



**LACEY CITY COUNCIL
WORKSESSION
THURSDAY, JANUARY 13, 2022
6:00 P.M.
REMOTE ATTENDANCE**

The Lacey City Council Worksession will be conducted remotely.
You may view or listen to the meeting by using one of the following platforms:

Live through Zoom: (<https://us02web.zoom.us/j/87587570932>)

Live or as a recording on YouTube: (<https://youtu.be/oag-D2vQdaU>).

Listen via telephone: (888) 788-0099 or (877) 853-5247 (Webinar ID 875 8757 0932)

AGENDA

**6:00 COUNCIL ASSIGNMENTS – COUNCIL COMMITTEES AND
INTERGOVERNMENTAL BOARDS/COMMISSIONS**

MAYOR RYDER

(DISCUSSION)

**6:15 INTERLOCAL AGREEMENT - REGIONAL BUILDING ELECTRIFICATION
COST ASSESSMENT STUDY**

RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

GRANT BECK, PLANNING & DEVELOPMENT SERVICES MANAGER

(STAFF REPORT)

**6:45 INTERLOCAL AGREEMENT - THURSTON REGIONAL CLIMATE ACTION
PLAN PHASE 4**

RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

GRANT BECK, PLANNING & DEVELOPMENT SERVICES MANAGER

(STAFF REPORT)

7:15 GREG CUOIO PARK & GREENWAYS MASTER PLAN

JEN BURBIDGE, PARKS, CULTURE & RECREATION DIRECTOR

(STAFF REPORT)

**8:15 HERITAGE CAPITAL PROJECTS GRANT (HCPG) – NEW LACEY MUSEUM
& CULTURAL CENTER PROJECT**

JEN BURBIDGE, PARKS, CULTURE & RECREATION DIRECTOR

(BRIEFING)

8:30 ADJOURN



LACEY CITY COUNCIL WORKSESSION

January 13, 2022

SUBJECT: ILA to fund Regional Building Electrification Cost Study

RECOMMENDATION: Authorize the City Manager to sign an Interlocal Agreement to proportionate fund a regional study to identify and assess the cost implications of requiring new construction to be 100% electrical energy reliant.

STAFF CONTACT: Scott Spence, City Manager 
Rick Walk, Community and Economic Development Director 
Grant Beck, Planning & Development Services Manager 

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS:

1. [Draft Interlocal Agreement](#)
2. [Draft Scope of Work - EcoNorthwest](#)
3. [Climate Action StrategyTable](#)

FISCAL NOTE: Total study cost totals \$30,476. City of Lacey's proportionate share of total cost is \$7,619. Lacey's proportionate share would be funded from the 2022 Climate Action Implementation budget fund.

PRIOR REVIEW: None

BACKGROUND:

On September 21, 2021, the Lacey City Council adopted the Thurston Climate Mitigation Plan (TMCP) and incorporated the plan into the City of Lacey Comprehensive Plan. The TCMP identifies a large number of actions and strategies that the partner jurisdictions of Lacey, Olympia, Tumwater and Thurston County can take either locally or through regional coordination to reduce the region's carbon footprint. The various actions and strategies are organized into the following focus areas: Buildings and Energy; Transportation and Land Use; Water and Waste; Agriculture and Forests; and finally, Cross-Cutting strategies.

In addition to implementing the actions within the TCMP the City Council identified as local priorities, Community and Economic Development staff are also working with the regional Climate Action Steering Committee to coordinate and consider regionally supported actions.

A specific strategy in the TCMP considered a potential for regional coordination is strategy B6.2 and B6.4 within the Buildings and Energy category. Strategy B6.2 focuses on the transition to all electrical sourced appliances in residential and commercial construction. The specific action to be considered is for local municipal codes be amended to require electrical appliances and systems in new development. Strategy B6.4 focuses on prohibiting connection to natural gas in new buildings.

Throughout the development of the TCMP both at the regional level and Lacey's review process a lot of questions and concerns were raised about this strategy. In summary, the conversion to all electric energy is considered to having a large influence on reducing the region's carbon footprint. The 2018 assessment of Thurston County sources of greenhouse gas emissions identified approximately 59% were from buildings and energy. However, in the same conversation questions were raised related to the financial implications of requiring all electricity appliances only in new construction of homes, businesses and mixed-use establishments in Thurston County. To date there has not been any analysis or data providing information on what the actionable development and operational cost implications would be if a jurisdiction started to implement this strategy.

The purpose of the draft Interlocal Agreement for the Development of a Regional Building Electrification Cost Assessment is for the regional partners to jointly fund a study to specifically look at the financial implications of implementing strategy B6.2. The intent of the regional building electrification cost study is to provide data and analysis to each of the respective Councils and Commissions of each jurisdiction in order to be better informed on any future action to implement or not to implement this particular TCMP strategy. The focus of the study would be to address the following questions:

- Will requiring building electrification rather than fuel-powered appliances (such as stoves, air circulation, and water heaters) for new construction change the costs associated with building housing, commercial development, or mixed-use development in Thurston County?
- What range of utility cost savings or additions would be possible from using electric appliances rather than fuel-powered appliance counterparts for new residential, commercial, or mixed -use development in Thurston County?

The building electrification cost impact study is estimated to cost \$30,476 to complete. If all four partners, Lacey, Olympia, Tumwater and Thurston County, participate through the ILA the partner proportionate share would total \$7,619. If a partner decides to not participate, the study will still move forward and the proportionate share will increase based on the number of participants.

The City of Olympia will manage the contract with the consultant. The participating partners will attend the monthly project meetings, provide any necessary data or information to the consultant and provide one round of review and feedback on the draft analysis results prior to finalizing the study. The anticipated timeline for the study is five to seven months to complete once an Interlocal Agreement is executed, and the consultant is given a notice to proceed. Participating in the study will allow proactive participation in the development of the analysis and a better understanding of the final product to inform the Council.

The purpose of the briefing is to provide an overview of the ILA, the purpose of the study, process timeline and answer Council questions prior to Council taking action on the proposed Interlocal Agreement.

ADVANTAGES:

1. Authorizing the City Manager to sign the Interlocal Agreement to participate in the regional building electrification cost study will continue to support regional coordination of the Thurston Climate Action Plan and implementing strategies.
2. Developing a study of the financial implications of requiring all new construction to incorporate electrical appliances for powering heating, cooking, and water heaters and banning natural gas connections in new buildings will provide additional data and analysis to better inform Councilmembers before Council action on the strategy.
3. If a participant, Community and Economic Development staff will have the opportunity proactively participate in the development of the study through attending project meetings, providing data and information and opportunity to review and provide feedback on a draft study before finalizing.

DISADVANTAGES:

1. Participating in the development of the study will commit limited Community and Economic development staff resources. However, this project will be for approximately 7-month period and will be incorporated into the Department's TCMP implantation program.
2. Authorizing the City Manager to sign the ILA will commit the City to contribute \$7,619 in funding. However, this amount is not significant and funding is budgeted for 2022 for climate action implementation.

**Interlocal Agreement
Between Thurston County and the Cities of Lacey, Olympia, and Tumwater
for the Development of a Regional Building Electrification Cost Assessment**

THIS AGREEMENT ("Agreement") is made and entered into as of the date of the last signature below (which is the "effective date") by and between the City of Lacey, a Washington municipal corporation ("Lacey"); the City of Olympia, a Washington municipal corporation ("Olympia"); the City of Tumwater, a Washington municipal corporation ("Tumwater"); and Thurston County, a Washington municipal corporation ("County"), collectively referred to herein as "the Parties" and individually as "Party."

WHEREAS, RCW 39.34.010 permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner pursuant to forms of governmental organization that will accord best with geographic, economic, populations, and other factors influencing the needs and development of local communities; and

WHEREAS, pursuant to RCW 39.34.080, each Party is authorized to contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform; provided, that such contract is authorized by the governing body of each Party to the contract and sets forth its purposes, powers, rights, objectives, and responsibilities of the contracting parties; and

WHEREAS, the Parties understand that human activities, especially combustion of fossil fuels, are leading to increased levels of carbon dioxide and other greenhouse gases in the atmosphere that are altering the climate, resulting in such impacts as reduced snowpack, ocean acidification, sea level rise, increased flooding, summer droughts, loss of habitat, and increased forest fires; and

WHEREAS, these environmental impacts of climate change create economic and public health impacts, and disproportionately impact the most vulnerable and marginalized populations, and the Parties are greatly concerned over all these impacts on the Thurston County region and their respective communities; and

WHEREAS, the Parties have each adopted a resolution with a common emissions baseline and targets to reduce communitywide emissions 45% below 2015 levels by 2030 and 85% below 2015 levels by 2050; and

WHEREAS, the Parties have each adopted a resolution accepting the *Thurston Climate Mitigation Plan (2020)* as a framework to guide future action addressing local sources of greenhouse gas emissions that contribute to global climate change; and

WHEREAS, the *Thurston Climate Mitigation Plan* identifies building electrification as one of the most important strategies to achieve substantial reductions in local greenhouse gas emissions; and

WHEREAS, the Parties believe that regionally coordinated implementation of the *Thurston Climate Mitigation Plan* is essential to the most efficient and effective deployment of the plan's actions; and

WHEREAS, the Parties wish to contract with ECONorthwest, given ECONorthwest's staff expertise, to evaluate the costs associated with building and operating all-electric housing, commercial development, and mixed-used development in Thurston County;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Parties agree as follows:

I. Purpose and Goals of Agreement

The purpose of this Agreement is to conduct a regionally coordinated building electrification cost assessment to support the implementation of the Thurston Climate Mitigation Plan. The assessment will evaluate the financial implications (including development and operation costs) associated with constructing new homes, businesses, and mixed-use establishments in Thurston County that integrate electric infrastructure, instead of gas-powered appliances, for cooking, space heating, and water heating.

II. Services Provided by Olympia

Olympia will act as the Lead Agency on behalf of the Parties in administering the Consultant Agreement with ECONorthwest. Olympia will submit invoices to each Party for their share of the Consultant's costs.

A description of the services to be performed by Olympia is set forth in Exhibit A Scope of Work, attached hereto, and incorporated herein by reference.

Olympia shall be responsible to monitor the actions of the Consultant, and if ECONorthwest fails to comply with an applicable term or condition of their contract, Olympia shall take appropriate actions to ensure ECONorthwest complies with the fiscal conditions of the contract.

Olympia shall pay ECONorthwest for services rendered in the month following the actual delivery of the work and will remit payment within thirty (30) days from the date of receipt of invoice.

No payment shall be made for any work performed by ECONorthwest, except for work identified and set forth in this Agreement and exhibit incorporated by reference into this Agreement.

III. Services Provided by Lacey

A description of the services to be performed by Lacey is set forth below:

1. Lacey shall pay Olympia \$7,619 upon delivery of the final analysis results and memorandum; and
2. Lacey shall attend a project Kickoff Meeting, facilitated by ECONorthwest, provide any necessary data or planning documents as discussed at the meeting, and approve the project schedule prepared by ECONorthwest following the meeting; and
3. Lacey shall attend monthly project team meetings, facilitated by ECONorthwest, and provide timely input and support to guide the project as needed; and

4. Lacey shall provide guidance on the specific strategies and policies that ECONorthwest should analyze, prior to beginning work on evaluating strategy implications; and
5. Lacey shall provide one round of review on the draft analysis results from ECONorthwest.

IV. Services Provided by Tumwater

A description of the services to be performed by Tumwater is set forth below:

1. Tumwater shall pay Olympia \$7,619 upon delivery of the final analysis results and memorandum; and
2. Tumwater shall attend a project Kickoff Meeting, facilitated by ECONorthwest, provide any necessary data or planning documents as discussed at the meeting, and approve the project schedule prepared by ECONorthwest following the meeting; and
3. Tumwater shall attend monthly project team meetings, facilitated by ECONorthwest, and provide timely input and support to guide the project as needed; and
4. Tumwater shall provide guidance on the specific strategies and policies that ECONorthwest should analyze, prior to beginning work on evaluating strategy implications; and
5. Tumwater shall provide one round of review on the draft analysis results from ECONorthwest.

V. Services Provided by Thurston County

A description of the services to be performed by Thurston County is set forth below:

1. Thurston County shall pay Olympia \$7,619 upon delivery of the final analysis results and memorandum; and
2. Thurston County shall attend a project Kickoff Meeting, facilitated by ECONorthwest, provide any necessary data or planning documents as discussed at the meeting, and approve the project schedule prepared by ECONorthwest following the meeting; and
3. Thurston County shall attend monthly project team meetings, facilitated by ECONorthwest, and provide timely input and support to guide the project as needed; and
4. Thurston County shall provide guidance on the specific strategies and policies that ECONorthwest should analyze, prior to beginning work on evaluating strategy implications; and
5. Thurston County shall provide one round of review on the draft analysis results from ECONorthwest.

