

Attatchment C

Economic Development Plan Update

Ordinance No. O2026-012

Planning Commission Briefing, October 13, 2026

What We'll Cover Tonight

1. Introduction & Background
2. Key Changes
3. The Crosswalk
4. Technical Highlights
5. Next Steps

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Briefing on Ordinance No. O2026-012

No action is requested tonight.

This is a briefing on Ordinance No. O2026-012, the City's 2026 Final Docket of Comprehensive Plan amendments.

October 27, 2026

Work Session

Further discussion and requesting a public hearing date.

November 10, 2026

Proposed Public Hearing

Hearing, deliberation, and a recommendation to the City Council.

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The 2026 Final Comprehensive Plan Amendment Docket

City Sponsored Text Amendments

1. Economic Development Plan Update
   - An element of the Comprehensive Plan
   - Guides City's economic development policies and implementation actions
   - Refreshes goals, policies, and implementation actions
   - Reflects current conditions and priorities

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Why the Economic Development Plan Is Being Updated

Ten-year cycle

- The Growth Management Act requires the Comprehensive Plan to be updated every ten years.
- Tumwater completed its last periodic update in December 2025.

A 2019 plan

- The Economic Development Plan was last updated in 2019.
- The Plan was not updated as part of the 2026 periodic update.

Annual amendments

- The annual amendment process allows Comprehensive Plan amendments once per calendar year.
- The Economic Development Plan is the one 2026 amendment

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Review Criteria TMC 18.60.025(B)

1 Growth Management Act

Does the amendment conform to the Growth Management Act?

2 Plan and policy consistency

Is it consistent with the Comprehensive Plan, County-Wide Planning Policies, and related plans?

3 Changed conditions

Have area conditions changed to justify a change in land use for the area?

4 Community-related use

Is there a need for a community-related use not anticipated by the Comprehensive Plan?

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Overall Findings

Consistent with Growth Management Act

The updated Plan is consistent with the applicable Growth Management Act planning goals.

Internally and regionally consistent

The updated Plan is consistent with the Comprehensive Plan, Thurston County-Wide Planning Policies, and related plans.

Changing conditions

This criterion does not apply because the Plan update does not propose a zoning amendment or change in land use.

Overall Finding

Based on this review, the proposed Economic Development Plan update meets the applicable criteria in TMC 18.60.025(B) for approval.

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Adoption Process

STATE ENVIRONMENTAL PROTECTION ACT

SEPA Checklist completed **September 30, 2026**

Determination of Non-significance notice published **October 2, 2026**

Determination Appeal Period end expected October 22**, 2026**

DEPARTMENT OF COMMERCE

Notice of Intent submission completed September 17**, 2026**

Comment Period to end on **November 16, 2026**

PLANNING COMMISSION

Work session expected **October 27, 2026**

Hearing expected **November 10, 2026**

CITY COUNCIL

Gen. Government Committee scheduled for **November 18, 2026**

Consideration scheduled for **December 15, 2026**

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Public Outreach Summary

Objectives

- Reach a broad audience
- Collect usable data to inform local priorities
- Consistent messaging for all groups
- Complete outreach before **November 15, 2026**

