8
251 - 500 sq. feet	9	1	6	5	6	2
501 - 750 sq. feet	5	1	3	1	4	1
751 - 1,000 sq. feet	9	1	1	3	2	4
1,001 - 2,000 sq. feet	1	1	0	1	4	0
Over 2,000 sq. feet	5	1	1	2	1	1

The 54 representatives of organizations and businesses interested in relocation were asked about current space plans.

- 32% (17) currently have plans to ***relocate***
- 37% (20) have plans to ***expand or open additional*** space
- 32% (17) have plans to ***launch a new enterprise***

Of those with plans to change their space, most are flexible in the timing of these changes and able to respond whenever space becomes available. Many plan to relocate or create new space within the next year (Table 52).

Table 52: Timing of Space Changes for Respondents Interested in Relocation

When?	**# of Organizations**		
	Relocation	**Expansion**	**New Enterprise**
Immediately/As soon as space becomes available	1	1	3
Flexible (whenever space becomes available)	14	16	6
One year	1	1	6
Two years	0	2	1
Three or more years	1	0	1
Total	17	20	17

Arts, Creative, and Cultural Organizations & Businesses Interested in Rental: Space Needs and Preferences

This section contains information for the 61 organizations and businesses that expressed an ***interest in short-term or occasional rental of space*** in a new, multi-use arts facility in the City of Olympia.

These organizations and businesses were asked about the types of space they would be most interested in renting (Table 53). The types of space selected most frequently for short-term or occasional rental include event space (59%), classrooms/teaching space (57%), gallery/exhibition space (41%), a conference/meeting room (34%), and theater/performance space (black box, flexible space; 34%).

Table 53: Types of Space Required for Short-term or Occasional Rental

	Rental (61)	
Type of Space Required*	**#**	**%**
Event space (for receptions, fundraisers, client entertaining, etc.)	36	59.0
Classrooms/Teaching space	35	57.4
Gallery/Exhibition space	25	41.0
Conference/Meeting room	21	34.4
Theater/Performance space (black box, flexible space)	21	34.4
Dance studio/rehearsal space	15	24.6
Rehearsal space (multi-use)	15	24.6
Theater/Performance space (formal seating/permanent stage)	14	23.0
Printmaking facilities	11	18.0
Recording studio	11	18.0
Studio space for individual artists	11	18.0
Retail space	10	16.4
Ticketing/Box office	10	16.4
Paint room	9	14.8
Metalworking shop	7	11.5
Scene/Prop/Costume shop	7	11.5
Workstation in a co-working environment (access to wireless, work table, etc.)	7	11.5
Music practice room	6	9.8
Office space (private, for special or short-term projects)	6	9.8
Woodworking shop	6	9.8
Collection or archival storage space	5	8.2
Photography production/Traditional/Digital dark room	5	8.2
Storage space for productions/equipment (for costumes, music stands, props, etc.)	5	8.2

Type of Space Required*	Rental (61)	
	#	%
Ceramics studio/Kiln	4	6.6
Fine metals/Jewelry making studio	3	4.9
Foundry area	3	4.9
Glass hot shop	3	4.9
Book arts studio	1	1.6
Other (please specify)	5	8.2

**Respondents may have selected multiple types of space*

Interested respondents who indicated they require theater/performance space on a short-term or occasional basis were asked about the size of space they need (Table 54). Approximately two-thirds (65%) require 100 to 249 seats, 52% require 99 seats or less, and 26% need space with 250 – 349 seats. No organizations require larger venues with 500 seats or more.

Table 54: Size of Performance/Production Space Required for Rental

Number of Seats Required*	Rental (23)	
	#	%
99 seats or smaller	12	52.2
100 - 249 seats	15	65.2
250 - 349 seats	6	26.1
350 - 499 seats	1	4.3
500 - 999 seats	0	0.0
1,000 seats or more	0	0.0

**Respondents may have selected more than one option*

Additional Survey Information

At the end of the survey all respondents were asked about their interest in receiving further information about the potential multi-use arts facility in Olympia.

- 76 of the organizations and businesses represented (78%) indicated they would be interested in receiving further information about this project.

Appendix A: Survey Methodology

Artspace Projects Inc. and Swan Research and Consulting designed two surveys for use in this study, in collaboration with representatives of the Olympia Artspace Alliance. The Survey of Artists' Space Needs & Preferences (artist survey) was designed for artists and others working in the arts, cultural and creative industries, and addressed four areas of interest, including current living and working information; preferences for living and work space; demographic information; and the respondent's personal interest in relocation to an affordable artists' live/work community, and/or rental of studio or creative work space on an ongoing or occasional basis. The second survey, the Survey of Arts, Creative, and Cultural Organizations & Businesses (organization survey), was intended for representatives of arts and cultural organizations, and creative and arts-friendly businesses. This survey included questions about the organization or business, existing plans for relocation and/or expansion, space preferences and needs, and interest in tenancy or short-term rental of space in a multi-use arts facility in the City of Olympia.

Funding and support for the project was provided by the Washington State Arts Commission, The Community Foundation of South Puget Sound, the Thurston County Chamber of Commerce, the Thurston County Economic Development Council, the Olympia Downtown Association, and the Freas Foundation.

In October 2013, individuals and organizations were invited to participate in the surveys and provided with the link to access the surveys online. The Olympia Artspace Alliance identified the individuals and organizations through their affiliation with various arts organizations and cultural activities in the city of Olympia and the surrounding area. Potential survey respondents were notified via email blasts, e-newsletters, and social media, including a Facebook page developed specifically for the initiative. Approximately 4,000 postcards were hand distributed, along with fliers, and 2,351 artists were sent postcards at the time of the survey launch, and reminder cards several weeks later. Information regarding the surveys was disseminated at a public survey launch event, at art and relevant creative industry events, through local print, radio and TV media and through advertising in a local theater's playbill. Ongoing information about the surveys was also provided through the Olympia Artspace Alliance's website and blog.

The surveys were available for 9 weeks via the Internet, utilizing the Survey Gizmo survey application. Once the entry website was accessed, the respondent was given the option of completing the artist survey, the organization survey, or both surveys, and then directed step-by-step through survey completion. Respondents who completed the artist survey were assured that their responses would remain anonymous and would be held in confidence. Respondents to the organization survey were informed that their responses would only be reviewed by those directly involved in the project.

Six hundred three (603) individuals completed the artist survey. One hundred six (106) representatives of arts organizations and creative businesses completed the organization survey. The organization survey was completed by more than one representative from 8 organizations resulting in two or more completed surveys for these entities. The "duplicate" surveys were reviewed and surveys were removed from the final data set so that summary statistics included in this report were based on a single survey from each organization or business (97 in total).

The level of response obtained in these surveys is consistent with similar studies of this kind involving surveys of narrow content and longer length.

The survey samples, as obtained from mailing lists of various arts organizations and businesses, are samples of convenience. While believed to be grossly representative of the target population (all artists and individuals working in the arts, cultural and creative industries, and arts, cultural and creative organizations and businesses in and around the area), generalization of the findings to these broader populations should be conducted with utmost caution. Because of the non-random nature of the sample, the data reported include only descriptive statistics. Substantial differences in numbers and percentages are deemed meaningful, as are patterns in the data. As with any measurement tool, some error is inherent; small group differences or percentages should be interpreted carefully.