VI. Indemnification and Insurance

Each Party shall defend, indemnify, and hold the other parties, their officers, officials, employees, and volunteers harmless from any and all claims, injuries, damages, losses, or suits, including reasonable attorney fees, arising out of or in connection with the indemnifying Party's

performance of this Agreement, including injuries and damages caused by the negligence of the indemnifying Party's officers, officials, and employees.

Each Party shall maintain liability insurance; this may be fulfilled by a Party's membership and coverage in Washington Cities Insurance Authority (WCIA), a self-insured municipal insurance pool, or another recognized self-insured municipal risk pool.

No Separate Legal Entity Created; No Real or Personal Property to be Acquired or Held

This Agreement creates no separate legal entity. No real or personal property will be acquired or held as part of carrying out this Agreement. To the extent any Party furnishes property for purposes of carrying out this Agreement, such property must be returned to that Party upon termination of this Agreement, or upon that Party's withdrawal from this Agreement.

VII. Relationship of the Parties

The employees or agents of each Party who are engaged in the performance of this Agreement shall continue to be employees or agents of that Party and shall not be considered for any purpose to be employees or agents of the other Party. This Agreement is for the benefit of the Parties, and no third-party beneficiary relationship is intended.

VIII. Duration of Agreement

This Agreement shall terminate on December 31, 2022, unless earlier terminated as provided in Section XI, below.

IX. Amendment of Agreement

This Agreement may be amended only by written agreement by all Parties and executed in accordance with chapter 39.34 RCW.

X. Termination of Agreement

This Agreement may be terminated upon mutual agreement of the Parties. Any party may withdraw upon thirty (30) days written notice to the other Parties.

XI. Interpretation and Venue

This Agreement is governed by the laws of the State of Washington as to interpretation and performance. Venue for enforcement of any provision of this Agreement, or for any lawsuit arising out of or relating to this Agreement, is the Superior Court of Thurston County.

XII. Entire Agreement

This Agreement sets forth all terms and conditions agreed upon by the Parties and supersedes all prior agreements oral or otherwise with respect to the specific subject matter addressed herein.

XIII. Recording

Prior to its entry into force, Thurston County shall file this Agreement with the Thurston County Auditor's Office.

XIV. Counterparts

This Agreement may be executed in counterparts, and all such counterparts once so executed together must be deemed to constitute one final agreement, as if one document had been signed by all Parties, and each such counterpart, upon execution and delivery, must be deemed a complete original, binding on the parties. A faxed or email copy of an original signature must be deemed to have the same force and effect as the original signature. A Party may sign by digital or electronic signature, which signature shall be effective as permitted by law.

XV. Rights

This Agreement is between the signatory Parties only and does not create any third-party rights.

XVI. Notice

Any notice required under this Agreement must be to the party at the address listed below and it becomes effective five business days following the date of deposit with the United States Postal Service.

THURSTON COUNTY

Attn: Josh Cummings, Community Planning and Economic Development Director
Re: Climate Plan Implementation
Thurston County
2000 Lakeridge Dr. SW
Olympia, WA 98502

CITY OF OLYMPIA

Attn: Pamela Braff, Climate Program Manager
Re: Climate Plan Implementation
City of Olympia
P.O. Box 1967
Olympia, WA 98507-1967

CITY OF LACEY

Attn: Rick Walk, Community Development Director
Re: Climate Plan Implementation
City of Lacey
420 College Street SE
Lacey, WA 98503

CITY OF TUMWATER

Attn: Brad Medrud, Planning Manager
Re: Climate Plan Implementation
City of Tumwater
555 Israel Road SW
Tumwater, WA 98501

XVII. Waiver

A failure by a Party to exercise its rights under this Agreement shall not preclude that Party from subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement unless stated to be such in a writing signed by an authorized representative of the Party and attached to the original Agreement.

XVIII. Severability

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Agreement, and to this end the provisions of this Agreement are declared to be severable.

XIX. Records Retention and Audit

During the progress of the work and for a period not less than six (6) years from the completion of the tasks set forth herein, the records and accounts pertaining to the work and accounting therefore are to be kept available for inspection by any Party and the Federal and State Government and copies of all records, accounts, documents, or other data pertaining to the work will be furnished upon request. If any litigation, claim, or audit is commenced, the records and accounts along with supporting documentation shall be retained until all litigation, claim, or audit finding has been resolved even though such litigation, claim, or audit continues past the six-year retention period.

[The remainder of this page is left intentionally blank. Signatures follow on next page.]

This Agreement is hereby entered into between the Parties, and it shall take effect on the date of the last authorizing signature affixed hereto:

GOVERNMENT AGENCY EXECUTIVE

APPROVED AS TO FORM

CITY OF LACEY 420 College Street SE Lacey, WA 98503 Scott Spence, City Manager Date	CITY OF LACEY 420 College Street SE Lacey, WA 98503 David Schneider, City Attorney
CITY OF OLYMPIA 601 4th Ave East Olympia, WA 98501 Steven J. (Jay) Burney, City Manager Date	CITY OF OLYMPIA 601 4th Ave East Olympia, WA 98501 Mark Barber, City Attorney
CITY OF TUMWATER 555 Israel Road SW Tumwater, WA 98501 Debbie Sullivan, Mayor Date	CITY OF TUMWATER 555 Israel Road SW Tumwater, WA 98501 Karen Kirkpatrick, City Attorney
THURSTON COUNTY 2000 Lakeridge Drive SW Olympia, WA 98502 Ramiro Chavez, County Manager Date	THURSTON COUNTY 2000 Lakeridge Drive SW Olympia, WA 98502 Jon Tunheim, Prosecuting Attorney

DATE: August 20, 2021
TO: Housing and Economic Development, City of Olympia
FROM: Lorelei Juntunen, Jennifer Cannon, Michelle Anderson, ECONorthwest Project Team
SUBJECT: *DRAFT* Scope of Work Assisting the City of Olympia by Evaluating Key Climate Change Strategies (ECO #2717)

Introduction and Project Understanding

The purpose of this document is to clarify the ECONorthwest project team's role and task responsibilities associated with the evaluation of a new policy requiring building electrification for new construction. This policy is undergoing consideration and development as a part of the regional Thurston Climate Mitigation planning initiative.

The Thurston Climate Mitigation Plan is a multijurisdictional climate mitigation plan offering a collaborative framework for climate mitigation that is supported by four partners including the cities of Lacey, Olympia, and Tumwater, and Thurston County. Approved in 2020, the climate mitigation plan outlines various communitywide strategies, actions, and implementation measures that aim to reduce regional greenhouse gas emissions (GHG) 45 percent below 2015 levels by 2030 and 85 percent below 2015 levels by 2050. This ensures that average temperatures do not rise more than two degrees Celsius (3.6° F). One of the main strategies in this plan (Strategy B6, Convert to cleaner fuel sources) calls for the “greening” of the electrical grid in support of the achievement of climate targets. A key assessed action for this strategy calls for municipal code changes that would require the installation of electric appliances in new construction (B6.2).¹

Electrifying buildings (or building decarbonization) involves using electric appliances instead of fossil fuel to cook, heat indoor spaces, and power water heaters.² This measure can reduce GHG emissions from buildings while also yielding co-benefits associated with improved indoor air quality and health. The 2018 assessment of Thurston County inventorying sources of GHG emissions estimated that the largest source of emissions is from built environment sources – in fact, approximately 59 percent of GHG emissions were from these sources. Consequently,

¹ Assessed actions B6.1 and B6.4 focus on existing construction by supporting the gradual conversion of carbon intensive fuel powered appliances to cleaner fuel sources (i.e., renewable energy and electricity) and the transition from relying on natural gas by phasing out new natural gas connections. As described in the plan, households relying on natural gas as their prime source of heat encompass approximately 32 percent of the total households in Thurston County (most are in unincorporated Thurston County) and 45 percent of the total households in the City of Lacey (U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates).

² Building electrification is supported through the integration of heat pumps which use electricity to redistribute air and heat to where it is needed throughout a building along with the use of electric ranges or induction cooktops for cooking. In comparison to natural-gas, electrical-powered heat pumps can be over three times more energy-efficient, and this efficiency could be augmented with new technological advancements involving artificial intelligence. Around 30 U.S. cities and counties, mostly in California, have passed ordinances to encourage or mandate all-electric buildings in new construction. Source: GTM, 2020, <https://www.greentechmedia.com/articles/read/so-what-exactly-is-building-electrification>.

actions identifying ways to reduce emissions from buildings are crucial for more effectively meeting targets.

As with any policy decision, the implementation of policies can result in costs, benefits, unequal burdens for different communities, and tradeoffs between different community goals such as a tradeoff in supporting the production of new and more diverse affordable housing versus reducing GHG emissions from new housing. These tradeoffs should be proactively anticipated and assessed to help inform decisions and craft strategies to support feasible implementation, community goals, and equitable outcomes.³

The overarching rationale for this work is to support Thurston County communities with policy development associated with climate change mitigation by evaluating the property owner financial implications (including development and operation costs) associated with constructing new homes, businesses, or mixed-use establishments that integrate building electrification infrastructure instead of conventional gas-powered appliances. ECONorthwest's work is focused on addressing two questions:

- 1) Will requiring building electrification rather than fuel-powered appliances (such as stoves, air circulation, and water heaters) for new construction change the costs associated with building housing, commercial development, or mixed-use development in Thurston County?
- 2) What range of utility cost savings or additions would be possible from using electric appliances rather than fuel-powered appliance counterparts for new residential, commercial, or mixed-use development in Thurston County?

The following section outlines the proposed project approach for this work. We acknowledge that a minority of projects follow their original scope of work from start to the end of the project; thus, flexibility is needed to pivot efforts to meet the needs of a client. We can shift our efforts so long as they stay within the intent and budgetary scale of the original contract. Requested task work that is outside of these bounds will be considered work that is contingent upon a redefined scope of work and an expanded budget.

A. Project Approach for Scope of Work

ECONorthwest's scope of work is separated into three tasks. These tasks are cumulative and will build on one another, but the depth of each can be discussed further with the client. Added to those tasks is Task 0, which includes a kickoff meeting and ongoing project management.

Task 0 - Project Management and Project Kickoff Meeting

This kickoff meeting will establish project goals, parameters, and identify potential challenges. In addition, we will discuss the project tasks, schedule, and logistics (such as key contacts) at this meeting and will get a head start scheduling any other big, full-team meetings well in

³ Another important principal for the regional climate mitigation plan is to promote the delivery of an equitable approach to mitigating climate change.

advance. Our scope of work and budget assume that this Kickoff Meeting is virtual and will not require travel. ECONorthwest will also provide ongoing project management to keep the client and consultant team apprised of all aspects of the project as it progresses. This ongoing project management will include the following:

- ECONorthwest will organize, facilitate, and conduct virtual project team meetings with the City at around a monthly basis.
- ECONorthwest will prepare and submit project updates as agreed-upon in the kickoff meeting, describing our accomplishments, next steps, and budget to-date, as well as any schedule, budget, or content-related issues.
- ECONorthwest will develop and monitor a project schedule that includes tasks, dependencies, and milestones. We anticipate this schedule will be prepared after the Kickoff Meeting and approved by the City.

Deliverables: An agreed-upon project work plan and schedule (potentially including minor revisions to this scope of work), communicated in email as a follow up to the meeting.

City of Olympia Role: Attend the project Kickoff Meeting; provide any necessary data or planning documents as discussed at the meeting.

Task 1 - Method Development

The purpose of this first task is to complete a targeted literature review, develop a method, and acquire data.

ECONorthwest will carry out targeted research (including a focused literature review and a few interviews) to develop a framework of core cost considerations for building electrification that effectively addresses client needs. This initial research will help the team contextualize the unique local circumstances and validate methods to improve the reliability of the results (such as anticipating electricity infrastructure capacity challenges and costs).⁴ This step is needed to ensure the team develops reasonable assumptions based on up-to-date information available from utilities and triangulated with literature to ultimately, provide reliable utility cost estimates not dependent on the use of an energy pricing model.

The overall goal of the method is to provide information on the cost implications associated with imposing building electrification requirements for new construction in comparison to baseline costs associated with not requiring building electrification. Two types of costs will be assessed including the costs associated with constructing developments with electrification appliances and related infrastructure and secondly, the cost changes related to utility payments.

⁴ A key goal for this step is to provide background information about the concern regarding the electric power system not having enough capacity (even with planned resource additions) to handle increased load and demand which can be helpful for comprehending the preferred timing for implementing policy changes ([source](#)).