Tools

- Partner Presentations
- Surveys
- Press Releases

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THURSTON EDC & CENTER FOR BUSINESS & INNOVATION

THURSTON COUNTY Chamber

TACC Tumwater Area Chamber of Commerce

Intro & Background
Key Changes
The Crosswalk
Technical Highlights
Next Steps

01

Economic diversification



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Intro & Background
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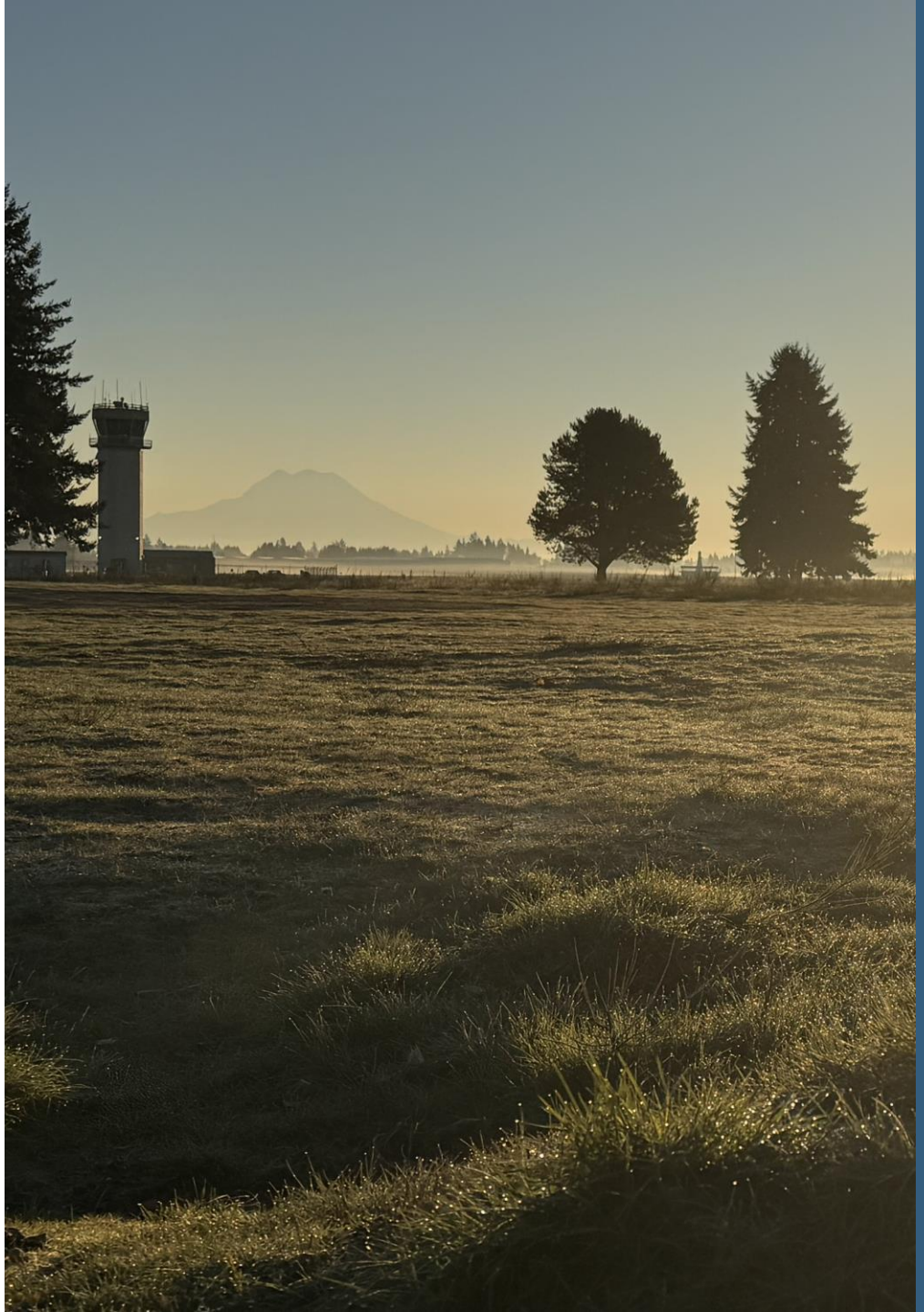
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Business retention and growth

Intro & Background
Key Changes
The Crosswalk
Technical Highlights
Next Steps

03

Land for employment



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04

Brewery and brownfields

05

District vibrancy and tourism



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Intro & Background
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Affordability as equity strategy

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Crosswalk Relationship Key

SUPPORTIVE

Policies reinforce one another.

117

COORDINATE

Policies are compatible but require coordination.

28

TENSION

Policies may have competing objectives that require tradeoffs or resolution during implementation.