Appendix B: Current Residence - Interested Artists

Interested Artists Currently Residing in Olympia

Zip Code	Live/Work		Ongoing Studio Rental		Occasional Studio Rental	
	#	%	#	%	#	%
98502	68	34.0	76	36.9	65	31.3
98501	50	25.0	43	20.9	45	21.6
98506	28	14.0	38	18.4	32	15.4
98512	10	5.0	9	4.4	15	7.2
98513	6	3.0	6	2.9	10	4.8
98516	1	0.5	3	1.5	6	2.9
98508	1	0.5	2	1.0	1	0.5
Various*	2	1.0	0	0.0	0	0.0
Total	**166**	**83.0**	**177**	**86.0**	**174**	**83.7**

**Zip codes with at most one interested artist for each type of space*

Interested Artists Currently Residing in Other Cities in Thurston County

City	Live/Work		Ongoing Studio Rental		Occasional Studio Rental	
	#	%	#	%	#	%
Lacey	6	3.0	9	4.4	10	4.8
Tenino	2	1.0	1	0.5	2	1.0
Yelm	1	0.5	2	1.0	1	0.5
Rochester	0	0.0	2	1.0	2	1.0
Total	**9**	**4.5**	**14**	**6.9**	**15**	**7.3**

Interested Artists Currently Residing in Other Counties in Washington

County	Live/Work		Ongoing Studio Rental		Occasional Studio Rental	
	#	%	#	%	#	%
King	6	3.0	3	1.5	3	1.4
Lewis	3	1.5	0	0.0	3	1.4
Pierce	3	1.5	3	1.5	2	1.0
Kitsap	2	1.0	1	0.5	1	0.5
Mason	2	1.0	4	1.9	5	2.4
Various*	2	1.0	1	0.5	2	1.0
Total	**18**	**9.0**	**12**	**5.9**	**16**	**7.7**

**Counties with only one interested artist for each type of space*

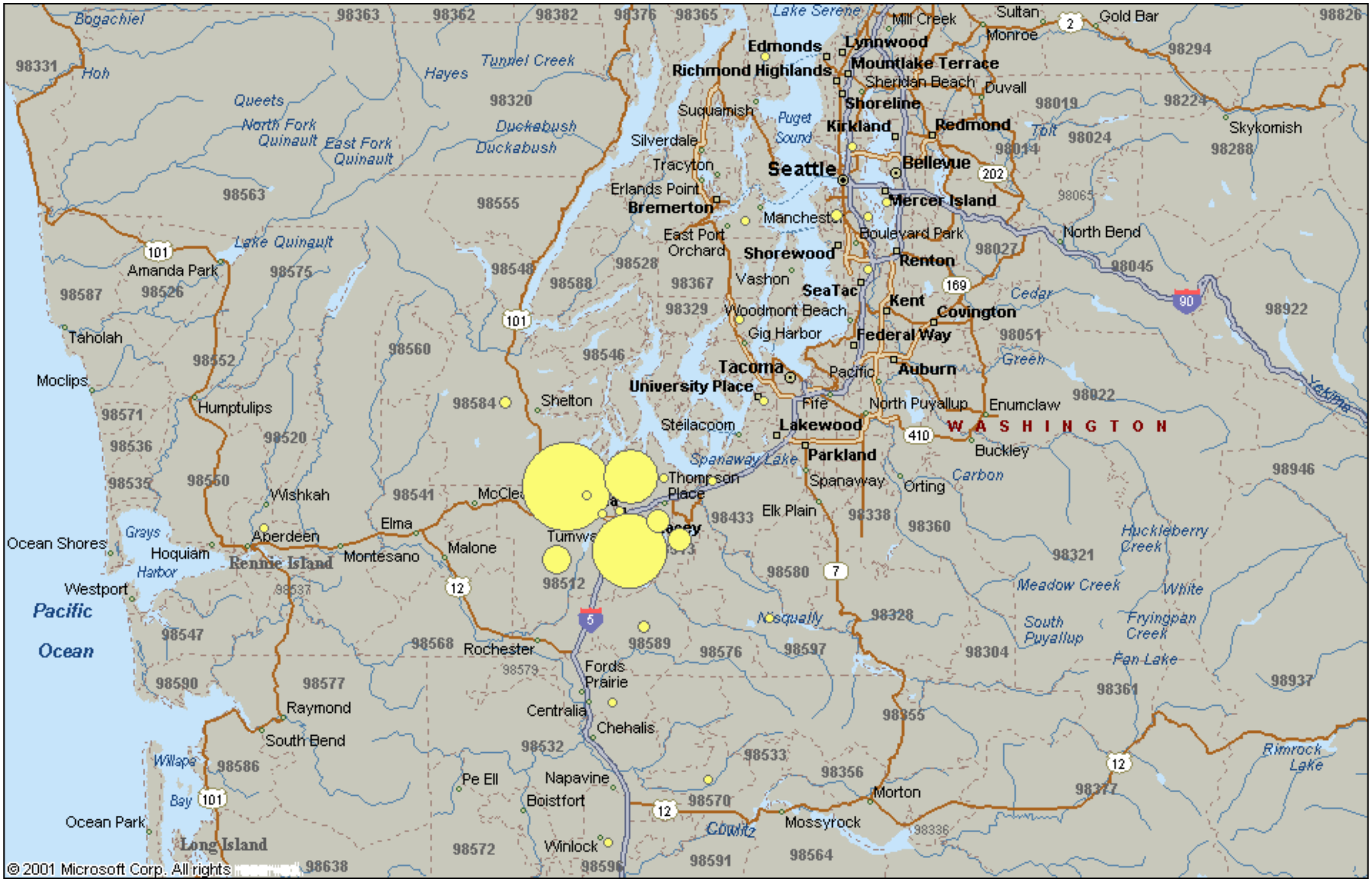
Interested Artists Currently Residing in Other States

State	Live/Work		Ongoing Studio Rental		Occasional Studio Rental	
	#	%	#	%	#	%
California	3	1.5	2	1.0	2	1.0
Kansas	1	0.5	0	0.0	0	0.0
Ohio	1	0.5	0	0.0	0	0.0
Oregon	1	0.5	0	0.0	0	0.0
N/A*	1	0.5	1	0.5	1	0.5
Total	**7**	**3.5**	**3**	**1.5**	**3**	**1.5**

**Zip code provided was invalid*

Artist Survey Respondents Interested in Relocation: Distribution of Current Residence by Zip Code

Size of circle indicates relative frequency of responses by zip code



Appendix C: Survey Data – Additional Responses of Interested Artists

This appendix contains responses of artists and creative individuals interested in relocating to new live/work space, renting studio or creative work space on an ongoing basis, and/or renting studio or creative work space on an occasional basis, in the City of Olympia. These responses were not included in the main report because either the response rate was low, or the response was entered as free text. These additional responses are provided in the following tables.

Artists Interested in Relocation (200):

Survey Question: In which area(s) of the City of Olympia would you be interested in relocating to an affordable artists' live/work community specifically designed for artists, creative individuals and their families? (Select all that apply)

Other Areas of Olympia in which Interested Artists are Interested - Relocation

Location	Responses #	Responses %
ADA accessible	1	0.5
Any, but prefer downtown, e. side	1	0.5
Anywhere in the area	2	1.0
Anywhere with bus service	3	1.5
Capitol Neighborhood	3	1.5
In a rural setting	4	2.0
Lacey has many cheap options for land, including a lake property on Carpenter that would be ideal.	1	0.5
Outskirts of town	1	0.5
Rural area west of Olympia	1	0.5
SE Olympia	1	0.5
South Capitol	4	2.0
Thurston county	1	0.5
Tumwater brewery	1	0.5
Tumwater, south county, country setting	1	0.5
Tumwater/Olympia area	1	0.5

Survey Question: In what areas of the arts, cultural or creative industries are you most involved? (Select up to three that most apply)

Other Arts, Cultural and Creative Industries in which Interested Artists are Involved

	Responses	
	#	%
Dance/Choreography*	8	4.0
Woodworking/Carving*	8	4.0
Arts administration/Arts advocacy*	7	3.5
Glass*	7	3.5
Performance art*	7	3.5
Design (including functional art)*	6	3.0
Metalworking*	5	2.5
Culinary arts*	4	2.0
Folk and traditional art*	4	2.0
Storytelling*	4	2.0
Architecture/Landscape architecture*	3	1.5
Comedy (stand-up, sketch, improv)*	3	1.5
Mosaic art	2	1.0
Puppetry*	2	1.0
3D Paper Sculpture	1	0.5
Comics	1	0.5
Community/Social Practice	1	0.5
Converting waste, into art	1	0.5
Costuming	1	0.5
Culture bearer/Cultural practitioner*	1	0.5
Game Design	1	0.5
Garden management	1	0.5
Gasoline Free Food Transportation	1	0.5
Interdisciplinary performance and visual arts	1	0.5
Painting	1	0.5
Space models for film productions	1	0.5

**Art, cultural or creative industry was provided as an option in the survey.*

Survey Question: Of the following, please choose up to four that are most important for your studio or creative work space.