Construction Cost Assumptions

For the first cost assessment pertaining to construction, the consultant team will analyze costs associated with constructing new single-family and multi-family homes, businesses, or mixed-use establishments. This analysis is expected to include an assessment of market feasibility for different types of new construction that will include example development prototypes located throughout the broad study area including the cities of Olympia, Tumwater, and Lacey and unincorporated Thurston County. The purpose of this analysis is to examine the financial repercussions associated with building electrification policy changes. This analysis will help detect issues associated with supporting affordable housing production and new commercial or mixed-use development. The financial feasibility will be tested for a range of different single family (this includes single family attached homes such as townhomes and duplexes) and multifamily development types such as stacked flats, and podium construction. The project team will also evaluate a range of commercial uses such as stand-alone office and retail product that is reflective of the scale and construction types observed in the broader Thurston County area.

Why is market feasibility important?

Constructing housing can be costly and risky. Getting funding to build new housing requires lenders and investors to be fairly confident they will earn enough financial return to justify the risks. Economic or market feasibility is generally assessed by comparing the expected revenues (home sales or net income from rents) against the costs of development. If a development is not feasible, it will not be built. While some of the factors that determine market feasibility are outside a jurisdiction's direct control (e.g., labor and materials costs, interest rates, market rents), local jurisdictions can influence fees, zoning, and other regulations that can have a substantial impact on whether development works or not.

To understand the impact the various policies, ECONorthwest will create an analysis model that employs the same financial considerations a real estate developer would use to determine if a proposed development is financially feasible. These financial calculations are referred to as a *pro forma* model. A *pro forma* considers the size of the building allowed by zoning and the revenue that building can deliver (from rents and sales prices) relative to the costs of constructing and operating the building. ECONorthwest will run a *pro forma* model on example developments (or *prototypes*) that are reflective of the types and scales of development in the Thurston County area. As a part of this effort, ECONorthwest will need to ground truth development costs and assumptions by interviewing a range of local developers.

Utilities Cost Assumptions

The second type of cost estimate needed for the method is associated with evaluating electric utility cost changes (increases or savings) from building operations. The impact of the operating costs will vary depending on whether the new buildings are rented or owned, and if rented, if those costs are passed onto the tenant or paid by the owner. Interviews with local utility stakeholders likely would be needed to gain their input on developing reasonable assumptions and a method that encounters the range of cost shifts (during this step the possibility of scenarios could be explored).

Guidance on Policy Options and Study Area

The City will provide guidance on the specific strategies and policies that the consultant team should analyze. In addition, the study area(s) for the analysis and the utility cost structure model will be confirmed. We will work closely with the City to develop the framework for the evaluation and will use an approach to incorporate perspectives from those directly affected by the issue we are studying. Doing this will help build a foundation of understanding of what will be analyzed as a part of Task 2 work.

Deliverables: Draft summary (document and/or presentation) describing the methods and analytical approach.

City's Role: The City will provide the project team relevant data and analysis guidance and plans/reports that should be reviewed prior to evaluating strategy implications. The City will provide guidance on the specific strategies and policies that the consultant team should analyze.

Task 2 - Evaluation of Strategy Options, Draft Results

Task 2 takes the above information further by evaluating development and operations costs associated with different development types. The method developed during task 1 will be operationalized to provide initial draft results. A discussion of the initial results will be provided to explain the findings and outline considerations and next steps. These initial results will be shared with the client team internally to solicit feedback helpful for finalizing the evaluation results. We recommend presenting preliminary results to the internal project team to discuss results, considerations, and gain feedback.

Deliverables: Draft analysis results and presentation.

City's Role: The client will provide feedback on the initial results. The project manager from the City will consolidate all comments from all agency sources into a single document that maintains the format of the original draft and they will reconcile conflicting comments they receive during this review process.

Task 3 - Final Evaluation Results and Memorandum

Based on the results of Task 2, this task will consist of refining the draft results to finalize the findings based on feedback and additional review. We will work with City/project staff to identify and effectively communicate any trade-offs (such as equity implications), considerations, and next steps associated with the finalized results. The memo will include a discussion of the results and the associated implications, considerations for policy development and implementation, along with trade-offs.

Deliverables: Refined analysis results and final memorandum detailing evaluation results.

City's Role: The City will provide timely input and support to guide the project as needed; provide one round of review on the draft results report that includes one set of consolidated, non-conflicting edits to be incorporated into the final memorandum.

B. Budget and Schedule

We anticipate completing all work within around five to seven months following the Notice to Proceed and propose billing on a time-and-materials basis not to exceed \$30,475.

	Task 0	Task 1	Task 2	Task 3	TOTALS
Line Item	Project Management	Method Development	Analysis, Draft Results	Final Results	\$
Labor Expenses					
ECONorthwest	\$4,940	\$7,325	\$12,080	\$6,130	\$30,475
Total Labor	\$4,940	\$7,325	\$12,080	\$6,130	\$30,475
Non-Labor Expenses					\$0
TOTAL BUDGET	\$4,940	\$7,325	\$12,080	\$6,130	\$30,475

The overall schedule is anticipated to take around five to seven months following the Notice to Proceed. The tasks follow a logical order including task dependencies. Task 0 includes a project kick-off meeting which will be planned for a date following the Notice to Proceed. The rest of the tasks will occur sequentially following the kick-off meeting. The project management meetings will be aligned with deliverables to ensure that we efficiently use project meetings to review deliverables and next steps.

Appendix 10.3.

Communitywide Actions List

Thurston Climate Mitigation Plan

Climate Actions Menu

As of: **7/2/2020**

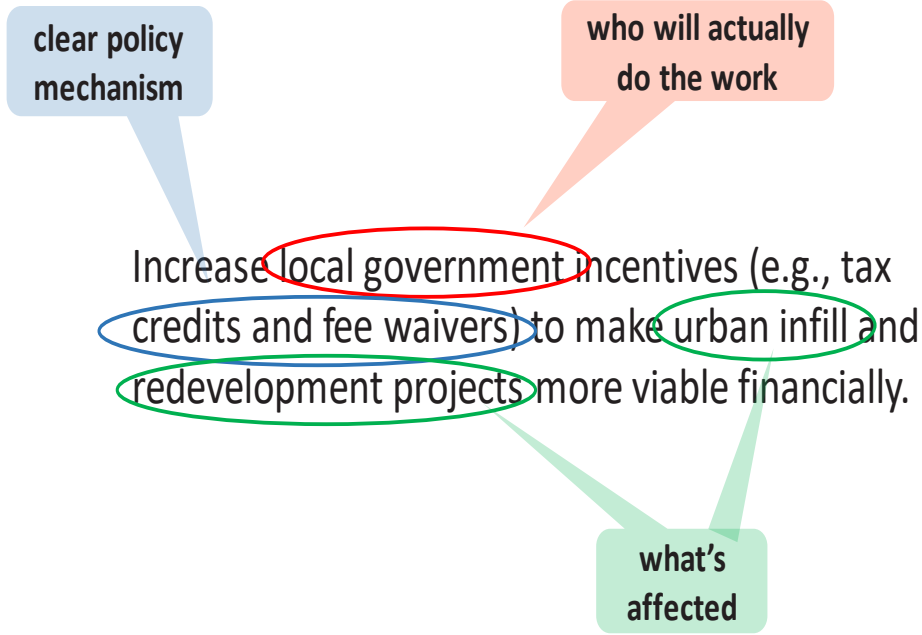
KEY	
B	Buildings & Energy actions
T	Transportation & Land Use actions
W	Water & Waste actions
A	Agriculture & Forests actions
G	Cross-cutting actions
Action ID#	Unique identifier for each strategy and action
short name	1-3 word description of action
description	1-2 sentences describing action - see box for example of a well-defined action description. Additional details beyond 1-2 sentences can be included in "other notes"
source	person/entity that suggested or plan that provided the action
date added	The date that the action was added to the menu
implementor	agency or organization that could lead the action
potential partner	agency or organization that could participate in implementing the action
target stakeholders	groups affected by the action
opportunities	existing programs, partnerships, funding sources, legislation, regulations, or other resources that exist to support the action
barriers	potential obstacles to implementing the action, such as regulation, lack of expertise, lack of will, knowledge gaps, etc. Cost will be considered at a later step in the process, and should not be listed as a barrier at this stage.

This list of strategies and actions was developed by Thurston Regional Planning Council and Cascadia Consulting Group, with input from the Sector Focus Groups and Climate Advisory Workgroup of the Thurston Climate Mitigation Plan.

Example of a well-defined climate action

T1.1 urban infill

(source: Adaptation Plan action G-12)



B Focus Area: BUILDINGS & ENERGY
Strategies:
B.1: Reduce energy use in residential buildings.
B.2: Reduce energy use in existing commercial/industrial buildings.
B.3: Reduce energy use across building types.
B.4: Reduce energy use in new or redevelopment.
B.5: Increase the production of local renewable energy.
B.6: Convert to cleaner fuel sources.
B.7: Address building and energy goals across sectors.

Action ID#	short name	description	source	date added	implementor	potential partners	target stakeholders	opportunities	barriers
B.1: Reduce energy use in residential buildings.									
B1.1	residential energy performance ratings	Require energy performance ratings and disclosures for homes at time of sale, lease, or rent so that owners, tenants, and prospective buyers are informed before making purchasing or rental decisions.	Cascadia Consulting	Aug. '19	State and Local government	Realtors	realtors; home owners; low-income; rural communities	Emphasize benefits like higher resale value and lower maintenance costs for property owners/ landlords.	
B1.2	residential energy audits	Develop and adopt policies that require residential properties to undertake an energy audit at the time of sale or during a substantial remodel. Work with financial institutions to develop mortgage products that incorporate audited energy efficiency recommendations.	Adaptation Plan	Jan '19	State and Local government	remodeling professionals, PSE, energy auditors, real estate professionals	realtors; home owners; low-income; rural communities	Review similar policy applied in Berkeley, CA and Portland, OR A potential model for Thurston County: The nonprofit Enhabit (enhabit.org), which grew out of a City effort, works with homeowners and partners to score home energy efficiency and advise on upgrades.	What is the percentage turnover of residential homes in the region annually? People who are already interested in this program are participating. What education and outreach? Short-term home owners are harder to convince to make investments in property.
B1.3	residential energy retrofit program	Partner with energy audit providers and loan providers to establish and market residential energy efficiency and weatherization retrofit programs, with a focus on low-income residents, low-interest loans, and post audit follow-through.	Cascadia Consulting	Aug. '19	Non-profit	energy auditors	Realtors; home owners; renewable energy companies; small business; lenders	Review/bring back Thurston Energy - a program that was once run by the Economic Development Council (EDC) providing free or subsidized energy efficiency audits and offering free or subsidized retrofits	
B1.4	rental housing EE incentives	Provide property tax breaks for landlords who install energy conservation measures in rental housing.	Cascadia Consulting/B Focus Group #1	Aug. '19	Local/state government	Landlords, property managers, renters	Realtors; landlords, property managers, renters		
B1.5	property tax credit	Create a property tax credit for property owners who participate in energy efficiency.	B Focus Group #1	Sep-19	Local/state government				
B1.6	rental housing EE baseline	Pass an ordinance to require rental units to meet baseline levels of energy efficiency and make more stringent over time.	Cascadia Consulting	Aug. '19	Local government	Landlords, property managers, renters	low-income communities; landlords, property managers, renters		PSE: Washington recently implemented a new building code and we now have one of the most progressive in the country. I'm concerned that, anything that increases the cost of housing amidst a housing crisis is going to be both counter-productive and nearly impossible to implement.
B1.7	residential utility outreach	Expand utility outreach to residential electricity customers about the benefits of clean and efficient energy technologies/practices and available rebates and bill credits for efficient appliances and equipment. Focus on neighborhoods with older buildings and create group packages for efficiency upgrades, if possible.	Adaptation Plan	Jan '19	PSE	Local government, equipment vendors, remodeling contractors, non profits	residents	Community action campaign	How do we get people to participate in programs/ offers that already exist?
B1.8	landlord education	Educate landlords on options and benefits for improved energy efficiency.	B Focus Group #1	Sep-19	Local government	nonprofit, property management companies			
B.2: Reduce energy use in existing commercial/industrial buildings.									
B2.1	commercial energy benchmarking & disclosure	Require energy performance ratings for commercial structures be disclosed so that owners, tenants, and prospective buyers are informed before making purchasing or rental decisions.	Cascadia Consulting	Aug. '19	state and Local government		realtors (commercial)		
B2.2	commercial energy audits	Develop and adopt policies that require commercial properties to undertake an energy audit at the time of sale or during a substantial remodel.	Adaptation Plan	Jan '19	State and Local government		construction companies/ contractors; realtors (commercial)	Review similar policy applied in Berkeley, CA	
B2.3	LED lighting	Install LED lighting in public-sector buildings and infrastructure (e.g., street lights, traffic signals).	TRPC	Note 1	Local government				
B2.4	commercial lights-out	Introduce a "lights-out" policy that encourages businesses to turn off their signs and other lights at night when they are closed.	Lacey CR2 plan	Jan '19	Local government				
B2.5	commercial utility outreach	Expand utility outreach to commercial power customers about the benefits of clean and efficient energy technologies and practices.	Adaptation Plan	Jan '19	PSE			Incentives and penalties associated with House Bill 12587 (2019 Session) - \$1/square foot penalty after 2026 when requirement kicks in	If EE and conservation are successful, utilities operators business model affected. Need to plan for potential obsolescence of utility companies and implications
B2.6	cool roofs	Create an incentive program for the installation of reflective roofs on commercial buildings to reduce building energy consumption and the urban heat island effect.	Adaptation Plan	Jan '19	Local government			See Denver, CO program: https://www.denvergov.org/content/denvergov/en/denver-development-services/commercial-projects/green-roof-initiative.html Incentives and penalties associated with House Bill 12587 (2019 Session) - \$1/square foot penalty after 2026 when requirement kicks in.	
B2.7	commercial utility rebates	Offer additional utility rebates or bill credits to encourage businesses to buy and install energy-efficient appliances and equipment.	Adaptation Plan	Jan '19	PSE			Incentives and penalties associated with House Bill 12587 (2019 Session) - \$1/square foot penalty after 2026 when requirement kicks in	Upfront investment needed, no cash to follow through with offers.
B2.8	performance standard	Set energy efficiency performance standards for commercial buildings with gross floor areas smaller than 50,000 square feet.	B Focus Group #1	Sep-19	Local government		construction companies/ contractors; realtors (commercial)		Could this be done on a local level, or would it need to be done through State Building Code Council? PSE: Washington recently implemented a new building code and we now have one of the most progressive in the country. I'm concerned that, anything that increases the cost of housing amidst a housing crisis is going to be both counter-productive and nearly impossible to implement.
B2.9	municipal building retrofits	Continue to identify and implement priority energy efficiency improvements in municipal buildings.	CAW	Oct-19	Local government				
B2.10	energy project grants	Secure grant funding for high-profile, innovative energy efficiency and/or technology projects on commercial buildings in the county.	CAW	Oct-19	Commercial property owners				
B.3: Reduce energy use across building types.									
B3.1	energy education	Provide educational resources and technical assistance to industry professionals, building owners and managers on all aspects of energy efficient building design, retrofits, and operations for new and existing buildings.	CAW	Oct-19	Local government	Nonprofits, colleges			