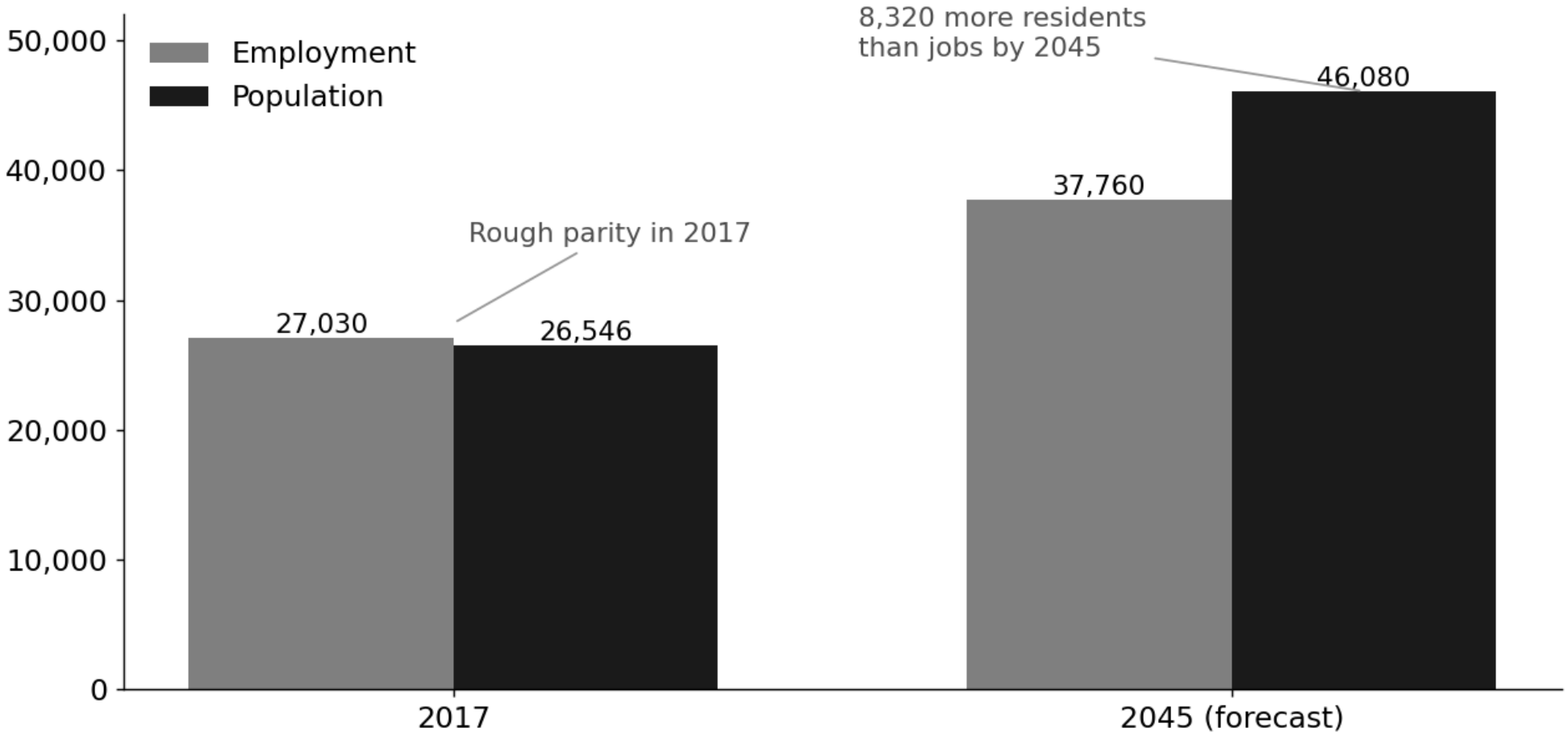
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*Tension between ED-6.3 and Climate CL-6.3

Aviation/logistics growth can increase transportation emissions, while Climate policy seeks low-carbon movement

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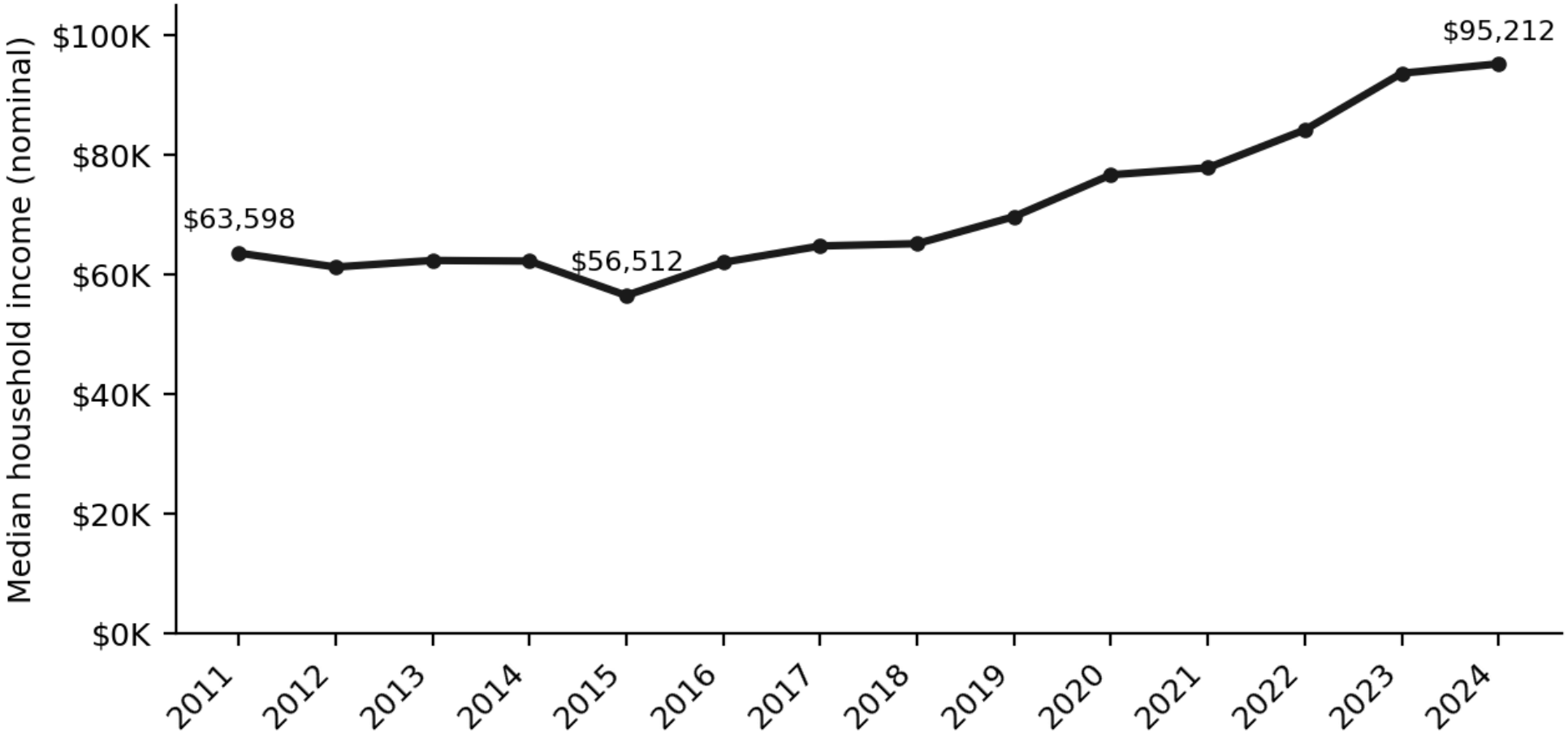
The "Why"