Additional Features Identified by the Interested Artists as Important for Studio Space

	Responses	
	#	%
Sprung floors*	8	4.0
Loading dock*	7	3.5
Floor drains*	5	2.5
High-load bearing floors*	5	2.5
Beautiful	1	0.5
Close to a grocery store	1	0.5
Electricity	1	0.5
Elevator	1	0.5
Flexible space, movable walls?, lots of shelves	1	0.5
Floor space for loom(s)	1	0.5
Good ventilation	1	0.5
I need the facilities for dyeing, washing, and drying fabric, large sewing work tables, a large empty wall for arranging quilt squares, and the space to weave that accommodates at least two small floor looms and potentially a larger floor loom (50-60' wide)	1	0.5
MY OWN STUDIO	1	0.5
PA sound system	1	0.5
Parking Garage! Working musicians need parking because they have to transport PA Systems, instruments and amplifiers when they perform!	1	0.5
Pet-friendly	1	0.5
Quiet	1	0.5
Sink with counters	1	0.5
Space of my own	1	0.5
Splash sink	1	0.5
Utility sink	1	0.5
Wall space	1	0.5
Wet messy space	1	0.5

**Feature was provided as an option in the survey.*

Survey Question: For which of the following online activities do you access the Internet on a regular basis? (Select all that apply)*

Online Activities for which Internet Capacity is Most Needed

	Responses	
	#	%
Banking	1	0.5
Blogging of poetry and poetry/photo art. Also blogging of creative, local street art music videoa.	1	0.5
Blogging, porn	1	0.5
Curatorial work	1	0.5
Downloading music production/recording software	1	0.5
Email	1	0.5
Forum Discussion	1	0.5
Gates and bridges	1	0.5
Inspiration ... process work	1	0.5
Mail order	1	0.5
Managing website presence	1	0.5
Online purchases	1	0.5
Photocomputerart	1	0.5
Photoshop/digital arts	1	0.5
Reference & information gathering, news	1	0.5
School work	1	0.5
Uploading content.	1	0.5
Visual research	1	0.5
Whatever other is, I probably do it. I live online.	1	0.5

Survey Question: Which of the following best describes you?

Other Descriptions

	Responses	
	#	%
Eastern European	1	0.5
Italian American	1	0.5
Northern European	1	0.5
Not specified/Not answered	6	3.0

Artists Interested in Ongoing Studio or Creative Work Space Rental (206):

Survey Question: In which area(s) of the City of Olympia would you be interested in renting studio or creative work space on an ongoing basis in a new, multi-use arts facility specifically designed for artists and creative individuals? (Select all that apply)

Other Areas of Olympia in which Interested Artists are Interested – Studio Rental

	Responses	
Location	**#**	**%**
Close to downtown Olympia	1	0.5
Lacey	2	1.0
Lacey or Tumwater	1	0.5
Least crime	1	0.5
On a bus line	2	1.0
Outskirts of town	1	0.5
Rural	1	0.5
Rural area west of Olympia	1	0.5
South Capitol	2	1.0
South capitol. only close to downtown in the pleasant walkable parts.	1	0.5
Southeast	1	0.5
Steamboat island area	1	0.5
Tumwater	2	1.0
Tumwater Brewery	1	0.5
Water	1	0.5

Survey Question: In what areas of the arts, cultural or creative industries are you most involved? (Select up to three that most apply)

Other Arts, Cultural and Creative Industries in which Interested Artists are Involved

	Responses	
	#	%
Arts administration/Arts advocacy*	9	4.4
Dance/Choreography*	9	4.4
Culinary arts*	8	3.9
Metalworking*	8	3.9
Glass*	7	3.4
Healing arts/Art therapies*	7	3.4
Woodworking/Carving*	7	3.4
Design (including functional art)*	6	2.9
Folk and traditional art*	5	2.4
Architecture/Landscape architecture*	4	1.9
Theater arts (acting, directing, production, etc.)*	4	1.9
Comedy (stand-up, sketch, improv)*	3	1.5
Culture bearer/Cultural practitioner*	3	1.5
Puppetry*	3	1.5
Storytelling*	3	1.5
Converting waste, into art	1	0.5
Electronics Assembly/Instrument Building	1	0.5
Game Design	1	0.5
Garden management	1	0.5
Letterpress	1	0.5
Mosaic	1	0.5

**Art, cultural or creative industry was provided as an option in the survey.*

Survey Question: Of the following, please choose up to four that are most important for your studio or creative work space.

Additional Features Identified by the Interested Artists as Important for Studio Space

	Responses	
	#	%
Loading dock*	8	3.9
High-load bearing floors*	7	3.4
Sprung floors*	6	2.9
Floor drains*	6	2.9
Wood floors for dancing	2	1.0
Electricity	1	0.5
Good ventilation	1	0.5
Good, non-distorting lighting	1	0.5
Large space (at least 15'x15')	1	0.5
Mirrors	1	0.5
MY OWN STUDIO	1	0.5
Privacy	1	0.5
Quiet	1	0.5
Reliable heat and outlets	1	0.5
Safe neighborhood	1	0.5
Secure	1	0.5
Sink with counters	1	0.5
Sinks and washers for textile dyeing	1	0.5
Splash sink	1	0.5
Storage	1	0.5
Theater lighting	1	0.5
Wall space	1	0.5
Wash up sink	1	0.5
Water	1	0.5

**Feature was provided as an option in the survey.*

Artists Interested in Occasional Rental of Studio or Creative Work Space (208):

Survey Question: In what areas of the arts, cultural or creative industries are you most involved? (Select up to three that most apply)

Other Arts, Cultural and Creative Industries in which Interested Artists are Involved

	Responses	
	#	%
Performance art*	10	4.8
Theater arts (acting, directing, production, etc.)*	10	4.8
Metalworking*	9	4.3
Dance/Choreography*	8	3.8
Healing arts/Art therapies*	8	3.8
Woodworking/Carving*	8	3.8
Arts administration/Arts advocacy*	7	3.4
Glass*	7	3.4
Architecture/Landscape architecture*	6	2.9
Culinary arts*	6	2.9
Installation art*	6	2.9
Storytelling*	4	1.9
Design (including functional art)*	3	1.4
Folk and traditional art*	3	1.4
Comedy (stand-up, sketch, improv)*	2	1.0
Culture bearer/Cultural practitioner*	2	1.0
Puppetry*	2	1.0
Calligraphy	1	0.5
Celebration Art	1	0.5
Collage	1	0.5
Community Collaborative Art	1	0.5
Converting waste, into art	1	0.5
Interior/exterior spatial design	1	0.5
Meditation	1	0.5
Painting	1	0.5
Paper/clay	1	0.5
Photoetching	1	0.5
Procession of the species production	1	0.5
Video, writing, exhibitions, music productions, metal, stone, glass, mixed media, wood, healing, graphic design, arts education, all equal	1	0.5
Wine tasting and painting parties	1	0.5

**Art, cultural or creative industry was provided as an option in the survey.*

Appendix D: Survey Data – All Respondents – Survey of Artists and Creative Individuals

This appendix provides a summary of responses for all artist survey respondents (the entire survey sample). The information is presented in the order of the survey and includes the survey questions followed by the total number of responses for each answer. All respondents completed portions of the survey, which are included in this appendix. However, some survey questions were only presented to "interested" respondents; the data for those questions have been summarized in the main report and are not included here.