B3.2	efficiency rebate	Adopt "energy efficiency as a service" utility rebate model to direct energy savings to building owners who bear the costs of energy efficiency retrofits.	CAW	Oct-19	UTC, PSE				
B3.3	PACE	Assess whether PACE is still desirable and, if so, how local and state policymakers could pursue a legislative solution or state constitutional amendment to develop a PACE program.	TRPC-ST Plan	Jan '19	State government				
B3.4	exemplary buildings	Create a Zero-Energy Building Challenge by partnering with public, private, non-profit and faith-based organizations. Facilitate rapid deployment and public awareness of high-profile demonstration buildings.	CAW	Oct-19	Local government	Public and private organizations			
B3.5	green building tracking	Develop data methodology to monitor use and impacts of green building incentives, to inform future incentives and develop recommendations for policy or programs.	CAW	Oct-19	TRPC				
B.4: Reduce energy use in new or redevelopment.									
B4.1	green construction code	Adopt the International Green Construction Code (IgCC).	TRPC	Note 1	State government	local government, building code inspectors, OMB			
B4.2	green building tracking	Develop data methodology to monitor use and impacts of green building incentives, to inform future incentives and develop recommendations for policy or programs.	Adaptation Plan	Jan '19	TRPC			Mandate energy efficient performance standards at point of sale (carrot & stick) Develop ways to regulate and require implementation then reward and incentivize participation	Adapatation of the existing building code, motivations for participants? Landlords- split incentives between owner and renter? New buildings are not reflecting these goals/ outcomes. E.g. no solar, no energy efficiency shift.
B4.3	commercial EE recognition	Create program that recognizes energy efficiency leadership in new construction.	B Focus Group #1	Sep-19	Local government		construction companies/ contractors	Brussels, Belgium exemplary building program/initiative	
B4.4	green municipal buildings	Require that new local government facilities (e.g., the new Olympia City Hall and LOTT building) demonstrate green building technologies and practices.	TRPC	Jan '19	Local government		construction companies/ contractors	provide education though city and state implementation, and lead by example.The proposed new Thurston County courthouse is a good opportunity. Making the proposed facility a living laboratory would be consistent with TC Resolution 14395, passed in 2010.	
B4.5	grid-connected appliances	Require smart appliances in new construction, especially water heaters that control timing of demand.	TRPC	Jan '19	Local government		construction companies/ contractors; realtors	Review existing programs in Seattle and Shoreline	Need to differentiate between strategies for residential and strategies for commerical.
B4.6	multifamily submetering	Require submetering for new multifamily buildings so residents can track energy use.	B Focus Group #1	Sep-19	Local government		construction companies/ contractors	Could operate similar to Open Space tax program	
B4.7	multifamily energy measures	Develop and advertise a business case financial model for multi-family developers to take energy efficiency and renewable energy measures.	CAW	Oct-19	Local government		construction companies/ contractors	See Shift Zero Policy Toolkit	
B4.9	permit counter technical assistance	Hire or contract with dedicated green building specialists to provide technical assistance through the permitting and development process.	Rich Hoey	Aug '19	Local government		construction companies/ contractors; realtors	Review existing program in Tacoma	
B4.11	grid-connected appliances	Require smart appliances in new construction, especially water heaters that control timing of demand.	B Focus Group #1	Sep-19	Local government		construction companies/ contractors; realtors		
B4.12	multifamily submetering	Require submetering for new multifamily buildings so residents can track energy use.	B Focus Group #1	Sep-19	Local government		construction companies/ contractors		
B4.13	multifamily energy measures	Develop and advertise a business case financial model for multi-family developers to take energy efficiency and renewable energy measures.	CAW	Oct-19	Local government		construction companies/ contractors		
B4.14	state building code	Advocate for stricter energy efficiency requirements in state building code.	CAW	Oct-19	Local government		construction companies/ contractors		
B.5: Increase the production of local renewable energy.									
B5.1	clean energy bonds/levy	Sell municipal bonds or create a local tax levy for local clean energy projects.		Note 1	Local government			www.cleanenergyfinance.org; See Portland Clean Energy Fund	
B5.2	feed-in tariffs	Offer feed-in tariffs to incentivize solar projects.		Jan '19	State				
B5.3	municipal building solar	Install solar photovoltaics on all available and feasible municipal sites, including building rooftops, city hall, schools, police and fire stations, community centers, municipal water pump sites, and transit depots.	Cascadia Consulting	Aug '19	Local government			Olympia's McAllister well site could be a location to consider	
B5.4	net metering production incentive	Increase incentive ratio for connecting residential solar from 1:1 to 2:1.	Thurston Thrives/B Focus Group #1	Jan '19	State, UTC	PSE	renewable energy companies	Program currently exists through PSE - is there a way to expand it or increase incentives?	
B5.5	solSmart	Pursue SolSmart designations and adopt solar friendly practices.	Rich Hoey	Aug '19	Local government	Olympia Community Solar			
B5.6	utility-scale renewables	Promote Thurston County as a location to build more utility-scale renewable energy projects such as solar and wind farms. Support locally owned/operated renewable energy companies.	Adaptation Plan	Jan '19	Local government	Chamber of Commerce, EDC	renewable energy companies	Community energy authority/ community agragate modeling? This provides momentum and reduces costs through bulk procurement. Community action plan. PSE - There IS a requirment to move towards EE standards	Need-opportunity conundrum > Highest need for energy comes when there is no solar available, and wind is typically low at night = highest period of need. Must make incentives related to the value of the property and cost of upgrades.
B5.7	electric infrastructure for renewables	Expand and retrofit the region's energy distribution, monitoring, and storage infrastructure to support more on-site renewable energy generation.	Adaptation Plan	Jan '19	PSE; UTC?		renewable energy companies		
B5.8	solar-ready	Amend local development code to require solar-ready construction for all building types.	B Focus Group #1	Sep-19	Local government		renewable energy companies; construction companies/ contractors	See City of Lacey's adopted code.	
B5.9	on-bill financing	Provide additional utility incentives such as on-bill financing to support energy efficiency and renewable energy investments on buildings.	Adaptation Plan	Jan '19	PSE				Cart before the horse- people are excited about incentives but infrstructure is not workable. Need to fix existing problems before incentives of energy use reduction can be implemented.
B5.10	group purchasing	Develop/support a city-sponsored group solar purchasing program.	CAW	Oct-19	Local government, community solar company	SPARK NW, Olympia Community Solar	renewable energy companies		
B5.11	solar zoning	Review and amend zoning and development regulations where necessary to allow utility or community solar generation facilities less than 20 megawatts.	CAW	Oct-19	Local government		renewable energy companies	Brussels, Belgium exemplary building program/initiative	
B5.12	neighborhood grants	Fund the creation of low barrier grant opportunities for neighborhood clean energy and energy efficiency projects.	CAW	Oct-19	Local government	PSE	renewable energy companies; low income communities; rural communities	provide education though city and state implementation, and lead by example.The proposed new Thurston County courthouse is a good opportunity. Making the proposed facility a living laboratory would be consistent with TC Resolution 14395, passed in 2010.	
B5.13	shore power	Develop shore power to improve air quality, reduce GHG emissions, improve local economy by serving the growing needs of local boat and ship customers.	T Focus Group #1	Sep-19	Port of Olympia			Review existing programs in Seattle and Shoreline	Need to differentiate between strategies for residential and strategies for commerical.
B.6: Convert to cleaner fuel sources.									
B6.1	natural gas to electric appliances	Educate business owners and residents on the options for electric appliances and the benefit of pairing electrification with the installation of renewable energy.	Cascadia Consulting/B Focus Group #1	Aug '19	Local government				

B6.2	electric appliances in new construction	Update municipal code to require electric appliances in new construction.	Cascadia Consulting	Aug '19	Local government		construction companies/ contractors;		
B6.3	heat pumps	Investigate options and costs for using geothermal heat pumps for heating and cooling.	Lacey CR2 plan	Note 1	Local government				
B6.4	natural gas ban	Ban all new natural gas connections in new buildings.	CAW	Oct-19	Local government		construction companies/ contractors		
B6.5	natural gas fee	Create a utility fee for natural gas use.	CAW	Oct-19	PSE, UTC?		low-income communities	Use to fund electrification or other programs.	
B6.6	demand pricing	Adjust fee scale to charge higher rates during high use times of day.	B Focus Group #1	Sep-19	State, UTC	PSE	low-income communities		
B6.7	utility advocacy	Add as a high priority to municipality's legislative agenda - State and Utilities and Transportation Commission in implementing SB 5116, which requires a shift to clean electricity.	CAW	Oct-19	Local government				
B6.8	Clean energy	Local government adopt and communicate policy statements and positions with the State Electeds that call for rapid conversion to clean energy in the power supply that serves Thurston County.			Local government	Solar installers of Washington (WASEIA)			
B.7: Address building and energy goals across sectors.									
B7.1	workforce development	Create and support opportunities to link clean energy companies with vocational training facilities.	TRPC-ST Plan	Jan '19	Worksource; local governments	PacMountain (Chamber of Commerce)	renewable energy companies; workforce development		
B7.2	public power	Transition to a publicly owned power utility district.	Public Survey		PUD			Greater local control over power infrastructure and decisions	Large start-up and transition costs to purchase and develop power infrastructure. Undercuts PSE's ability to meet statewide energy goals.
B7.3	climate impact fee	Evaluate and, if feasible, implement a regional climate impact fee on new development to fund regional climate mitigation projects and programs.			Local government		construction companies/ contractors		
B7.4	embodied carbon	Create incentives to increase the use of less carbon intensive building materials (mass timber, reduced concrete).	B Focus Group #1	Sep-19	Local government		construction companies/ contractors		

T Focus Area: TRANSPORTATION & LAND USE
Strategies:
T1: Set land use policies that increase urban density to support efficient transportation networks.
T2: Increase efficiency of the transportation system.
T3: Increase the adoption of electric vehicles, and the infrastructure to support electric vehicles.
T4: Increase the use of public transit.
T5: Increase use of active forms of travel and more efficient commuting modes.
T6: Support regional mass transportation connections.