Sources: Thurston Regional Planning Council, Employment Estimates

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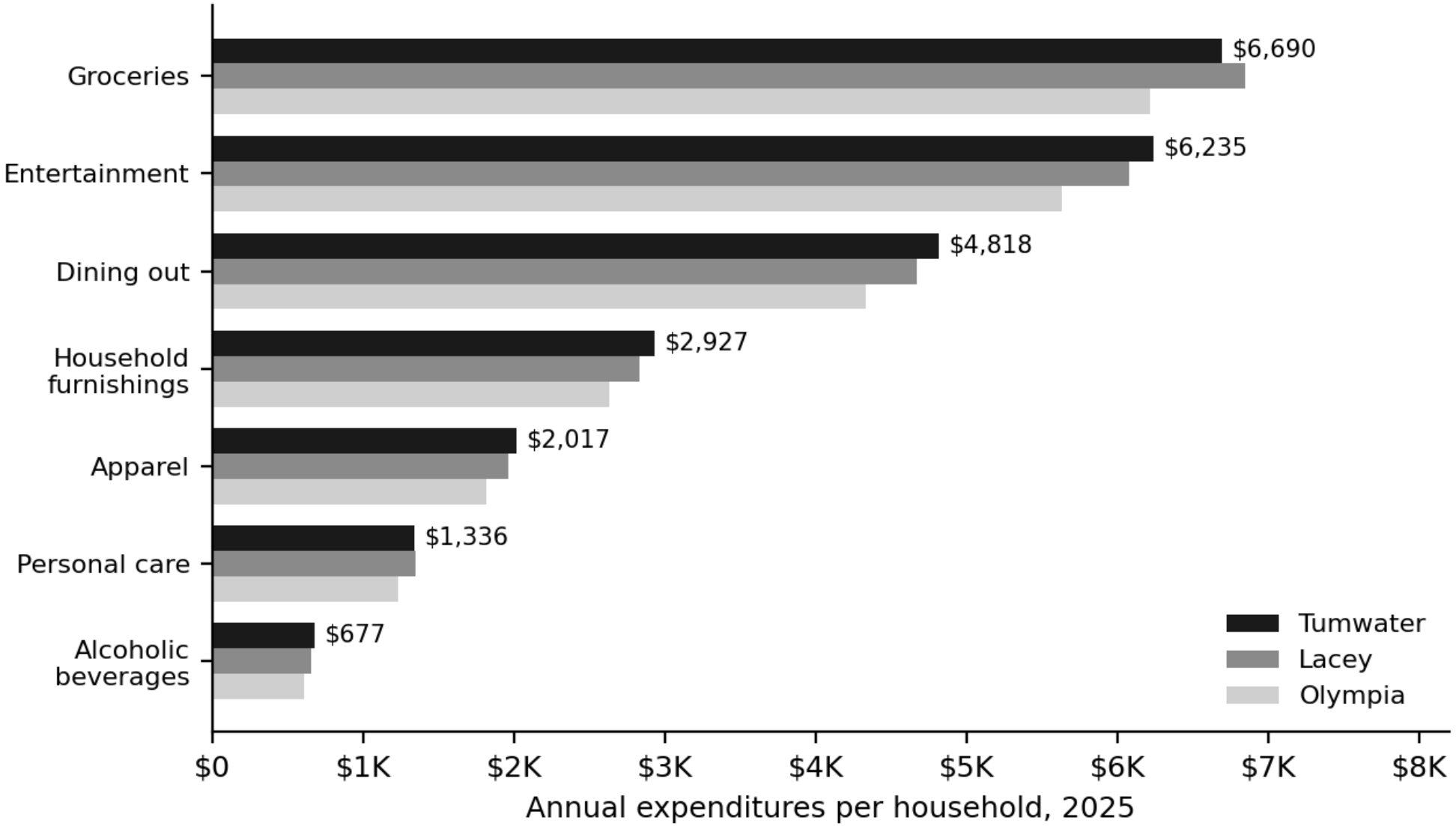
Income growth in the last 10 years



