Overview
BACKGROUND

County is required to conduct a periodic review of Comp Plan

- Update population and employment forecast data
- Reflect changes in state law
- Incorporate other needed changes

Last Update: 2004

- BoCC directed staff to take a targeted approach to update
Thurston County Population 2010-2040

Projected Increase

42%
THURSTON COUNTY GROWTH PROJECTIONS

- Half of county’s growth projected for the county’s incorporated areas
- For unincorporated Thurston County, largest portion of growth projected for the Lacey UGA
- Currently, there is sufficient land supply in urban areas to accommodate projected growth
Chapter 8 – Economic Development
“The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations…:

- (5) Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
An Economic Development Element must include:

- (7) Goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.

- 36.70A.070(7) RCW
What hopes/concerns do you have about Economic Development?

- Trends in Development Keeps Pace w/ "Type" of Work, i.e. tech-based @ home, etc.
- Faster & Working Spaces
- Shared Office, Incubators
- Impact on Transportation Based on Changing Community Demographics

Share program info & apprenticeship program info at High Schools and Community Colleges (more).

Sustainable Employment
Affordable Housing, Sustainable Communities
Reasonable Traffic Patterns

Develop incentives for farmland preservation (reference policies in Chapter 3).
Include a section in this chapter specific to agriculture. Describe strengths for economic development such as proximity to major markets for farm products in King & Pierce Counties & not too far from PDX.

PUBLIC FEEDBACK

- Thurston County Economic Development Council
- Spring 2018 Public Open Houses

“If you had a magic window to look into the future 20 years (to 2040), what would you hope to see for Thurston County? What do you hope life will be like?”

Responses often touched on economic considerations, such as the following visioning responses:

- “Prosperous rural economy that benefits from environment with greater rural tourism”
- “Thriving local food economy“
- “A model for sustainability”

Source: Thurston County Fair 2018
PUBLIC FEEDBACK – EXAMPLES

- Proximity to major markets for farm products in King and Pierce Counties, and not too far from PDX.
- Develop incentives for farmland preservation (reference policies in Chapter 3).
- Develop industries that maintain viable forest products/agricultural land base.
- All economic development should center on green, ecologically sane economics.
- Develop alternative energy manufacturing and green building that conserves natural resources.
- Vertical development downtown, mixed use (provide low income housing and community gardens).
- Use waste grease-build a biodiesel plant. Use the fuel for county vehicles.
- Free Community College for all.
- Share program info and apprenticeship program info at High Schools and Community Colleges (more).
- Brewery Complex redevelopment.
- Limit land for warehousing (low # of employees / sf) - need more manufacturing (high # of employees / sf).
- More cars = more pollution and traffic. Incentivize building and public transportation.
5 FACTS

1. More than 65,000 projected new jobs by 2040.
2. Unincorporated county jobs (as % of all county jobs) expected to decrease from 19% to 16% by 2040.
3. Agriculture, forestry, fishing, hunting, and mining provide 1.8% of all jobs in Thurston County (and 1.4% of Gross Regional Product).
4. The public sector provides 33.5% of all jobs in Thurston County (and 41.3% of all wages).
5. Olympia Metropolitan Area 16th Best Place in the Nation for Business & Careers (Forbes, 2018), up from 32nd in 2017.
I-5 ECONOMY & FORBES RANKINGS

- Seattle #1
- Portland #3
- Tacoma #10
- Olympia #16
- Portland #3
CRITICAL ISSUES

- Responding to business challenges through innovative programs and policies
- Strengthening collaboration between jurisdictions, educational institutions, businesses and the Thurston Economic Development Council
- Developing infrastructure to meet the needs of business
- Providing friendly regulations and programs to support the rural economy
- Ensuring a local and educated work force
WHAT’S CHANGING IN THE ECONOMIC DEVELOPMENT CHAPTER?

- Expanded background
- 8 new policies
CHAPTER 8 GOALS

- **Goal 1:** Support sustainable business and industrial development which
  1. Strengthens and Diversifies the Economic Base;
  2. Creates Jobs and Economic Opportunities for All Citizens; and
  3. Develops and Operates in a Manner that Maintains a High-Quality of Life and Environment.

- **Goal 1 Objectives:**
  A. Create new, and strengthen existing, Economic Development Programs
  B. Land use permits and procedures to promote businesses
  C. Utility planning with an eye towards business
  D. Adequate lands, at appropriate locations, for commercial and industrial uses
  E. Support land use strategies and planning programs that promote tourism
  F. Promote commercial and industrial standards that emphasize safe work environments and environmentally friendly development
Source: Experience Olympia
New Policies:

1-A-3. The county should partner with county wide economic development partners, including the EDC, Thurston Chamber and Port of Olympia, to develop and implement targeted economic development initiatives in rural portions of the county.

1-A-4. The county should support efforts to form and operate a federally-recognized Economic Development District, of which it would constitute one component of a multi-county entity qualified to receive federal aid, grants and other technical assistance.
WHAT’S CHANGING IN THE ECONOMIC DEVELOPMENT CHAPTER?

- **New Policies:**
  - 1-A-11. The county should support targeted business education and training programs that assist small and emerging businesses, as well as micro-enterprises operated by women, minorities, veterans and other underrepresented populations.
  - 1-A-12. The county should collaborate with non-profits, regional education institutions, and private entities to develop “maker spaces” that empower workers and entrepreneurs.
LACEY MAKERSPACE, TO OPEN FEBRUARY 2019

Website: laceymakerspace.org

Source: Thurston Talks
WHAT’S CHANGING IN THE ECONOMIC DEVELOPMENT CHAPTER?

- **New Policies:**
  - 1-B-4. The county should facilitate agritourism through streamlined permitting, reduction of regulatory barriers and hands-on help from county staff.
  - 1-B-6. The county should explore land use options that allow for research and development, light manufacturing and office functions in a single location.
WHAT’S CHANGING IN THE ECONOMIC DEVELOPMENT CHAPTER?

- **New Policies:**
  - 1-D-2. The county should periodically review and consider adding appropriately-scaled commercial zones to areas that have grown in population, but do not yet have basic services within a reasonable travel time.
  - 1-E-8. The county should continue to support the Bountiful Byway and periodically review development standards to ensure farmers and other rural resource land owners are able to operate appropriate commercial activities (e.g. farm stands, wine and spirit boutiques, etc.)
Questions?

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Project Updates and Draft Documents
www.Thurston2040.com