Please tell us about your art/creative work and your current working situation.

In what areas of the arts, cultural or creative industries are you most involved? (Select up to three that most apply)

	Frequency	Percent
Architecture/Landscape architecture	15	2.5
Art gallery/Exhibition space/Curatorial	51	8.5
Arts administration/Arts advocacy	23	3.8
Arts education/instruction	84	13.9
Book arts/illustration	42	7.0
Ceramics	35	5.8
Comedy (stand-up, sketch, improv)	5	0.8
Crafts/Fine crafts	92	15.3
Culinary arts	16	2.7
Culture bearer/Cultural practitioner	9	1.5
Dance/Choreography	21	3.5
Design (including functional art)	13	2.2
Digital arts (computer/multimedia/new media, etc.)	42	7.0
Fiber/Textile arts/Weaving/Fashion/Costume design	71	11.8
Film/Video/Television/Digital/Web-based entertainment production	44	7.3
Folk and traditional art	13	2.2
Glass	22	3.6
Graphic arts/design	51	8.5
Healing arts/Art therapies	32	5.3
Installation art	24	4.0

	Frequency	Percent
Jewelry design/fabrication	47	7.8
Metalworking	21	3.5
Mixed media	73	12.1
Music (vocal/instrumental/recording/composition)	97	16.1
Painting/Drawing	198	32.8
Performance art	25	4.1
Photography	85	14.1
Printmaking	50	8.3
Puppetry	7	1.2
Sculpture	58	9.6
Storytelling	10	1.7
Tattoo	2	0.3
Theater arts (acting, directing, production, etc.)	35	5.8
Woodworking/Carving	31	5.1
Writing/Literary arts	73	12.1
Other, please specify*	39	6.5

**Detailed free-text responses for those who selected "Other" are shown in the following table.*

Other, free-text responses to the question "In what areas of the arts, cultural or creative industries are you most involved? (Select up to three that most apply)"

	Frequency	Percent
3D Paper Sculpture	1	0.2
Antique restoration	1	0.2
Assemblage	1	0.2
Calligraphy	1	0.2
Celebration Art	1	0.2
Collage	1	0.2
Collage, art quilts	1	0.2
Comics	1	0.2
Community Collaborative Art	1	0.2
Community/Social Practice	1	0.2
Converting waste, into art	1	0.2
Costuming	1	0.2
Electronics Assembly/Instrument Building	1	0.2
Game Design	1	0.2
Garden management	1	0.2
Gasoline Free Food Transportation	1	0.2

	Frequency	Percent
Interdisciplinary performance and visual arts	1	0.2
Interior/exterior spatial design	1	0.2
Letterpress	1	0.2
Meditation	1	0.2
Mosaic art	3	5.2
Painting	2	0.3
Paper/clay	1	0.2
Photoetching	1	0.2
Procession of the species production	1	0.2
Quilting	1	0.2
Space models for film productions	1	0.2
Video, writing, exhibitions, music productions, metal, stone, glass, mixed media, wood, healing, graphic design, arts education, all equal	1	0.2
Watercolor	1	0.2
Wine tasting and painting parties	1	0.2
Wood art (scroll sawing)	1	0.2
Wood lathe work	1	0.2

Do you currently have work space you use only for your art or creative work? (i.e., space for creation, rehearsal, etc.)?

	Frequency	Percent
Yes	332	55.1
No	271	44.9
Total	603	100.0

Which best describes your current art or creative work situation?

	Frequency	Percent
I have space within my home that I use for my art or creative work.	367	60.9
I don't have the space I need for my art or creative work.	130	21.6
I rent or own studio or other work space outside my home.	58	9.6
My work space is provided free of charge (e.g., member of dance troupe, university student, etc.).	28	4.6
My work does not require designated space.	20	3.3
Total	603	100.0

What do you currently pay monthly, on average, for the studio or work space you rent or own outside your home?

Note: this question was asked only of the 58 respondents who selected "I rent or own studio or other work space outside my home." in the previous question.

	Frequency	Percent
$0	6	10.3
$1 - $50	8	13.8
$51 - $100	9	15.5
$101 - $150	5	8.6
$151 - $200	8	13.8
$201 - $300	5	8.6
$301 - $400	11	19.0
$401 - $500	3	5.2
More than $500	3	5.2
Total	58	100.0

Please tell us about your current living situation.

Do you currently own or rent/lease your living space?

	Frequency	Percent
Rent/Lease	236	39.1
Own	329	54.6
Do not rent/lease or own	38	6.3
Total	603	100.0

What do you currently pay monthly, on average, for your housing, NOT including utilities? (e.g., your monthly rent or mortgage payment)

Note: this question was asked only of the 565 respondents who selected "Rent/Lease" or "Own" in the previous question.

	Frequency	Percent
$0 – I currently don't pay for housing	62	11.0
$1 - $400	82	14.5
$401 - $600	76	13.5
$601 - $800	73	12.9
$801 - $1,000	77	13.6
$1,001 - $1,200	50	8.8
$1,201 - $1,500	71	12.6
$1,501 - $2,000	43	7.6
$2,001 - $2,500	17	3.0
$2,501 - $3,000	10	1.8
$3,001 - $3,500	2	0.4
$3,501 - $4,000	1	0.2
Over $4,000	0	0.0
Not answered	1	0.2
Total	565	*100.1

**Does not equal 100.0% due to rounding.*

Have you ever lived in Olympia, WA?

	Frequency	Percent
I currently live in Olympia	468	77.6
Yes, but not currently	80	13.3
No	55	9.1
Total	603	100.0

Please tell us about your interest in our proposed project.

Would you relocate to an affordable artists' live/work community specifically designed for artists, creative individuals and their families, if available, in the City of Olympia, WA?

	Frequency	Percent
Yes	200	33.2
No	403	66.8
Total	603	100.0

Would you rent studio or creative work space on an ongoing basis in a new, multi-use arts facility specifically designed for artists and creative individuals, if available, in the City of Olympia, WA?

	Frequency	Percent
Yes	206	34.2
No	397	65.8
Total	603	100.0

Would you rent studio or creative work space on an occasional basis, if available, in the City of Olympia, WA?

	Frequency	Percent
Yes	208	34.5
No	395	65.5
Total	603	100.0

Please tell us about yourself.

What is your age?

	Frequency	Percent
20 years or younger	11	1.8
21 – 30 years	89	14.8
31 – 40 years	104	17.2
41 – 50 years	89	14.8
51 – 60 years	128	21.2
61 – 70 years	143	23.7
Over 70 years	39	6.5
Total	603	100.0

What is your gender?

	Frequency	Percent
Male	183	30.3
Female	392	65.0
Transgender/Transsexual/Genderqueer	9	1.5
Prefer not to answer	19	3.2
Total	603	100.0

Which of the following best describes you?

(We ask this and other demographic questions to assess our outreach in an effort to ensure that everyone in the creative community has a chance to share their thoughts and opinions)

	Frequency	Percent
Asian/Pacific Islander	10	1.7
Black/African American	4	0.7
Hispanic/Latino	13	2.2
Multiracial/Multiethnic	43	7.1
Native American/American Indian	28	4.6
White/Caucasian	489	81.1
Something else, please specify**	16	2.7
Total	603	*100.1

**Does not equal 100.0% due to rounding.*
***Detailed free-text responses for those who selected "Something else" are shown in the following table.*

Other, free-text responses to the question "Which of the following best describes you?