Sources: JobsEQ, American Community Survey (ACS)

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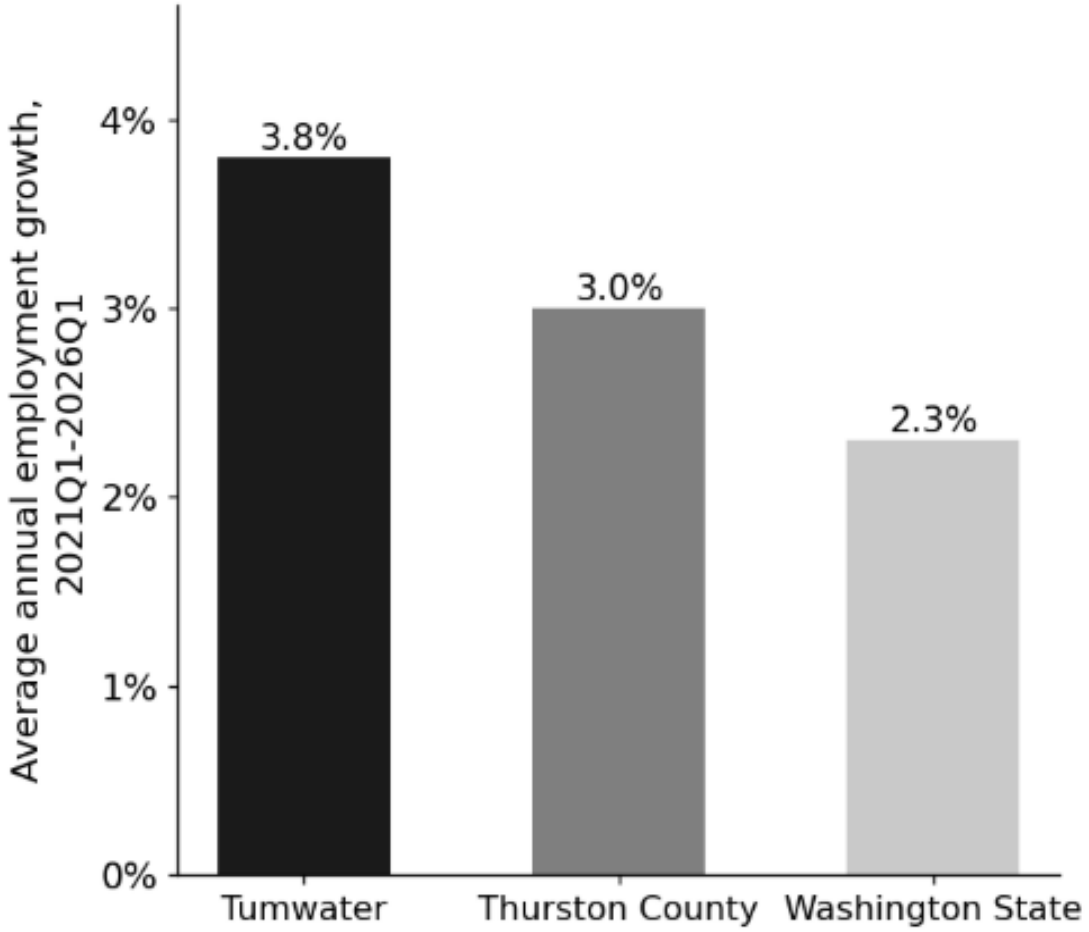
Tumwater leads per-household consumer demand

