

Attachment C

Economic Development Plan Update

Ordinance No. O2026-012

Planning Commission Work Session, October 27, 2026

What We'll Cover Tonight

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

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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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Briefing on Ordinance No. O2026-012

Staff requests to set a public hearing.

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

November 10, 2026

Proposed Public Hearing

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

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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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Intro & Background
Requested Action
Criteria & Findings
Element Review
Next Steps

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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Next Steps

STATE ENVIRONMENTAL PROTECTION ACT

SEPA Checklist completed **September 30, 2026**

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

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

DEPARTMENT OF COMMERCE

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

Comment Period ends on **November 16, 2026**

PLANNING COMMISSION

Work session **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

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