Action ID#	short name	description	source	date added	implementor	potential partners	target stakeholders	opportunities	barriers
T1: Set land use policies that increase urban density to support efficient transportation networks.									
T1.1	coordinated long term planning- future infill	Coordinate long-term plans with transit agencies to project where increased density would support more transit corridors. Then change zoning/density that would support new transit corridors and variety of household incomes. Promote long-term equity and healthy communities by developing incentives such as density bonuses for development where a percentage of the units will be permanently affordable for household incomes.			Local government/ transit agencies	TRPC	low income	.	
T1.2	middle-density housing	Reevaluate and change zoning as needed to allow for a range of housing types to promote social economic integration of housing near the region's urban centers or moderate-density zones. Promote long-term equity and healthy communities by developing incentives such as density bonuses for development where a percentage of the units will be permanently affordable for household incomes that can no longer afford to live in these areas.	TRPC	Note 1	Local government		Construction companies/ contractors; low-income communities		First/last mile
T1.3	Eco districts	Identify potential Eco districts to advance innovative district-scale urban development, sustainability, and neighborhood equity. Then make necessary code/zoning changes to support their development and set ambitious performance outcomes to ensure their long-term success.	Thurston Thrives	Jan '19	Local government		Construction companies/ contractors	Current pilot project in downtown Olympia: http://ecodistrict.fertileground.org/	
T1.4	20-minute neighborhoods	Increase the number of 20-minute neighborhoods (walkable environment, destinations that support a range of basic living needs and a residential density). Identify key infrastructure components needed to grow the number of 20-minute neighborhoods, then change zoning and codes if needed and coordinate with other jurisdictions to make public investments where necessary.	Cascadia Consulting	Aug '19	Local government		Construction companies/ contractors; rural communities; low-income communities; communities of color		
T1.6	climate-aware UGB	Amend county wide planning policies to require analysis of climate impacts, the costs to mitigate those impacts, and the costs to ensure efficient transit (e.g., public transit services) to inform future Urban Growth Area expansions and Annexations of current UGA. Then weigh those costs and impacts with opportunities and investment needed to accommodate people and business within annexed areas and approved UGAs.	T Focus Group #1	Sep-19	TRPC/UGM Subcommittee	Cities, County	rural communities		
T1.9	ADUs	Amend development codes to allow for attached and detached ADU's in urban residential areas.	T Focus Group #1	Sep-19	Local government				
T1.10	Multifamily Tax Exemption (MFTE)	Expand Multifamily Tax Exemption Programs to increase residential development where services exist, and consider extending exemption timeframes.	T Focus Group #1	Sep-19	Local government		construction companies/ contractors; realtors; low-income communities; communities of color		
T1.11	land use efficiency	Set integrated goals to consider network efficiency in land use decisions, including how density in certain areas supports transit, increases efficiency of utility service, and other support facilities. Consider VMT in identifying locations for large employment facilities.	T Focus Group #1	Sep-19	TRPC		rural communities	see comment	

T1.12	corridor-centered development	Increase residential and mixed use development along designated transit corridors with monetary incentives such as tax incentives and improved fee structures. Determine impact fees and connection charges that, if reduced or waived, would generate denser development where transit and other services already exist.	T Focus Group #1	Sep-19	Local government		construction companies/ contractors; realtors; low-income communities; rural communities	Create tax incentives	
T1.13	downtown development	Work with developers and investors to identify barriers to new investment and reinvestment projects of residential and commercial in urban centers. Then develop and implement policy changes and incentive programs in response.	T Focus Group #1	Sep-19	Local government		construction companies/ contractors; realtors		
T1.14	development VMT caps	Require caps on VMT or vehicle trips for development on Olympia's Capitol Campus and other public development near clustered government offices.	T Focus Group #1	Sep-19	State	Olympia, Tumwater, Lacey	rural communities; low-income communities; communities of color	Leverage city location	
T1.15	land use emissions	Reevaluate emissions tracking data for land use to ensure accuracy and tracking changes and to inform future regulatory policy in land use.	Cascadia Consulting	Aug '19	TRPC			Review King County's approach to including in their inventory.	
T2: Increase efficiency of the transportation system.									
T2.1	traffic analysis	Incorporate greenhouse gas emissions calculations into traffic impact analyses to identify land use proposals that have the potential to generate a substantial positive impact on the region.	TRPC-ST Plan	Jan '19	Local government				
T2.2	congestion mitigation	Develop congestion mitigation programs to increase transportation efficiency, reduce delay, and reduce emissions such as signalization coordination improvements along with application of speed harmonization techniques (ex. reevaluate speed limits, roundabouts vs signalized intersection, street connectivity). Added benefits are decrease idling time (pollution) and improve fuel efficiency (cost savings to driver).	Cascadia Consulting	Aug '19	Local government			see comment	
T2.3	reduce idling	Work with the State and/or region to enacted legislation to minimize vehicle idling for GHG reductions, improved air quality and increased fuel efficiency. Coordinate with public agencies and private companies that transport people and materials to develop and enact internal policies that reduce idle time.	Thurston Thrives	Jan '19	Association of Washington Cities			see comment Work with local businesses such as gas stations, grocery pick up, and drive thru's to educate, sign and promote voluntary idle reduction programs for customers. Motivate private entities by showing a potential reduction in fuel expense. Improve air quality for vulnerable populations such as children (school bus) and disabled/elderly (paratransit).	Hard to enforce. See comment
T2.3	transportation efficiency service	Create and fund a transportation efficiency service for local residents that gives an assessment of a households current transportation costs, shows cost saving potential by using cleaner forms of transportation, connection with vendors and financing as needed, and follows to see if changes were adopted by household.	TCAT	1-Oct	Local governments		low-income communities; rural communities; those who work outside; realtors;		
T2.4	vehicle efficiency outreach	Develop educational campaigns about benefits (reduced GHG emission, increase fuel efficiency, safety) of properly inflated tires, including signage at gas stations and local businesses and partnering with schools.	Cascadia Consulting	Aug '19	Local government				
T2.7	carpooling	Work regionally to increase the HOV and HOT lanes available during peak times for car shares and carpools to reduce single occupancy trips.	Lacey CR2 plan/T Focus Group #1	Jan '19	TRPC, DOT	local governments,	rural communities; those who work outside		Coordinating multipul partners. Addition of lanes increase more hard scape.
T2.8	reduced parking requirements	Reduce the cost of development by reducing parking requirements for new residential and mixed use development along transit corridors and in urban centers. Could allow substitution of care share programs.	Cascadia Consulting	Aug '19	Local government				
T2.9	congestion pricing	Explore congestion pricing between Thurston and Pierce counties along I-5 during peak hours to improve mobility by reducing traffic congestion, reduce greenhouse gas emissions, and create a more equitable transportation system. Target revenues to projects that enhance system efficiency.	TRPC-ST Plan	Jan '19	TRPC, DOT			Learn from Seattle who has published a phase one report on their congestion pricing study.	
T2.12	Eco driving education	Include awareness of fuel economy through driving techniques in curriculum for new drivers to reduce GHG emissions and develop long term habits.	T Focus Group #1	Sep-19	State Department of Licensing				
T2.15	TMA's	Mitigate traffic congestion and reduce GHGs by providing government grant dollars to Transportation Management Associations (TMAs) to provide membership-controlled transportation services in a range of areas including regional or city-wide service, along a specific corridor, or central business districts.	T Focus Group #1	Sep-19	Local government (public/private partnership)			Examples in other communities (Lloyd district example in Portland). Provides service that are not currently being met by existing transportation agencies. Continue Trip Reduction (CTR) may provide the framework.	
T2.16	internal policy - decrease idle time	Coordinate with public agencies and private companies that transport people and materials to develop and enact internal policies that reduce idle time.			Local government				
T2.17	teleworking/flex work	Government agencies increase opportunities for employee teleworking options and staggering work days to reduce employees driving during peak traffic times.			Local and state government		workforce development	CTR programs	
T3: Increase the adoption of electric vehicles, and the infrastructure to support electric vehicles.									
T3.1	EV parking new construction	Require large commercial and residential buildings to dedicate a percentage of parking spots for electric vehicle charging.	TRPC (CALGreen)	Jan '19	Local government		construction companies/ contractors		
T3.2	free EV parking	Allow free parking for all electric vehicles at local government buildings and in city centers to encourage the adoption of all electric vehicles. Increase cost of parking for Non-EV vehicles.	Clean Technica and Greenway	Jan '19	Local government				
T3.3	solar parking lots	Work with utilities to develop installation of solar panels over surface parking spaces and structured parking garages to produce green energy for electric vehicles.	Thurston Thrives	Jan '19	Local government	PSE	renewable energy companies		



T3.4	EV charging retrofit	Partner with business and utilities to develop incentives and streamlined process to install EV charging infrastructure at large government and commercial facilities with low public transit and high personal vehicle utilization to access (e.g., the Great Wolf Lodge, St. Martins Pavilion, IT transit stations, rural gov buildings/services).	TRPC	Jan '19	Local government	Private installer			
T3.5	EV ready building code	Require all new residential construction be built EV ready. Create a simple and consistent residential charging station permitting process to reduce costs and time to development.	TRPC (CALGreen)	Jan '19	Local government	construction companies/contractors; renewable energy companies; realtors	CALGreen drafted a model code, adapted from Lancaster, CA's municipal code. Model code: http://www.opr.ca.gov/docs/Example_Building_Codes.docx		
T3.7	EV integration	Reevaluate regulations and make necessary changes to ensure charging stations are able to be permitted in locations where they are needed.	TRPC-ST Plan	Jan '19	Local government		Several jurisdictions -- including Lacey (LMC Ch. 16.73) and Rainier (RMC Ch. 18.40) -- stipulate which zoning designations (including residential) allow electric vehicle charging stations. EV charging stations are permitted but not required.		
T3.8	public building EV infrastructure	Require new public facilities (buildings, park-and-rides, trailheads) have EV infrastructure. Ensure that the infrastructure is adequate to meet the growing number of electric vehicles.	TRPC-ST Plan	Jan '19	Local government	construction companies/contractors; renewable energy companies			
T3.10	convert to EV fleets	Set policies and timetable for electrification of municipal and other governmental fleets. Require replacement of public fleets with cleaner, energy-efficient vehicles to reduce long term fuel costs, improve air quality and reduce greenhouse gas emissions.	Rich Hoey	Aug '19	Local government		see comment		
T3.11	EV education	Partner with environmental and other agencies to increase consumer awareness about EV options and incentives for use and purchase.	T Focus Group #1	Sep-19	Local government				
T3.12	gas station colocation	Require all new gas stations install EV stations and that current gas stations have low barriers (permitting, expense) to installing EV stations.	T Focus Group #1	Sep-19	Local government				
T3.14	EV mass purchase discounts	Create a group purchase program for residents to get deep discounts on EVs, other fuel efficient and alternative fuel vehicles.	CAW	Oct-19	Local government (public/private partnership)		low-income communities; rural communities/those who work outside		
T3.15	EV purchase incentives	Partner with car sale and lease dealerships to provide incentives for purchase of electric vehicles by Thurston County residents. Pilot with those neighborhoods, individuals with greatest VMT potential.	CAW	Oct-19	Local government (public/private partnership)				
T4: Increase the use of public transit.									
T4.1	increase transit	Increase local public transit routes/frequency with a focus on expanding transit service before and after traditional business hours and on weekends.	Thurston Thrives/ T Focus Group #1	Jan '19	Intercity Transit		low-income communities; rural communities/those who work outside; communities of color;	see comment	
T4.2	bus rapid transit	Expand rapid transit (ex. add transit only lanes in UGA or add express bus connections between South Sound cities), then develop funding mechanisms.	Rich Hoey/T Focus Group #1	Aug '19	Intercity Transit		low-income communities; rural communities/those who work outside; communities of color;		
T4.3	rural transit	Identify and implement first/last mile solutions for rural ridership (engage rural home owners associations for representation and feedback). Present this plan to TRPC with direction to explore pilot programs and secure funding sources.	Public comment/ T Focus Group #1	Aug '19	TRPC/RT		low-income communities; rural communities/those who work outside; communities of color;	Ruby Ride	
T4.4	fareless system/youth ride free	Develop a fareless system for public transit.	Rich Hoey	Aug '19	Intercity Transit		low-income communities		
T4.5	Sound Transit in Thurston County	Work with State Legislators and Governor's Office to identify opportunities and funding to expand Sound Transit to Thurston County.	TCAP	Jan '19	State				
T4.7	public transit ease	Create a partnership of transit providers and agree to a common goal of having an integrated navigation and payment system. Then work together to make an action plan.	Cascadia Consulting	Aug '19	TRPC				
T4.8	alternative fuel buses	Transition area transit services to 100% renewable energy.	Cascadia Consulting	Aug '19	Intercity Transit/IT		renewable energy companies		
T4.9	fed-compliant alternatives analysis	Work with the State partners and elected officials to understand future plans for mass transit. Secure funding in the State budget to conduct an alternatives analysis to determine what types of high capacity transit the region may be able to support in the future what funding mechanisms are available.	TRPC-ST Plan	Jan '19	TRPC				
T4.10	rider education/benefits	Maintain and expand a regional online page that lists all the mode shift education efforts and employer benefits opportunities (Thurston Here-To-There). Include a comments section for suggestions to further transit education and ridership.	T Focus Group #1	Sep-19	TRPC			- Cost of trip -> trip changing	
T4.13	park & ride	Work with transit providers to explore expansion of park & rides and park & pools.	T Focus Group #1	Sep-19	Intercity Transit				
T4.14	transit & schools	Work with school and transit providers to understand if there is a likely partnership to coordinate routes with transit start and top times.	T Focus Group #1	Sep-19	Intercity Transit				
T4.15	promote transit benefits	Work with employers and transit agencies to develop ways to incentivize employee ridership (ex. rebates for employees who give up use of employer parking facilities).			TRPC		workforce development		
T5: Increase use of active forms of travel and more efficient commuting modes.									
T5.1	walk/bike infrastructure	Coordinate cities of Thurston Counties Master Bicycle and Pedestrian plans into a large regional plan to expand walking and biking infrastructure, including separated and protected opportunities. Coordinate efforts to maximize funding mechanisms and opportunities.	Thurston Thrives	Jan '19	TRPC		rural communities/those who work outside		
T5.2	barriers to transportation alternatives	Develop a regional inventory to identify gaps in connectivity for safe cycling and walking. Then develop a strategy to prioritize projects and a plan for funding.	Cascadia Consulting	Aug '19	TRPC				
T5.3	biking to work	Require municipal and large employers to provide a shower and/or changing area for employees to facilitate biking to work, and secure/dry bike parking. Provide financial incentives for employer-sponsored bicycle programs.	Cascadia Consulting	Aug '19	Local government				