	Frequency	Percent
Celtic-American	1	0.2
Eastern European	1	0.2
Irish, Scottish, German	1	0.2
Italian American	1	0.2
Northern European	1	0.2
Not specified/Not answered	11	1.8
Total	16	2.8

Including yourself, how many people share your current living space?

Total adults (18+ yrs.):

	Frequency	Percent
One - I am the only adult	157	26.0
Two	319	52.9
Three	74	12.3
Four or more	53	8.8
Total	603	100.0

Total children (under 18):

	Frequency	Percent
None	474	78.6
One	70	11.6
Two	46	7.6
Three	7	1.2
Four or more	6	1.0
Total	603	100.0

What is the highest level of education you have completed?

	Frequency	Percent
Some high school course work	2	0.3
High School/GED	17	2.8
Some college course work or 2-year degree	156	25.9
Bachelor's degree	205	34.0
Some post-graduate work	74	12.3
Post-graduate degree	149	24.7
Total	603	100.0

Which range is closest to your gross annual household income (including income from other family/household members)? (PRIVACY NOTICE: Your answer is anonymous and confidential)

	Frequency	Percent
Under $10,000	48	8.0
$10,000 - $15,000	45	7.5
$15,001 - $20,000	49	8.1
$20,001 - $25,000	41	6.8
$25,001 - $30,000	39	6.5
$30,001 - $35,000	37	6.1
$35,001 - $40,000	26	4.3
$40,001 - $45,000	24	4.0
$45,001 - $50,000	15	2.5
$50,001 - $55,000	23	3.8
$55,001 - $60,000	30	5.0
$60,001 - $65,000	32	5.3
$65,001 - $75,000	43	7.1
$75,001 - $85,000	28	4.6
$85,001 - $100,000	39	6.5
$100,001 - $125,000	31	5.1
$125,001 - $150,000	12	2.0
$150,001 - $200,000	13	2.2
$200,001 - $300,000	6	1.0
$300,001 - $400,000	1	0.2
More than $400,000	1	0.2
Prefer Not to Answer	20	3.3
Total	603	*99.9

**Does not equal 100.0% due to rounding.*

What percentage of your income comes from your art or creative work? (not the household's income)

	Frequency	Percent
Less than 10%	415	68.8
10% - 25%	86	14.3
26% - 50%	33	5.5
51% - 75%	18	3.0
76% - 100%	51	8.5
Total	603	*100.1

**Does not equal 100.0% due to rounding.*

Which of the following fee-based programs or services would be of most interest to you, if made available affordably in the City of Olympia to participants of a new arts/creative facility and to the general public? (Select up to three that most apply)

	Frequency	Percent
Shared tools/Equipment program	244	40.5
Accounting/Bookkeeping services	75	12.4
Portfolio development workshops	81	13.4
Healthcare/Social service assistance programs	90	14.9
Master classes/Workshops in the performing arts	72	11.9
Business development workshops (grant writing, business plan development, etc.)	149	24.7
Legal assistance (contracts, dispute resolution, taxes, etc.)	97	16.1
Master classes/Workshops in the visual arts	234	38.8
Management consulting (marketing, business strategy, etc.)	102	16.9
Networking opportunities	202	33.5
Web design assistance	148	24.5
Other, please specify*	32	5.3
None of the above	32	5.3

**Detailed free-text responses for those who selected "Other" are shown in the following table.*

Other, free-text responses to the question "Which of the following fee-based programs or services would be of most interest to you, if made available affordably in the City of Olympia to participants of a new arts/creative facility and to the general public? (Select up to three that most apply)"

	Frequency	Percent
A common place for all artist to display work	1	0.2
A place to sell my work	1	0.2
Access to agent representation	1	0.2
All	1	0.2
All ages music and arts space	1	0.2
Art orgn meeting spaces	1	0.2
Booking for performance venues and tour planning	1	0.2
Cannot teach art	1	0.2
Dance space, classes	1	0.2
Editing/Publishing workshops	1	0.2

	Frequency	Percent
Gallery/Agent Representation	1	0.2
Gallery/exhibit space	4	0.7
Gallery shows	1	0.2
Gathering space for writers' groups	1	0.2
I would check lots of these if I could help facilitate ... I do bookkeeping and could teach workshops in theater and visual arts	1	0.2
If I were a candidate, the healthcare and accounting services would be a necessity.	1	0.2
It would be nice to be around really talented, really professional people--provided they share some of my other values such as integrity, empathy, insightfulness, eagerness to develop their talent and understanding, and eager to encourage and affirm others	1	0.2
Lecture and exhibition space	1	0.2
Life drawing	1	0.2
Live models	1	0.2
Make Space	1	0.2
Network with artists	1	0.2
Permanent sales venue	1	0.2
Procession of the Species community art studio	1	0.2
Shared cooking space licensed by Dept of Health	1	0.2
Shared performing rehearsal space	1	0.2
Shared Retail space	1	0.2
Union Information	1	0.2
Writing group	1	0.2

City of Olympia

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City Council

Comprehensive Plan Policy Related to Street Connectivity

Agenda Date: 4/22/2014
Agenda Number: 2.B
File Number: 14-0279

File Type: work session **Version:** 1 **Status:** Study Session

..Title
Comprehensive Plan Policy Related to Street Connectivity

..Recommended Action
Committee Recommendation:
Not referred to a committee.

City Manager Recommendation:
Receive and discuss information related to street connectivity. Provide guidance on next steps.

..Report
Issue:
On February 25, policy language about street connectivity was forwarded to a Council Study Session for further consideration. Direction is needed on language to be included in the Public Hearing Draft of the Comprehensive Plan Update. City Council will hold a public hearing on the draft plan later in 2014.

Staff Contact:
Sophie Stimson, Senior Planner, Public Works Transportation, 360.753.8497
Mark Russell, P.E., Director of Transportation, Public Works, 360.753.8762

Presenter(s):
Sophie Stimson, Senior Planner, Public Works Transportation

The Olympia Planning Commission (OPC) was notified of the meeting.

Background and Analysis:
Street connectivity is a major policy area of the Comprehensive Plan and the *Olympia Transportation Mobility Strategy*. Street connectivity policies help to achieve safety and efficiency and increase travel mode choices in our transportation system. Street connections are important because they allow for short trips and direct route options for walking, biking, driving and to access transit. A connected street grid also provides better access for emergency and commercial vehicles. See the link below for the City's webpage on street connectivity for more background.

The current Comprehensive Plan has strong language about the value and need for connections. Policies describe the placement of streets in the network. However, Olympia has not achieved all street connections planned and documented in the

Comprehensive Plan and required through code regulations. There is a cumulative impact on the transportation system when these connections are not made. See the attached list of major street connections (excludes local access streets) considered since 1995.

The reasons street connections are not made include objections from adjacent neighborhoods, objections from the property developer, or a topographic or environmental constraint.

When a street connection is proposed, staff is often asked to provide an analysis that reviews the potential implications of a street connection. Current policy 3.20f is used to guide this analysis.

In proposed policy PT 4.21, which replaces policy 3.20f, the OPC recommends a review of every street connection. Evaluating all street connections undermines the base assumption that street connections have value and will require a great deal of City staff resources. This evaluation is estimated to take 80 to 160 hours of staff time, and there are approximately two to four connections on any given year.

Staff has a new policy proposal, developed since the Planning Commission draft plan was published and after the Council's February 25 discussion. In response to Council's discussion, staff recommends a policy to analyze a street connection only when the connection is anticipated to create exceptional impacts. The exceptional circumstances could include:

- Environmental impacts, such as the connection crosses a significant wetland or critical area;
- Community impacts, such as the connection results in removal of homes and buildings; or,
- Safety impacts, such as vehicle volumes on the street exceed the volumes of the adopted classification of that street.