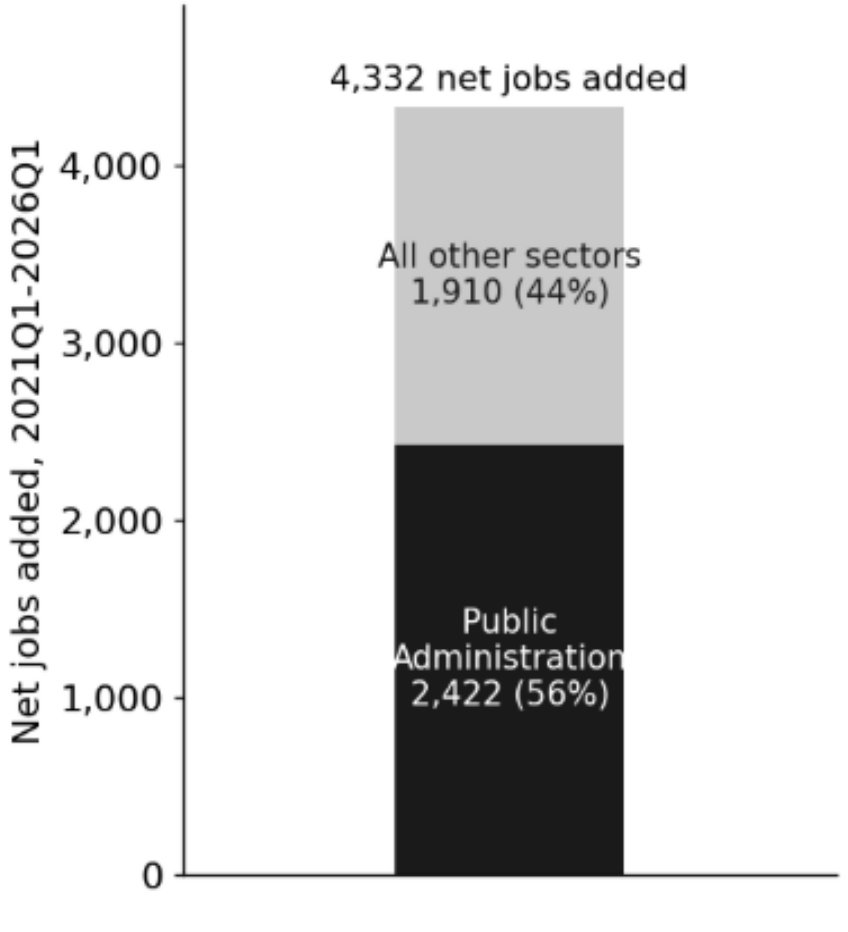


Sources: ZoomProspector via WA Commerce Choose Washington

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Public Administration dominated employment growth

