

Attachment C

Economic Development Plan Update

Ordinance No. O2026-012

Planning Commission Public Hearing, November 10, 2026

CITY OF TUMWATER

What We'll Cover Tonight

1. Introduction & Background
2. Requested Action
3. Criteria & Findings
4. Next Steps

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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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Briefing on Ordinance No. O2026-012 – Comprehensive Plan Amendments, Economic Development Plan Updates

Forward a recommendation to City Council to approve.

This is a public hearing on Ordinance No. O2026-012, 2026 Comprehensive Plan Amendments.

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2026 Priorities

Economic Diversification

Business retention and growth

Land for employment

Brewery and brownfields

District vibrancy and tourism

Affordability as equity strategy

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Element Review

ED-1	Establish a predictable, responsive, and investment-ready development climate that stimulates economic activity and private investment.
ED-2	Support the retention and growth of Tumwater's existing businesses and entrepreneurs.
ED-3	Grow and diversify Tumwater's exports, with a focus on manufacturing.
ED-4	Target recruitment efforts to support existing businesses and supply-chain gaps.

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Element Review

ED-5	Redevelop the former Brewery sites to their highest available use.
ED-6	Partner with the Port of Olympia to advance economic development opportunities.
ED-7	Conduct business outreach to better connect local economic participants and the City.
ED-8	Strengthen Tumwater's community and district vibrancy to advance the community as a regional destination through placemaking.
ED-9	Develop an affordability strategy that secures equitable access to Tumwater's future growth for all people by expanding the supply of housing, childcare, education, and energy options.

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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?

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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Background
Requested Action
Update Summary
Criteria and Findings
Next Steps

Next Steps

STATE ENVIRONMENTAL PROTECTION ACT

SEPA Checklist completed **September 30, 2026**

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

Determination Appeal Period ended on **October 22, 2026**

DEPARTMENT OF COMMERCE

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

Comment Period ends on **November 16, 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
  - July 2026 - Thurston Chamber of Commerce
  - Sept 2026 - Thurston Economic Development Council Board
  - Oct 2026 - Tumwater Area Chamber of Commerce
- Surveys
- Press Releases

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THURSTON EDC & CENTER FOR BUSINESS & INNOVATION

THURSTON COUNTY Chamber

TACC Tumwater Area Chamber of Commerce

Staff Contacts

Comments and questions:

Sharon Lumbantobing
Deputy Director Community Development
slumbantobing@ci.tumwater.wa.us
Office: 360-754-5856

Dana Bowers
Associate Planner
dbowers@ci.tumwater.wa.us
Office: 360-754-4180

Kelly Adams
Assistant City Administrator
kadams@ci.tumwater.wa.us
Office: 360-754-5867

Gene Angel
Economic Development Coordinator
gangel@ci.tumwater.wa.us
Office: 360-252-5447