The specific exceptional circumstances, under which a street connection warrants additional analysis, will be defined in the Engineering Design and Development Standards (EDDS) with public involvement. The policy states that if a proposed street connection meets one of these criteria, it will be further evaluated with quantitative measures to understand its effect on the function of the street network.

A comparison of current, OPC recommended, and staff recommended policy language is attached.

Neighborhood/Community Interests (if known):
During the OPC's deliberations on the draft Comprehensive Plan Update, residents from the Park Drive and southwest Olympia areas expressed concerns about street connections.

Agenda Date: 4/22/2014
Agenda Number: 2.B
File Number: 14-0279

Options:
Option A. Receive and discuss information related to street connectivity. Provide guidance on next steps.

Financial Impact:
Street connections are typically built as part of the development of private property.

Attachments:
- Table comparing policy language
- List of Major Street Connections considered since 1995

Comparing Policy Language on Street Connectivity

Current Comprehensive Plan	**OPC Recommendation**	**Staff Recommendation**
T3.20 f: Require that streets and trails connect with other streets and trails whenever practical; dead-ends and cul-de-sacs should be avoided. Use "stubbed out" streets and trails to provide linkages with future neighborhoods. In determining where it is practical to connect new streets with existing ones, the City or County, as appropriate, will determine whether the merits outweigh the demerits of the whole package, and whether the connection would be in the best interests of both the community at large and the neighborhood. In discussions with the existing neighborhood, the following will be considered: (1) Neighborhood development plans, (2) Pedestrian safety, (3) Availability or feasibility of sidewalks, (4) Width of roadway, (5) Topography and environmental constraints, (6) Sight distance, (7) Likelihood of diverting significant cross-town arterial traffic onto local neighborhood streets, (8) Whether pedestrian/ bicycle connections, rather than streets, would accomplish the desired goals, and 9) Effectiveness of proposed traffic-calming measures.	PT4.21 Pursue all street connections. When a street connection is proposed, the developer, City, or County will analyze how not making the street connection will impact the street network. This information will be shared with the neighborhood and other stakeholders before any final decision is made. At a minimum, this evaluation will include: • Impacts on directness of travel for pedestrians, bicyclists, transit users, and motorists • Impacts on directness of travel for emergency-, public-, and commercial-service vehicles • An assessment of travel patterns of the larger neighborhood area • An assessment of traffic volumes at the connection and at major intersections in the larger neighborhood area • Identification of major topographical barriers or environmental constraints that make a connection infeasible • Involve the neighborhood and other stakeholders in the identification of potential mitigation measures for the new connection • Bicycle and pedestrian safety • Noise impacts and air pollution • Likelihood of diverting significant cross-town arterial traffic on to local neighborhood streets • Effectiveness of proposed traffic-calming measures	PT4.21 Pursue street connections because a well-connected street system improves the safety and efficiency for all modes of travel. If a street connection is anticipated to result in exceptional environmental, community or safety impacts, the proposed connection will be analyzed with quantitative measures that identify the effects of the connection on the greater street network. These quantitative measures will include, but are not limited to: • Effect on trip lengths for walking, biking and driving • Effect on vehicle volumes at adjacent intersections and nearby major streets • Effect on traffic patterns of surrounding area The conditions of exceptional circumstances, under which a street connection warrants further analysis, will be defined in the Engineering Design and Development Standards, with involvement of the public.

Street Connections Considered on Major Streets Since 1995

	Classification
Street Connections Not Made	
Southwest	
16th Avenue, SW, Carriage Loop to Fern Street	Neighborhood Collector
Decatur Street, SW, Caton Way to 9th Avenue	Major Collector
Southeast	
27th Ave, SE, Hoffman to Polar Pl	Major Collector
27th Ave, SE, Polar Pl to Allen Rd	Neighborhood Collector
28th Ave, SE, Hoffman Rd to Hampton Ct	Neighborhood Collector
Allen Road, SE, 18th Ave to 28th Ave	Neighborhood Collector
Lakewood Drive, SE, to Lakecove Lp	Neighborhood Collector
Lakewood Dr, SE, Darian St to Lakehills	Neighborhood Collector
Bentridge to 41st Way, SE, in New Castle	Neighborhood Collector
Highline Drive, SE to Trillium Development	Neighborhood Collector
Northeast	
12th Avenue, NE, Lilly to Lister	Major Collector
Lindell Road, NE, to Lister	Neighborhood Collector
22nd Ave, NE, alignment from Lilly to Sleater-Kinney	Neighborhood Collector
12th - 15th, SE, Lilly to Sleater-Kinney	Major Collector
Street Connections Made	
Thurston/Olympia Ave, NE, from East Bay to Jefferson	Major Collector
30th Avenue, SE, Allen to Hoffman	Neighborhood Collector
Van Epps Road, SE, to Log Cabin	Neighborhood Collector
Whitmore Dr, SE, Log Cabin Road to Ceder Park Lp	Neighborhood Collector
Greenwood Drive, SW, Harrison to Kaiser	Neighborhood Collector
Alta Avenue, SW, and 5th	Neighborhood Collector
Goldcrest Drive, NW, Road 65 to Kaiser	Neighborhood Collector
Kasey Keller Dr, Martin Way to Sleater-Kinney	Major Commercial Collector

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Street Connectivity

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Getting Connected

Olympia is striving to build a well-connected network of small streets that are human-scale, and safe and inviting for walking, biking and driving.

Why do we need street connectivity?

A well connected street grid means:

- Direct efficient routes for all users
- People can walk, bike and access transit easily
- More efficient access for emergency vehicles and other services
- More route options during construction or street closures
- Alternate routes during emergencies, improving safety and reducing delays
- Reduced need to widen roads and intersections, creating a more human-scale street system
- Narrower streets with fewer lanes, which minimizes vehicle volumes and speeds
- Smaller intersections, which are easier for pedestrians, bicyclists and motorists to navigate

Policy Background

Comprehensive Plan

Street connectivity is emphasized in the *Olympia Comprehensive Plan*. This approach was selected because of benefits to all modes of travel and because it creates the urban form we envision for our neighborhoods and commercial districts. The alternative to a well-connected grid is to depend on a few large streets and intersections that are less safe for bicyclists and pedestrians, and make transit difficult to access. The current Comprehensive Plan discusses this policy in more detail (see Appendix 6A).

Transportation Mobility Strategy

The 2009 Olympia Transportation Mobility Strategy recommends increasing street and pathway connectivity in our network. Appendix H of the Mobility Strategy report is an analysis of street connectivity.

Status of Connectivity in Olympia

Olympia has not been able to achieve all street connections planned and documented in the Comprehensive Plan or required through code regulations. There is a cumulative impact on the transportation system when these connections are not made. The existing street system gets more congested, there is more delay at intersections, streets need to be widened which is costly, and streets become less safe and unpleasant for walking and biking. See a List of Street Connections on Major Streets Considered since 1995.

Working with Residents on Street Connections

Street connectivity can be a sensitive issue for residents of adjacent neighborhoods. A process to discuss a proposed street connection with surrounding residents occurs when a street connection is pursued.

- When the City is the proponent of a street connection, like any other City project, public involvement precedes the project. When a street connection is pursued as part of the improvements associated with a private development, a public notification and comment process occurs.

Live Plow Map
FIND OUT WHERE WE ARE PLOWING RIGHT NOW

Pathways
LEARN ABOUT THE NEIGHBORHOOD PATHWAY PROGRAM

Your Trip
LEARN ABOUT YOUR TRANSPORTATION OPTIONS

City Calendar

04/18 -
City Hall Front Counter Closed until 9:00 a.m. for staff training

04/18 - 09:30 a.m.
Volunteer Work Party

04/19 - 08:30 a.m.
Downtown Clean Up

04/19 - 10:00 a.m.
Earth Day Stewardship Event

04/21 - 09:00 a.m.
Hearing Examiner Public Hearing

View full calendar...