T5.4	school drop-off alternative modes	Maintain and expand a walking/biking incentive program with safety education for families.	Cascadia Consulting	Aug '19	School Districts	intercity Transit	low-income communities; rural communities/those who work outside		
T5.6	park & pool	Require covered and safe bike storage at carpooling and pick up locations.	T Focus Group #1	Sep-19	Local governments				
T5.7	urban bikeshare	Pilot and, if successful, implement a bike/scooter share program.	TRPC	Jan '19	Capitol City Bikes? / private third-party				
T5.11	car-free zones	Reevaluate long term plans and update to prioritize pedestrians and people riding bikes. Set goals for mode shift and plans on how to achieve those goals like developing car-free corridors in commercial and mixed use areas to encourage mode shift.	T Focus Group #1	Sep-19	Local government		low-income communities; rural communities/those who work outside; communities of color		
T5.12	bike/transit	Coordinate a meeting with bicycle advocacy groups and transit agencies to explore barriers (ex. limited bike storage on bus). Prioritize solutions and develop plan to reduce barriers.	T Focus Group #1	Sep-19	TRPC	Local governments, advocacy groups	communities of color; low-income communities		
T5.13	telecommuting infrastructure	Develop grants and provide financial resources for installation of infrastructure necessary to support telecommuting.	G Focus Group #1	Sep-19	Local government/TRPC				
T6: Support regional mass transportation connections.									
T6.1	Olympia-Seattle rail	Update plans to prioritize commuter rail connection between Olympia and Seattle. Work with State partners to develop a plan and find other partners that have similar vision to coordinate with.	T Focus Group #1	Sep-19	State?				
T6.2	Olympia ferry service	Provide ferry service between Olympia and Seattle. Work with State partners to develop a plan and work with other partners that have similar vision.	T Focus Group #1	Sep-19	Washington State?				

W Focus Area: WATER & WASTE

Strategies:

- W1: Increase the efficiency of water infrastructure + wastewater
W2: Reduce water consumption
W3: Reduce emissions from wastewater treatment operations
W4: Divert more solid waste from landfills
W5: Generate energy from waste sources
W6: Reduce consumption of carbon-intensive goods and services
W7: Reduce emissions of solid waste operations

Action ID#	short name	description	source	date added	implementor	potential partners	target stakeholders	opportunities	barriers
W1: Increase the efficiency of water infrastructure + wastewater									
W1.1	municipal energy efficiency	Conduct efficiency improvements to municipal water and sewage treatment systems. Prioritize components that consume the most energy and have high GHG emissions.	Adaptation Plan	Jan '19	Local government, PSE, LOTT, Thurston PUD, (Lead depends on system operator)			Olympia has completed an energy audit of its water infrastructure - tracks water loss and has looked at motor efficiency. Currently buys Green Power through PSE. LOTT has also conducted an energy audit, and is making investments in efficiency upgrades (see note). Streamflow Restoration funding	energy audit
W1.2	public water systems	Prioritize efficiency improvements to public water systems (Group A and Group B). Prioritize components that consume the most energy and have high GHG emissions.	TRPC	Aug-19	Thurston PUD, Lacey, Olympia, Tumwater				New pumps aren't always more efficient Need to ensure redundancy, so will need a traditional backup, even if switch to solar or other renewable power (could use rechargeable batteries as a power source)
W1.3	rural wells	Provide a low interest loan program to encourage the use of efficient technology when permitting wells to serve new rural development.	TRPC		Thurston County		lenders; construction companies/contractors		
W1.4	gravity sewer	Study the energy efficiency and cost impacts of gravity sewers versus STEP systems. As needed, introduce programs, regulations, and/or incentive programs.	WW Focus Group Meeting #1	Aug '19	Lacey, Olympia, Tumwater			gravity effluent easier to treat	
W1.5	lifecycle costs	Assess the energy use or energy savings of wastewater-related projects, and other lifecycle costs. Make analysis available to decision-makers.	WW Focus Group Meeting #1	Aug '19	Local government, Thurston PUD, LOTT			LOTT does this already.	
W2: Reduce water consumption									
W2.1	municipal water ordinance	Develop a mandatory municipal water conservation ordinance.	Lacey CR2 plan	Jan '19	Local government		construction companies/contractors		
W2.2	water audits	Conduct water audits of city and county facilities to determine prioritization of capital improvements.	Ashland Climate & Energy Action Plan	Aug '19	Local government				Look at plumbing fixtures in municipal buildings
W2.3	water conservation outreach	Expand water conservation outreach and incentive programs for residents and businesses through new funding sources (ex. grants) and partnerships.	Ashland Climate & Energy Action Plan	Aug '19	Local government			Low return on investment.	
W2.4	permitting	Review and update building code to ensure most efficient water practices and technologies are applied to new development.	TRPC	Aug '19	Local government		construction companies/contractors	Challenging for commercial b/c tenant changes.	
W2.5	rural conservation	Provide technical assistance for rural "exempt" wells to conserve water.	Art Starry, Thurston County Environmental Health	Aug '19	Thurston County, TCD		rural communities		
W2.6	agricultural water use	Evaluate agricultural water use and develop a program to buy back or reclaim excess capacity.	Art Starry, Thurston County Environmental Health	Aug '19	Local government		farmers/ ranchers		
W2.7	low-water landscaping	Require water landscaping conservation practices for new development.	Art Starry, Thurston County Environmental Health/WW Focus Group Meeting #1	Aug '19	Local government		construction companies/contractors		
W2.8	integrated incentives	Integrate City incentives for water and wastewater reductions with other aligned incentive programs (ex. PSE rebates for washing machines and dishwasher energy savings) to encourage broader usage and conservation.	Thad Curtz	Sept '19	Local government				
W2.9	tiered rates	Study effectiveness and strategies for conservation with tiered rating structures for water and sewer, and if proven, apply new rate structures.	Thad Curtz	Sept '19	Local government		Most (all?) utilities		



W2.10	water reuse	Develop a water reuse program for water conservation on site. Provide technical assistance and incentives, such as free rain barrels, to gather water and use on site (e.g., rain barrels for irrigation).	WW Focus Group Meeting #1	Aug '19	LOTT, local government					
W2.10b	reclaimed water	Expand the use of reclaimed water, especially where needed for irrigation.			LOTT					
W2.11	watering schedule	Institute mandatory watering schedule that limits irrigation to certain days.	WW Focus Group Meeting #1	Aug '19	Local government		farmers/ ranchers; rural communities; realtors	Lacey has a current program		
W2.12	high users	Identify greatest water users and provide targeted technical outreach and support to reduce water consumption.	WW Focus Group Meeting #1	Aug '19	Local government, LOTT					
W2.13	combined sewer	Separate combined sewer and stormwater system. Start with feasibility study and follow through on findings.	WW Focus Group Meeting #1	Aug '19	Olympia, LOTT				Extra infrastructure	
W2.15	renter incentives	Develop and offer incentives for water conservation targeted to renters and multifamily residential units.	WW Focus Group Meeting #1	Aug '19	Local government		construction companies/ contractors; realtors			
W2.16	metering	Use metering to inform water consumers about their use compared to others on their utility bill. Provide technical assistance and education to higher users on ways to conserve water and improve household/business efficiencies.	WW Focus Group Meeting #1	Aug '19	Local government					
W2.17	gray water use	Require use of gray water in new residential and commercial buildings. Start with feasibility study and change building codes based on results.	CAW	Oct '19	Local government	DOH			Would require DOH approval.	
W2.18	HOA watering outreach	Provide education and technical assistance to HOAs related to revising covenants that may be causing increase water consumption and/or prohibiting energy savings (ex. lawns must be irrigated and green, no water barrels).	Public Survey		Local government		realtors			
W2.19	well conversion to public systems	Provide technical assistance to rural "dormant" well owners to convert to public water systems when service connections are available.			Thurston County, PUD		farmers/ ranchers; rural communities			
W3: Reduce emissions from wastewater treatment operations										
W3.1	nitrous oxide capture	Research and implement nitrous oxide mitigation strategies and strategies to avoid or reduce nitrous oxide emissions. Present findings and cost vs benefits analysis to policy makers to determine what changes should be made.	WW Focus Group Meeting #1	Aug '19	LOTT					
W3.2	methane capture	Capture methane from wastewater operations and use to generate power to run systems. Begin by researching cost-effective methods and identifying funding sources to implement.	WW Focus Group Meeting #1	Aug '19	LOTT					
W3.3	hydrogen power	Investigate and determine if hydrogen power is a cost effective alternative energy source for operations, including technical vehicles, or for distribution and if so, identify funding source to implement.	WW Focus Group Meeting #1	Aug '19	LOTT					
W4: Divert more solid waste from landfills										
W4.1	residential composting	Expand residential programs for composting and recycling food waste.	Thurston Thrives	Jan '19	Local government			TC waste is being converted into renewable natural gas (RNG)	Expensive to construct, and hard to find available space. Air quality implications to burning waste, what are emissions in burning?	
W4.2	commercial composting	Expand commercial programs for composting food waste. Start by identifying funding and partners.	WW Focus Group Meeting #1	Aug '19	Local government			Thurston County Restaurant Rescue program		
W4.4	waste audits	Provide waste audits for business owners and education on practices that decrease waste (ex. compost, recycling, reuse).	Cascadia Consulting	Aug '19	Local government					
W4.5	gleaning	Expand gleaning programs and recovery and use of edible yet unwanted foods from restaurants, grocery stores, and schools.	Thurston Thrives/AF Focus Group #1	Jan '19	Thurston County Food Bank					
W4.7	deconstruction ordinance	Develop a building deconstruction ordinance, with requirements for deconstruction, reporting, inspections, and compliance tools.	Thad Curtz	Sept '19	Local government		construction companies/ contractors	Examples at: https://sustainableconsumption.usdn.org/initiatives-list/encouraging-and-mandating-building-deconstruction Also Portland's ordinance at: https://www.portlandoregon.gov/bps/68520		
W4.8	fruit teams	Partner with food banks and neighborhoods to harvest fruit from urban fruit trees.	Thad Curtz	Sept '19	Food Bank		food banks	Portland's Fruit Tree Project (https://www.portlandfruit.org/) or Seattle's City Fruit (https://www.cityfruit.org/join-us/about-us)		
W4.9	organics collection	Require food waste pickup at residential and commercial buildings to reduce landfill methane. Compliant with an ordinance that restricts compostables from going into the garbage and has a fining structure to enforce.	Thad Curtz	Sept '19	Local government		food bank; realtors	Seattle has an existing program. "Seattle Municipal Code (SMC) sections 21.36.082 and 21.36.083 require that residents and businesses do not put food scraps, compostable paper, yard waste, and recyclables in their garbage. ... Seattle Public Utilities (SPU) gives warning notices for garbage containers that contain recyclables or compostables. For each warning, the property will receive a tag on the container and a notice will be mailed to the account. After 2 warnings, properties may receive a \$50 fee on their waste bill for recyclables in the garbage.		
W4.10	waste less food program	Expand the TC Public Works "Waste Less Food" program.			Thurston County				Increasing education/outreach and programming drives up consumer rates, which decenterizes participation	
W4.11	regional recycling	Conduct an analysis of how a regional recycling facility could build local markets for recyclable materials. Develop a cost vs benefits analysis and present to policy makers.	WW Focus Group #1	Aug '19	Thurston County, EDC,			Longview Paper Mill - takes all mixed grade paper		
W5: Generate energy from waste sources										
W5.1	waste-to-energy	Research the opportunities to generate additional energy from waste products (e.g., woody biomass and sewage) in Thurston County to reduce fossil fuel consumption and present to policy makers for consideration.	Adaptation Plan	Jan '19	Colleges, WSUx		renewable energy companies (?)	TC waste is being converted into renewable natural gas (RNG)	Expensive to construct, and hard to find available space. Air quality implications to burning waste, what are emissions in burning?	
W5.2	heat exchange	Research the feasibility of heat exchange potential of embedded energy in wastewater and/or reclaimed water and present to policy makers for consideration.	Rich Hoey	Aug '19	LOTT			Similar to district heating idea.		
W5.3	kinetic energy	Research the feasibility of utilizing kinetic energy from transport of water and wastewater through piping networks and present to policy makers for consideration.	Art Starry, Thurston County Environmental Health	Aug '19	Thurston County					
W5.4	FOG waste	Research feasibility of program to digest Food, Oils, and Grease (FOG) and/or commercial food waste at LOTT to recover energy and increase methane production and present to policy makers for consideration.	Thad Curtz/WW Focus Group #1	Sept '19	LOTT	local restaurants, local schools				