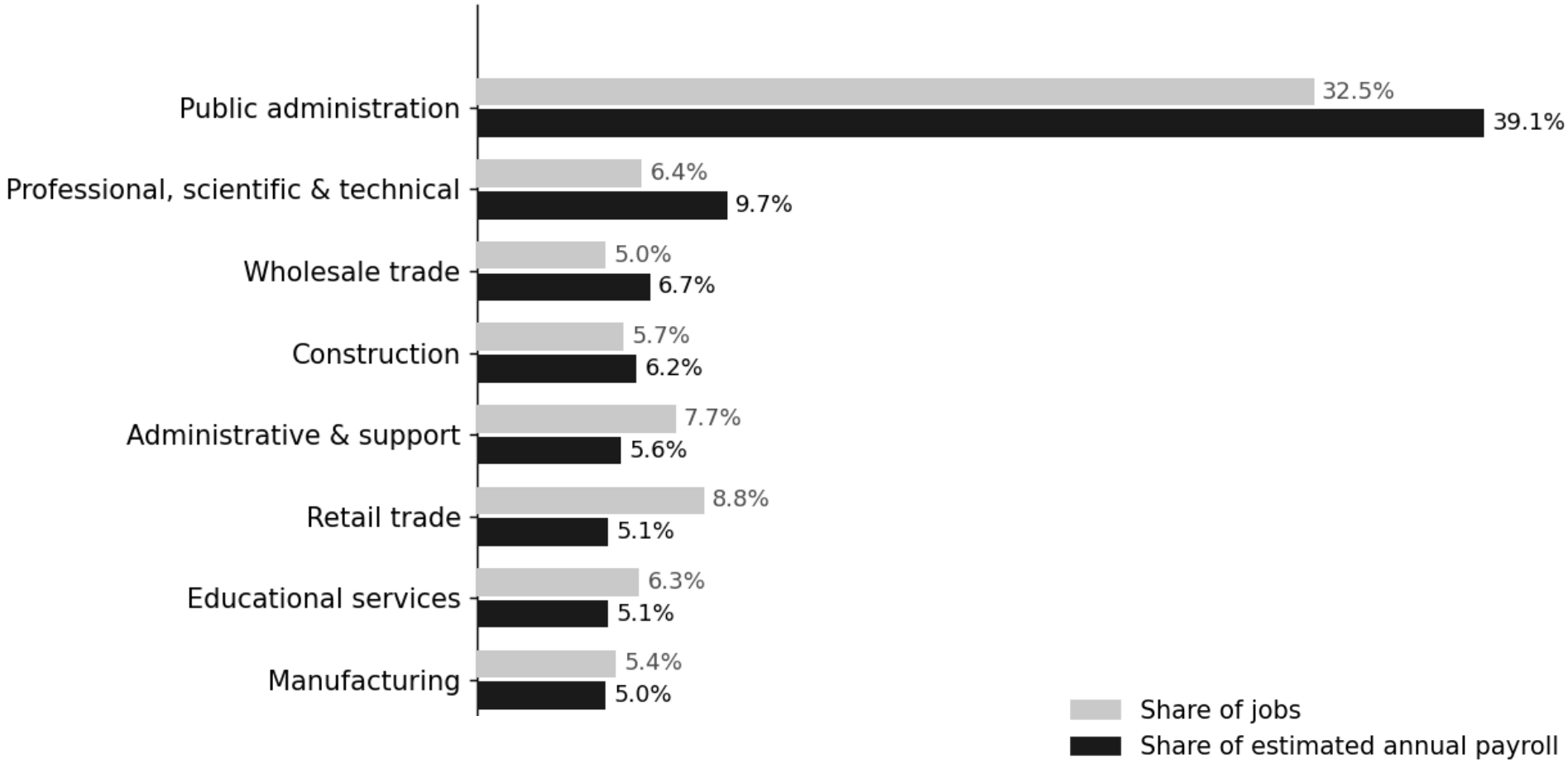




Sources: Thurston Regional Planning Council, Employment Estimates

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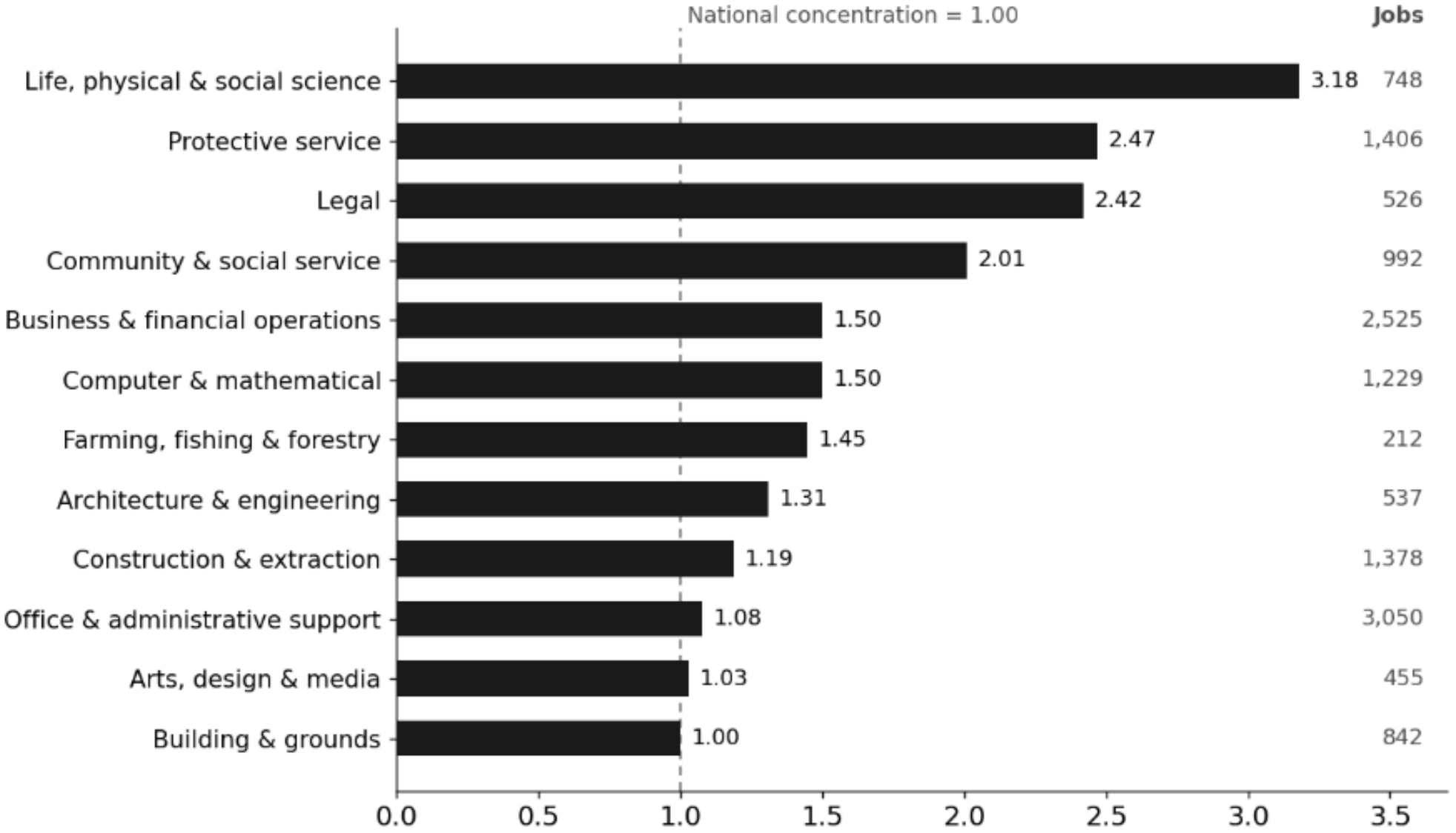
Public Administration dominates employment and payroll shares



