

May 28, 2020

City of Olympia  
General Government Committee

RE: Olympia Planning Commission, Repositioned 2020-2021 Work Plan

Dear Councilmembers,

The Olympia Planning Commission is honored to present you with a revised 2020-2021 Work Plan repositioned to the 3-tier format in accordance with your request. The purpose of this revision is to identify new or existing work plan items that will aid in recovery of the COVID-19 emergency and align with City Council priorities. The OPC is fortunate that most of its existing work plan items fit within the 3-tier format with the exception of informational briefings that the OPC did not assign to a tier.

The OPC approached the repositioning of its work plan by first designating the existing items into 3 tiers in accordance with the guidance provided by the GGC. The work plan also lists informational briefings on a number of topics which are not assigned to tiers but may be scheduled later depending on time and staff resources. The revised work plan items are summarized as follows:

**Tier 1** - The existing items designated in Tier 1 will be instrumental in developing new ideas that relate or seize on opportunities and/or learnings related to the COVID-19 emergency.

- The OPC annual organizational retreat
- The OPC 2021-2022 Work Plan

**Tier 2** – The existing items designated in Tier 2 support the City’s recovery from the COVID-19 emergency.

- Capital Facilities Plan review
- Zoning Map & Development Code updates including:
  - Wireless code updates
  - RV/mobile home code updates
  - Restructure land use permit types
  - Housing affordability outcomes from LUEC, e.g., SEPA thresholds, parking standards
  - Housekeeping amendments
- Neighborhood Centers
- Joint Plan Recommendations
- Subarea/Neighborhood Plans

**Tier 3** – The existing items designated in Tier 3 advance City Council priorities.

- Housing Options Code amendments
- Shoreline Master Plan periodic update (Economic Development)
- Short-term Rentals Code amendments (Economic Development)
- Downtown Zoning Code updates (Economic Development)

The following items, previously scheduled as informational briefings, will be scheduled when time and staff resources allow:

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| - Thurston Climate Mitigation Plan | - Thurston Regional Planning Council |
| - Economic Development             | - Park Projects                      |
| - Transportation Master Plan       | - I-5 Corridor Study                 |

- Growth and Development
- Martin Way Corridor Study
- Homeless Response Plan
- Downtown Strategy
- Greenprint Community Mapping
- Solar Access
- Coalition of Neighborhood Associations
- Affordable Housing
- 2019 Legislation
- Housing Action Plan
- Development Patterns
- Priorities, Performance, and Investment (PPI) Cycle

The Commissioners also reflected on the lessons learned during the “stay home, stay healthy” order and how these lessons may generate new ideas to address the COVID-19 recovery and help the community adapt to the “new normal.” Three important themes emerged as a result of this discussion. These themes encompass and support many of the community values and goals of the Comprehensive Plan:

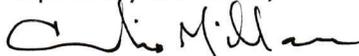
1. **Protect the community’s vulnerable populations.** Our residents that are financially burdened or physically impaired have suffered disproportionately during this period and are in need of financial relief, affordable healthcare, and affordable food and shelter.
2. **Enhance neighborhoods.** Complete neighborhoods that are accessible and offer basic goods and services can support those people who choose to work-at-home or school-at-home.
3. **Support local, small businesses.** The adverse effect COVID-19 has had on small business has severely impacted the local economy. Small, local businesses are disadvantaged by competing with larger, national firms.

It is the intent of the OPC to examine these lessons more thoroughly during its annual organizational retreat and as it develops the 2021-2022 Work Plan. In the meantime, a few items emerged from the short discussion that may merit more consideration, including:

- Provide shelter for the homeless that allows for safe, social distancing (motel conversions and tiny homes)
- Monitor the conditions of long term care institutions
- Prepare a “greenhouse gas inventory” to identify GHG generators and track mitigation progress
- Partner with private firms to provide wifi hotspots throughout the community and in under-served neighborhoods
- Consider restrictions on formula-based businesses especially in neighborhood centers to encourage local businesses
- Reduce barriers to home-based business
- Create a system to certify businesses as “local and safe” or “Olympia Strong”

The Olympia Planning Commission appreciates the efforts of the General Government Committee in taking bold steps to address the COVID-19 emergency and encouraging the Advisory Committees to contribute to the recovery strategy.

Respectfully submitted,



Candis Millar, AICP

Olympia Planning Commission Chair