W5.5	dry anaerobic digesters	Evaluate feasibility of a dry anaerobic digester with associated combined heat and power facility to process organics and agricultural waste locally. Present findings to appropriate policy makers for their consideration.	Thad Curtz/WW Focus Group #1	Sept '19	Thurston County			renewable energy companies; farmers/ ranchers		
W6: Reduce consumption of carbon-intensive goods and services										
W6.1	consumption emissions education	Develop an education program about consumption-based emissions and simple ways to track and reduce consumption-based emissions for residents of Thurston County.	Ashland Climate & Energy Action Plan	Jan '19	Local government					
W6.2	meat reduction	Develop awards/recognition programs for restaurants that encourage plant-rich diet that reduce meat consumption.	Thurston Thrives	Jan '19	Local government					
W6.3	collaborative consumption	Develop a awards/recognition programs for "collaborative consumption" community projects like tool libraries and repair cafes, through mini-grant programs to encourage their use and new projects.	Cascadia Consulting	Aug '19	Local government			low-income communities; communities of color; rural communities		
W6.4	environmentally preferable purchasing policy	Local governments require departments, agencies, consultants and contractors to use recycled products whenever possible and not cost prohibitive.	Cascadia Consulting	Aug '19	Local government			construction companies/ contractors		
W6.5	product stewardship	Support state-level product stewardship legislation that requires producers to be involved in end-of- product-life management, either through product design changes (e.g. compostable snack bags), investing in take back programs , or placing a fee on the sale of products to support diversion.	Cascadia Consulting	Aug '19	State government					
W6.6	supply chain	Provide free technical assistance to local businesses in reducing the carbon intensity of their supply chains.	Multnomah County Climate Action Plan		Local government					
W6.7	water fill stations	Require all government-owned water fountains be replaced with water bottle filling stations at end of life and all new construction requires water bottle filling stations.	Cascadia Consulting	Aug '19	Local government					
W6.8	reusable takeout	Amend health code to allow reusable take out containers.	WW Focus Group #1	Aug '19	Department of Health, Local government					
W6.9	single-use ban	Ban single use plastics (e.g. straws, water bottles)	WW Focus Group #1	Aug '19	Local government				consumer behavior	
W7: Reduce emissions of solid waste operations										
W7.1	waste route efficiency	Partner with sanitation companies to evaluate the GHG reduction potential of utilizing one side for street pickup and present to policy makers for consideration.	Thad Curtz	Sept '19	Local government			Technology exists: Hybrid trucks and powered by CNG. Currently done by Olympia; is this done by other providers?		
W7.2	waste service areas	Mandate that areas served redundantly by municipalities and private waste collection are eliminated, such as the Tumwater/Olympia border south of the high school, by trading service areas	Thad Curtz	Sept '19	Local government					
W7.3	garbage fleet electrification	Electrify garbage truck fleet. Start by developing plan for municipal and private waste collectors that includes financing options.	Thad Curtz	Sept '19	Local government			Seattle's new BYD EV rear-loader https://arstechnica.com/cars/2019/05/seattle-makes-history-with-electric-garbage-truck/ Volvo EV garbage truck https://www.motorauthority.com/news/1116920_volvo-introduces-electric-delivery-garbage-truck-with-186-mile-range Mack EV garbage truck https://www.greenecarreports.com/news/1123352_mack-plans-to-send-electric-trucks-to-the-garbage-dump		

A Focus Area: AGRICULTURE & FORESTS

Strategies:

A1: Reduce emissions from agricultural practices.

A2: Support agricultural practices that sequester carbon.

A3: Support production of less carbon-intensive agricultural products, and local food markets.

A4: Preserve existing trees, forest lands, and open space.

A5: Manage forests to sequester carbon.

A6: Reduce emissions from the urban landscape.

A7: Increase carbon sequestration in marine ecosystems.

Action ID#	short name	description	source	date added	implementor	potential partners	target stakeholders	opportunities	barriers
A1: Reduce emissions from agricultural practices.									
A1.1	manure management	Provide education and incentives (grants, loans, technical assistance) to support manure management that reduces methane and nitrous oxide emissions (ex. covered manure storage facilities, manure application practices).	Cascadia Consulting	Aug '19	TCd, WSUx		Farmers/ranchers; rural communities	Existing outreach program through the Thurston Conservation District	Funding for staff and BMP implementation
A1.2	nutrient management	Provide education and incentives (e.g., grants, loans, technical assistance) reduce nitrous oxide emissions when managing fertilizer.	TRPC	Aug '19	TCd		Farmers/ranchers; rural communities		Funding for staff and BMP implementation
A1.3	waste-to-energy	Conduct a feasibility study on small-scale energy production (ex. capture and combustion of methane, anaerobic digestion, biofuel and biogas production), then identify partners, programs and incentives to develop across TC.	TRPC	Aug '19	WSUx		Farmers/ranchers		
A1.4	water use	Develop an incentive program (e.g., technical assistance) to improve the efficiency of agriculture irrigation systems. Identify grant funding.	TRPC	Aug '19	TCd		Farmers/ranchers; rural communities	Drought grant funding through Washington State Conservation Commission	Funding for staff and BMP implementation
A1.5	BMP audits	Develop and incorporate mandatory sustainability audits into conservation/farm plans. Develop program and identify funding reduce energy use and promote best management practices (BMPs).	Cascadia Consulting/ TRPC	Aug '19	TCd		Farmers/ranchers	Washington State Conservation Commission (WSCC) cost-share; build on existing checklists and processes	Funding for staff and BMP implementation



A1.6	feed additives	Provide education to promote methane-reducing livestock feed additives (ex. seaweed derivatives). Make cost effective by partnering with local vendors and consumers to develop a bulk purchase program.	AF Focus Group #1	Aug '19	TCD		Farmers/ranchers		
A2: Support agricultural practices that sequester carbon.									
A2.1	regenerative agriculture	Expand regenerative agricultural practices (ex. low-till, no-till education programs) among farmers that aim for a "whole farm" approach. Provide education on how to increase organic matter content and water retention in soils within urban and agricultural settings.	TRPC	Aug '19	TCD, WSUx	TESC POP program, St Martins	Farmers/ranchers; rural communities	Pilot programs with incentives for farmers: Expand regenerative Ag training programs at institutions of higher learning to support a new generation of farmers that use regenerative agricultural production practices. Existing Equipment rental programs through TCD	Funding for staff and BMP implementation; financial risk for trying new practices or expanding;
A2.3	biochar	Thurston EDC, Port Authority and TCD partner to explore feasibility of biochar enterprise in Thurston County to promote amending soils with biochar.	TRPC	Aug '19	TCD/EDC/Port Authority		Farmers/ranchers		
A2.4	soil carbon research	Fund/support regional soil carbon sequestration research to encourage adoption of region-specific conservation farming practices that store carbon.	WSU	Jan '19	WSUx		Farmers/ranchers		
A2.5	silvopasture	Develop education programs and incentives to encourage farmers to incorporate tree planting on farms (e.g., silviculture, silvopasture, agroforestry, tree cropping).	AF Focus Group Meeting #1	Aug '19	TCD		Farmers/ranchers		
A3: Support production of less carbon-intensive agricultural products, and local food markets.									
A3.1	farmland preservation	Support farmland preservation through land use policies and financial incentives (e.g., conservation easements) to maintain production capacity and increase self-sufficiency.	AF Focus Group meeting #1	Aug '19	Thurston County	SSFSN	Farmers/ranchers		Economics that lead to conversion of farmland to development
A3.2	food system assessments	Encourage growth of local markets through market research and assessment of our ability to feed ourselves from regionally-produced foods.	AF Focus Group meeting #1	Aug '19	TESC, WSUx	TEDC, WSUx, Senior Svs South Sound/ SSFSN	Farmers/ranchers		Lack of understanding of current capacity to meet local market needs
A3.3	processing and distribution hub	Develop a hub to process and distribute regionally-grown agricultural products to local markets (including restaurants, supermarkets, jails, schools, colleges, and hospitals).	AF Focus Group meeting #1	Aug '19	TEDC	WSUx, SSFSN Infrastructure/Processing WIT, EDC	Farmers/ranchers	Regional food can be price competitive, existing EDC programs	Distribution is inefficient locally with many small famrs spread out
A3.5	institutional markets	Explore local policy and financial incentives to increase the percentage of regionally produced foods purchased by cafeterias in government and municipal institutions.	AF Focus Group meeting #1	Aug '19	State and Local governments, school districts	EDC	Farmers/ranchers; rural communities	Existing EDC programs, WSDA grants to food banks to purchase and contract with	more research needed
A3.6	SNAP access	Publicize federal nutrition incentive programs that aim to support small and mid-sized farms, such as SNAP, FMPP, LPPP, and FINI grant.	AF Focus Group meeting #1	Aug '19	Local governments	WA-DOH, Olympia FM, WSUx SNAP program	Farmers/ranchers		
A3.7	hemp production	Develop an economic development plan for attracting industrial hemp production as a way to create local jobs and sequester carbon.	Public comment	Aug '19	EDC, local governments		Farmers/ranchers	Soil testing program	
A3.8	woody crops	Provide technical assistance to help residents, businesses, and the agricultural community grow woody perennial crops that help conserve water, store carbon, and provide other ecosystem services.	Adaptation Plan	Jan '19	Residents, agricultural community, TCD		Farmers/ranchers		
A4: Preserve existing trees, forest lands, and open space.									
A4.1	natural area preservation	Identify and establish a range of diverse, stable, long-term funding sources for the acquisition, restoration, and preservation of prime natural areas.	Cascadia Consulting	Aug '19	Thurston County	land trusts, TCD		Many such programs exist: Conservation Futures, FarmLink, CREP, salmon recovery funding, federal grants, etc. TCD forest planting programs	Lack of consistent Conservation Futures funding leaves a gap of local match funding that dampens ability of Thurston County land trusts (CLT, NLT, SSCFLT) to get funding for projects. Any program should be additional or build on existing programs, new program could take away from what limited funding is there.
A4.2	working land preservation	Identify or develop local funding sources for agricultural and forestry conservation easements. This could include creating a system for bundling small monetary contributions to invest in collective conservation easement or land purchases.	Cascadia Consulting	Aug '19	Thurston County	land trusts, TCD	Farmers/ranchers	Voluntary Stewardship Program, Sentinel Landscape Partnership, Regional Conservation Partnership Program	Lack of consistent Conservation Futures funding leaves a gap of local match funding that dampens ability of Thurston County land trusts (CLT, NLT, SSCFLT) to get funding for projects. Difficult to enforce restrictions through successive landowners
A4.3	tree codes	Review and revise local development regulations to require the carbon sequestration value of existing trees be considered in regulatory requirements like site plan review.	TRPC	Aug '19	Local government				
A4.4	clearing limits	Add clearing limits (usually expressed as percentage) for large lot development in county and city zoning codes.	AF Focus Group meeting #1	Aug '19	Local government		Farmers/ranchers; construction companies/ contractors		
A4.5	stream buffers	Update permitting requirements to increase the required stream buffer size to increase carbon sequestration.	AF Focus Group meeting #1	Aug '19	Local government		Farmers/ranchers	collaborate with salmon preservation efforts	
A4.6	code enforcement	Increase monitoring and enforcement of City and County zoning and other regulations that preserve sensitive areas.	AF Focus Group meeting #1	Aug '19	Local government				
A4.7	clustered development	Incentivize cluster development, such as giving a 10-25% density bonus, to preserve more open space.	WSU	Jan '19	Local government		Construction companies/contractors		
A5: Manage forests to sequester carbon.									
A5.1	reforestation & afforestation program	Develop a coordinated reforestation/afforestation program. Begin by identifying priority areas where reforestation and afforestation may have carbon reduction benefits.	Thurston Thrives	Jan '19	Local government, USFS	TCD (Forest RCPP)			
A5.2	community forests	Expand extent of community forests that consider carbon sequestration in their management goals.	TRPC	Aug '19	3rd Party nonprofit, Thurston County			Opportunity to learn from existing Nisqually Community Forest	Require extensive up front work with community to develop vision and plan - funding would be needed for up front costs
A5.3	long-rotation timber	Mandate that timber companies lengthen the rotation of timber harvesting in Thurston County as part of their permits.	TRPC	Jan '19	Thurston County, DNR	Weyerhaeuser	Farmers/ranchers		Need to change the way carbon credits are awarded
A5.4	ecosystem services monetization	Expand market-based approaches for ecosystem services such as carbon credit trading.	WSU	Jan '19	TESC				credits must be valuable enough for commercial forester to buy in
A5.5	species mix	As part of an educational/technical assistance program, promote species mixes for reforestation or afforestation that result in high-density carbon sequestration.	AF Focus Group meeting #1			DNR, NW Natural Resource Group			
A5.6	small forester education	Deploy an educational program for smaller foresters to increase understanding of carbon sequestration, emphasizing the better performance of mature rather than young trees.	AF Focus Group meeting #1			NW Natural Resource Group			
A5.7	legislative efforts	Lobby Washington State legislature in support of bills that positively affect carbon balance on state-managed lands.	AF Focus Group meeting #1			Local government, TCAT			