Source: JobsEQ Industry Snapshot, Tumwater city, WA, 2026Q1

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Occupation concentration reflects State employment



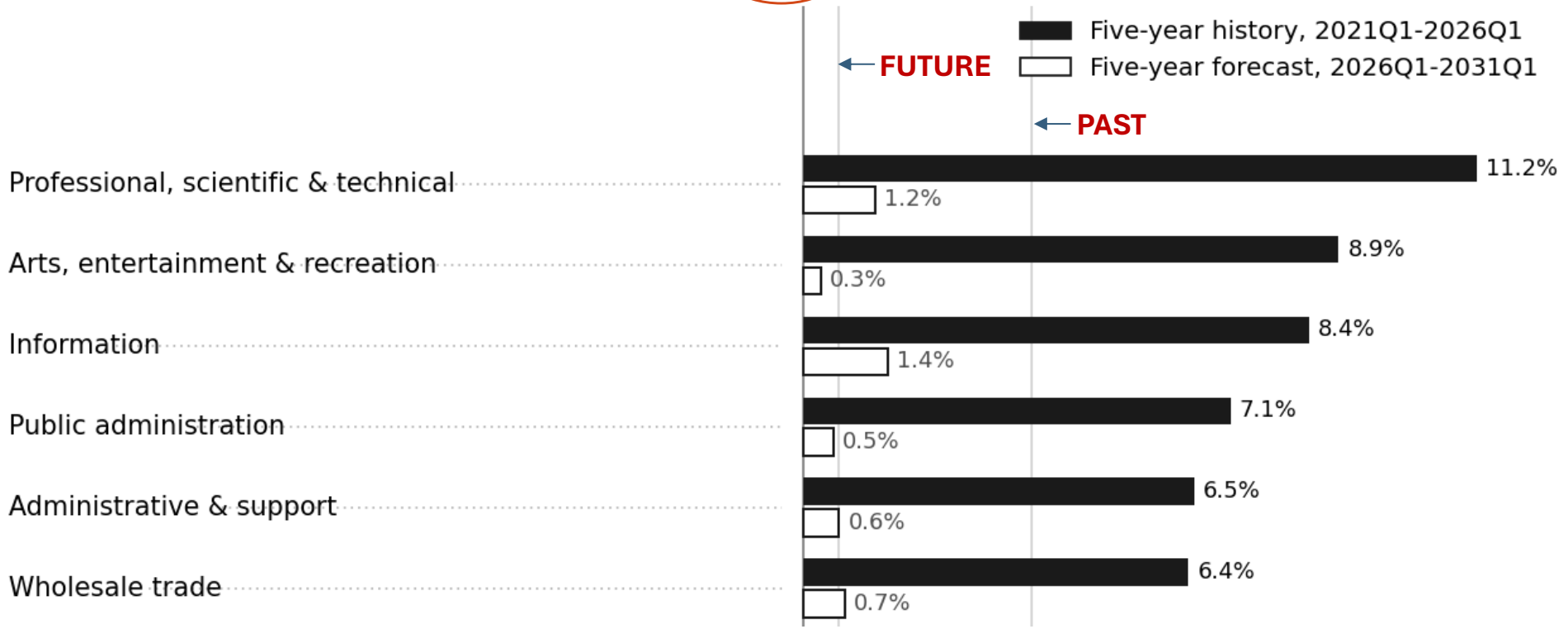
Sources: Thurston Regional Planning Council, Employment Estimates

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An opportunity for job diversification

Professional, Scientific & Technical

JOBS	AVG ANN WAGE	LQ	5-YR ANN %	FORECAST ANN %
1,637	$120,866	0.89	11.2%	1.2%



Sources: JobsEQ® Industry Snapshot, Tumwater city, WA, 2026Q1

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