City Updates

SPRING/SUMMER CAMPS - REGISTER NOW! Registration for all Spring/Summer camps, classes, trips and other programs is now open! More...

BUDGET. The 2014 Adopted Operating Budget is available for viewing online.

ARTS COMMISSION VACANCY. City Council is accepting applications for one vacancy on the Olympia Arts Commission. Application Form...

OLYMPIA MUNICIPAL CODE. Quick link to the Olympia Municipal Code.

MEETINGS. Agenda and Minutes for City Council and most advisory committees.

- Neighborhoods are involved in identifying any mitigation needed for a street connection. This allows residents and other stakeholders to identify ways to improve bicycle and pedestrian safety and keep vehicle speeds low.

Proposed Decatur Street and 16th Avenue Street Connections

Street connections are proposed in the southwest Olympia area, including Decatur Street to Caton Way and 16th Avenue to Fern Street. The decision as to whether or not Decatur Street and 16th Avenue should be connected streets will not be made until the West Olympia Access Study Phase II is complete.

West Olympia Access Study Phase I was completed in 2010. Phase I examined the highway access and determined the need to create new access ramps to SR 101. See the West Olympia Access Study Summary for more information.

During Phase I, the public brought up many issues related to pedestrian, bike, auto and transit access on the westside's local street network. These issues will be addressed in Phase II of the study, which will examine the local street system. During Phase II, discussions with the public about Decatur Street and 16th Avenue will occur.

Phase II is not expected to be complete until 2015/2016. A decision on Decatur Street and 16th Avenue connections may be considered by the Council, once the study is complete.

See this memo for more history on Decatur Street and 16th Avenue Connections.

More About the Proposed Connections at Decatur Street and 16th Avenue

These connections are expected to primarily serve neighborhood traffic, as opposed to through trips with no relationship to neighborhood properties. In past discussions, it has been assumed that if Decatur Street was opened, it would include sidewalks, planter strips, and street lights on at least one side of the street. Traffic calming and other design features will be added to discourage trips that are not associated with the neighborhood.

Decatur Street is proposed as a Major Collector. Other Major Collectors include Miller or Pine Avenues in the northeast, or Conger Avenue in the northwest, or Eskridge Boulevard and Carlyon Avenue in the southeast.

16th Avenue is proposed as a Neighborhood Collector. Other Neighborhood Collectors include are Rogers Street and Bowman Avenue in the northwest, Fir Street and 30th Avenue in the southeast, Marion and Quince Streets in the northeast.

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City Council

Comprehensive Plan Policy Related to Safety of Newly Connected Streets

Agenda Date: 4/22/2014
Agenda Number: 2.C
File Number: 14-0380

File Type: work session **Version:** 1 **Status:** Study Session

..Title
Comprehensive Plan Policy Related to Safety of Newly Connected Streets

..Recommended Action
Committee Recommendation:
Not referred to a committee.

City Manager Recommendation:
Receive and discuss policy language related to the safety of newly connected streets. Provide guidance on next steps.

..Report
Issue:
Whether or not to include policy language related to safety of newly connected streets in the Public Hearing Draft of the Comprehensive Plan Update. The City Council is expected to hold a public hearing on the draft plan in 2014.

Staff Contact:
Sophie Stimson, Senior Planner, Public Works Transportation, 360.753.8497
Mark Russell, P.E., Director of Transportation, Public Works, 360.753.8762

Presenter(s):
Sophie Stimson, Senior Planner, Public Works Transportation
The Olympia Planning Commission (OPC) was notified of the meeting.

Background and Analysis:
Street connectivity is a major policy area of the Comprehensive Plan and the *Olympia Transportation Mobility Strategy*. Street connectivity policies help to achieve safety and efficiency and increase travel mode choices in our transportation system. Street connections are important because they allow for short trips and direct route options for walking, biking, driving and to access transit. A connected street grid also provides better access for emergency and commercial vehicles.
Olympia has not achieved all street connections planned and documented in the Comprehensive Plan and required through code regulations. There is a cumulative impact on the transportation system when these connections are not made. The reasons street connections are not made include objections from adjacent neighborhoods, objections from the property developer, or a topographic or environmental constraint. One of the primary reasons a neighborhood objects to a

street connection relates to the safety of the connected streets.

When a street connection is made, a mechanism is needed to ensure that bicycle, pedestrian and motor vehicle safety are addressed at the time of the connection. Typically, a new development will make a street connection and build some street frontage, but the remainder of the street may be substandard and create safety concerns, particularly for pedestrians.

Since the Planning Commission's recommended draft of the Comprehensive Plan was issued, staff proposes a new policy related to the safety concerns resulting from new street connections. The new policy would require safety improvements be built, as needed, on newly connected streets at the time when connections are made. Some of these improvements may be built by private development where applicable, however it is likely the City will need to fund some of these improvements. Staff proposes the following policy language for Council consideration:

> New Policy: *Address safety concerns on newly connected streets and build any needed improvements at the time when street connections are made. Define what constitutes safety improvements in the Engineering Design and Development Standards.*

Neighborhood/Community Interests (if known):

During the OPC's deliberations on the Draft of the Comprehensive Plan Update, residents from the Park Drive and southwest Olympia areas expressed concerns about street connections.

Options:

Option A. Receive and discuss policy language related to the safety of newly connected streets. Provide guidance on next steps.

Option B. Do not add a new policy addressing the safety of connected streets at this time.

Financial Impact:

This policy would likely result in a new Capital Facilities Plan (CFP) program to fund these improvements. If funding is not identified, street connections may not be made in a timely manner. Prior to implementation of this policy, discussions about how to fund these improvements would need to occur with Council.

City of Olympia

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City Council

Comprehensive Plan Policy Related to the Proposed Park Drive Street Connection

Agenda Date: 4/22/2014
Agenda Number: 2.D
File Number: 14-0280

File Type: work session **Version:** 2 **Status:** Study Session

..Title
Comprehensive Plan Policy Related to the Proposed Park Drive Street Connection

..Recommended Action
Committee Recommendation:
Not referred to a committee.

City Manager Recommendation:
Receive and discuss information related to the proposed connection of Park Drive to Kaiser Road. Provide guidance on next steps.

..Report
Issue:
On February 25, Planning Commission and City Manager recommendations were presented to Council on the proposed connection of Park Drive to Kaiser Road. This topic was forwarded to a Council Study Session for further consideration. Direction is needed on language to be included in the Public Hearing Draft of the Comprehensive Plan Update. City Council is expected to hold a public hearing on the draft plan later in 2014.

Staff Contact:
Sophie Stimson, Senior Planner, Public Works, 360.753.8497
Mark Russell, P.E., Director of Transportation, Public Works 360.753.8762

Presenter(s):
Sophie Stimson, Senior Planner, Public Works
The Olympia Planning Commission (OPC) was notified of this meeting.

Background and Analysis:
Street connectivity is a major policy area of the Comprehensive Plan and the Olympia Transportation Mobility Strategy. Street connectivity policies help to achieve safety and efficiency and increase travel mode choices in our transportation system. Street connections are important because they allow for short trips and direct route options for walking, biking, driving and to access transit. A connected street grid also provides better access for emergency and commercial vehicles.

Street connections are primarily built as a requirement of new development. Guidance about the location and classification (size) of new street connections is provided in the Comprehensive Plan and in the Engineering Design and Development Standards, part of the City's code.

The current Comprehensive Plan Transportation Map 6.3 shows street connections of Park Drive to Kaiser Road, and Kaiser Road to Black Lake Boulevard. Park Drive is shown as a future neighborhood collector street and Kaiser Road is shown as a major collector street.

In the draft Comprehensive Plan Update, Appendix A of the Transportation Chapter discusses the context and unique needs related to some street connections. Park Drive is one of the street connections discussed in this appendix. Park Drive is also shown on the proposed *Transportation 2030 Map - Westside and Downtown*. (See attached map).

In past years, residents in the Park Drive area have raised concerns in response to new development proposals and the street connections that would be required. Specifically, residents object to making a street connection from Park Drive to Kaiser Road. For this reason, staff is recommending language in Appendix A that states both streets should be constructed together, or Kaiser Road, the larger major collector street, should be completed first so that higher volume traffic is not directed to Park Drive.

During the OPC's deliberations on the draft Comprehensive Plan Update, residents from the Park Drive area testified against making a full street connection from Park Drive to Kaiser Road. In response to these comments, the OPC recommends the future connection of Park Drive as a bike, pedestrian and emergency access connection only.

Staff does not recommend eliminating vehicle access at Park Drive because it will result in longer routes for motor vehicle drivers in the vicinity of Park Drive. It will also result in fewer route options for drivers when construction or emergencies occur.

Park Drive currently does not have a sidewalk or shoulder for walking. A walking facility, traffic calming devices or other safety improvements may help to alleviate some residents' concerns should a full street connection be made. These additional improvements could be made by private development or the City. Staff has proposed an additional comprehensive plan policy related to safety of newly connected streets to address these types of concerns.

See attached table comparing Park Drive language for Appendix A.

Neighborhood/Community Interests (if known):
During the OPC's deliberations on the draft Comprehensive Plan Update, residents from the Park Drive area testified against making a full street connection from Park Drive to Kaiser Road.

Options:

Agenda Date: 4/22/2014
Agenda Number: 2.D
File Number: 14-0280

Option A. Receive and discuss information related to the proposed connection of Park Drive to Kaiser Road. Provide guidance on next steps.

Financial Impact:
Any Park Drive connection would be constructed by private development.

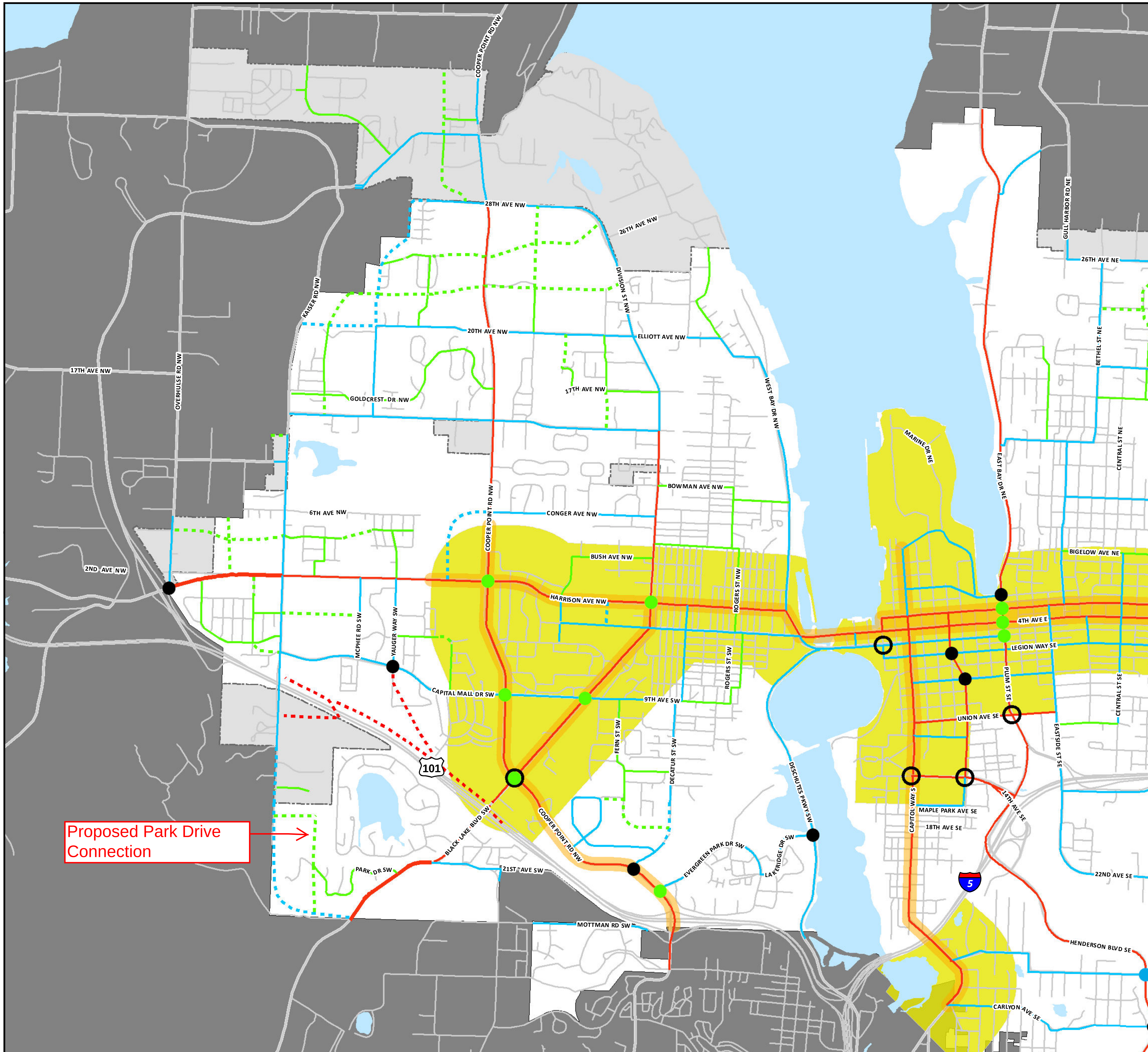
Safety improvements on Park Drive may be constructed by private development, or by the City.

Attachments:

- Table comparing Park Drive language for Appendix A
- Section of the Proposed *Transportation 2030 Map, Westside and Downtown*

Park Drive Language Comparison

Draft Plan Citations	OPC Recommendation	Staff Recommendation
Appendix A of Transportation Chapter	*“If at some future time, Kaiser Road is extended to Black Lake Boulevard, extension of Park Drive to Kaiser Road may be considered in order to provide access for bicycles, pedestrians, and emergency vehicles.”*	*“A neighborhood collector street connection is also planned between Kaiser Road and Park Drive. Both connections add needed connectivity to the area, serving different functions in the street network. The neighborhood collector connection between Kaiser Road to Park Drive will not be a substitute for the major collector connection between Kaiser Road and Black Lake Boulevard. The Park Drive connection should not be built until the Kaiser Road connection is in place.”*



City of Olympia | Capital of Washington State

Transportation 2030
Westside and Downtown

- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- Future Major Collector
- Existing Neighborhood Collector
- Future Neighborhood Collector
- Strategy Corridor
- Downtown and Urban Corridors
- Urban Growth Area
- City Limits

* LOS will be allowed to fall below adopted levels of service at these sites. Some types of improvements are appropriate.

Notes:

On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

In the downtown and along Urban Corridors LOS E will be acceptable on arterial and major collectors. In the rest of the City and Urban Growth Area LOS D is acceptable.

The specific alignment of the future streets shown will be determined based on more detailed analysis during development review or City alignment studies.

Any decision on whether to connect Decatur Street to Canton Way, and open 16th Avenue to Carriage Loop through vehicular connections will not be made until the Westside Olympia Access Study is complete.

All widening projects will be built to current street standards.

0 0.25 0.5 Miles