A5.8	slash-to-biochar	Seek grant funding to process slash to biochar and apply in forestry or agricultural settings.	AF Focus Group meeting #1			WSU extension commercial			
A5.9	slash-to-fuel	Seek grant funding to explore the feasibility of utilizing slash as fuel in forestry equipment at scale commercially.	AF Focus Group meeting #1			WSU extension commercial			
A5.10	laminated timber	Increase allowances for laminated timber in building code.	AF Focus Group meeting #1			Local governments			
A5.11	carbon in the CAO	Authorize carbon as a justification for critical areas ordinance protection.	AF Focus Group meeting #1			Thurston County, Department of Commerce			
A6: Reduce emissions from the urban landscape.									
A6.1	low-maintenance landscaping	Provide marketing and education campaign promoting the planting of low-maintenance landscaping to encourage more vegetation and tree canopy.	Adaptation Plan	Jan '19		Local governments	Thurston Conservation District		TCD and other Native Plant Sales
A6.2	street tree plan	Create a comprehensive street tree plan and/or planting guide that prioritizes goals for carbon sequestration, climate change resiliency, and other equitably distributed co-benefits. Plan should include minimum stocking standards for street trees.	Cascadia Consulting	Aug '19		Local governments	Thurston Conservation District		
A6.3	urban tree canopy incentive program	Develop partnership with organizations that offer financial incentives for expanding tree canopy in exchange for carbon credits purchased by businesses and other institutions.	Adaptation Plan	Jan '19		Local governments	nonprofits, neighborhoods, residents, property owners, K-12, Thurston Conservation District	Construction companies/contractors (?)	City Forest Credits in Seattle (https://www.cityforestcredits.org/) leading an effort to not just get more urban tree cover but create incentives for it. Could be an avenue that municipalities can use to at least make the effort break even? Seattle Free Tree Program Nature Conservancy Tree Planting Grants
A6.4	tree protection	Reevaluate municipal tree protection ordinances based on a review of national best practices.	AF Focus Group meeting #1			Local governments		Construction companies/contractors (?)	
A6.5	municipally-controlled canopy	Maximize tree canopy on City-owned or City-controlled land.	AF Focus Group meeting #1			Local governments			
A6.6	tree-aware zoning	Modify zoning setbacks and similar provisions designed to provide room for and encourage large trees.	AF Focus Group meeting #1			Local governments		Construction companies/contractors	
A6.7	adaptation	Educate City and County staff about low cost ways to adapt infrastructure to conform to the needs of growing trees, rather than removing the trees.	AF Focus Group meeting #1			Local governments			
A6.8	landscape regulation	Modify landscape development code requirements to direct the use of landscaping appropriate to the site that provides shade in summer/ sun in winter.				Local governments		Construction companies/contractors	
A6.9	Tree canopy ordinance	Develop a tree canopy ordinance that establishes a baseline for current urban canopy and sets goals for future canopy to increase cities' resilience. Combine direct cooling value (urban heat island mitigation) with carbon sequestration value when evaluating urban tree management.				Local governments		Construction companies/contractors	Low emission sector and regulatory action so medium to high impact.
A7: Increase carbon sequestration in marine ecosystems.									
A7.1	marine vegetation	Understand current efforts and develop a plan to enhance the protection of marine vegetation such as eelgrass to improve water quality, sequester, and improve fish habitat and survival.	Adaptation Plan	Jan '19		Thurston County, Puget Sound Partnership, DNR	nonprofits, neighborhoods, residents, agricultural community, property owners		Squaxin Island Tribe research/project in Oakland Bay; decisions around Capitol Lake; USGS
A7.2	blue carbon	Research actions to implement blue carbon programs in Thurston County aimed at sequestering carbon through the conservation and restoration of coastal and marine ecosystems.	Public Survey			Thurston County, Puget Sound Partnership			

G Focus Area: CROSS-CUTTING (GENERAL)**Strategies:**

G1: Conduct education and outreach across climate mitigation areas.

G2: Support a green local economy.

G3: Fund climate mitigation actions.

G4: Enhance monitoring and evaluation of climate mitigation measures and outcomes.

G5: Advocate for climate-mitigating state and federal policy.

Action ID#	short name	description	source	date added	implementor	potential partners	target stakeholders	opportunities	barriers
G1: Conduct education and outreach across climate mitigation areas.									
G1.1	educational website	Develop user-friendly website and outreach materials to educate residents of the health and cost benefits of reducing GHG emissions in their lives and homes and resources on how to do it.	Cascadia Consulting	Aug '19	Other community partner				
G1.2	consumption (COMBINE WITH G1.5)	Develop and run community based social marketing program to reduce consumption and inform consumers about options for reducing their carbon footprint.	Thad Curtz	Sept '19	Local governments/other community partner			Lower thermostats, buy more fuel efficient vehicles, buy less plastic containers, allow grass to grow longer or even die, stop washing sidewalks and driveways.	
G1.3	ClimeTime	Coordinate OSPi ClimeTime program with local government to bring youth into the feedback and planning process of developing climate mitigation programs and policy.	G Focus Group #1	Sep-19	OSP/Local government				
G1.4	Career Connects	Set a target to increase the percentage of green jobs in the Career Connects WA program each year.	G Focus Group #1	Sep-19	State		workforce development		
G1.7	social research (COMBINE WITH G1.2)	Work with higher education institutions to research effective behavior change through marketing and educate. Use this information in developing campaigns to reduce high emissions GHGs.	G Focus Group #1	Sep-19	Higher education/Local government				
G1.9	staff training	Develop climate mitigation practices for government employees at work and require they be implemented. Set outcomes to measure effectiveness.	CAW	Oct-19	Local government				
G2: Support a green local economy.									
G2.1	clean energy economy	Set policy that requires recruitment and retention practices for clean energy economy companies.	TRPC	Jan '19	Local government, EDC		workforce development		
G2.2	sustainable businesses	Develop a green guide for area businesses and build award programs to reward implementation.	Cascadia Consulting	Aug '19	Local government, EDC, Cambers of Commerce.				
G2.3	clean economy roundtables	Organize and facilitate roundtables with business leaders focused on clean economy strategies.	Cascadia Consulting	Aug '19	Local government				



G2.4	technical clearinghouse	Have TRPC or another entity function as a clearinghouse for government regulations roadblocks to clean technology development.	G Focus Group #1	Sep-19	TRPC				
G2.5	cleantech park	Develop a "cleantech" business park and provide incentives (tax, utility) for green business that co-locate.			Local government, Port		rural communities		
G2.6	training diversification	Work with the Workforce Training and Education Coordinating Board (WTB) to ensure a wide variety of green jobs is part of the workforce training.	G Focus Group #1	Sep-19	WTB/Local government		workforce development		
G2.7	jobs leadership	Provide technical assistance to local businesses to generate green jobs and practices.	G Focus Group #1	Sep-19	EDC				
G3: Fund climate mitigation actions.									
G3.1	tax benefits	Develop tax incentives for businesses that demonstrate GHG reductions in their production.	G Focus Group #1	Sep-19	Local government				
G3.2	cost-sharing	Develop an Office of Green Building to work with the business sector to partner in sharing costs and expertise.	G Focus Group #1	Sep-19	Local government, EDC				
G3.3	green energy bond	Develop a green energy bond providing a monetary incentive to tackle prominent social issues such as climate change and a movement to renewable sources of energy. Start by researching the feasibility and impact.	G Focus Group #1	Sep-19	Local government			San Diego's- green energy bond? - Could be a model for other public entities for energy retrofits	
G3.4	crowdsourcing	Develop and launch a crowdsourcing platform (like "The Gamechanger") that allows entrepreneurs to submit green proposals for policies and projects for local government and businesses and ideas to influence the future of energy and help to overcome a specific challenge.	G Focus Group #1	Sep-19	private entity				
G4: Enhance monitoring and evaluation of climate mitigation measures and outcomes.									
G4.1	emissions inventory	Prepare and publish an annual emissions inventory that tracks greenhouse gas emissions by jurisdiction and source category. Review and update emissions inventory methodology as necessary to address improvements to data or methodologies, improve consistency, incorporate changes to state or federal policies, or report on issues of local interest.	TCAT	Aug '19	TRPC, TCAT	Thurston County, Lacey, Olympia, Tumwater, TCAT, others		TCAT has been producing regular emissions inventories using a comparable EPA methodology, and has past data entered into ClearPath.	
G4.2	performance measures	Develop community GHG reduction goals and performance measures. Regularly update and publicize for community to track their progress.			Local government, TCPC		low-income communities; communities of color; rural communities		
G4.3	other emission sources and sinks	Expand sources and sectors in future emissions inventories to inform future regulatory policy to reduce GHG emissions. Connected to actions T1.5 and W6.1, and sequestration actions.	Cascadia Consulting, TCAT	Aug '19	TRPC, TCAT			Review Cascadia and TCAT memos for suggestions on examples.	
G4.4	vulnerable populations	Develop a data and monitoring mechanism that is specific to marginalized groups and their needs related to climate change and climate reality (e.g., access to transportation, access to A/C, proximity to cooling centers) and develop a plan to address these vulnerabilities with solutions that help reduce GHG emissions.	Cascadia Consulting	Aug '19	TRPC		communities of color; low-income communities; rural communities		
G4.6	social cost of carbon	Develop and adopt policies that require the use of a "social cost of carbon measure" in zoning, development, construction, and transportation decisions.	TCAT	Oct-19	Local government				
G5: Advocate for climate-mitigating state and federal policy.									
G5.1	UTC presence	Track, monitor and share information about Washington Utilities and Transportation Commission (UTC) meeting and actively recruit residents to give feedback and attend meetings to support bold GHG emission policy.	G Focus Group #1	Sep-19	NGOS				
G5.2	solar-ready building code	Add as a high priority to municipality's legislative agenda - State-level amendments to State building code requiring solar-ready construction. Work with other cities to add this to the Association of Washington Cities (AWC) priorities.	CAW	Oct-19	Local government/AWC		construction companies/contractors; realtors		
G5.3	net-zero building code	Add as a high priority to municipality's legislative agenda - State Building Council and State Legislature to require net-zero energy use in all new buildings by the 2031 residential code cycle and amendments to State building code each 3-year cycle to meet that goal. Work with other cities to add this to the AWC priorities.	CAW	Oct-19	Local government/AWC		construction companies/contractors; realtors		
G5.4	utility advocacy	Add as a high priority to municipality's legislative agenda - State and Utilities and Transportation Commission in implementing SB 5116, which requires a shift to clean electricity.	CAW	Oct-19	Local government		construction companies/contractors; realtors; renewable energy companies		
G5.5	legislative agenda	Prioritize combating climate change in the municipality's legislative agenda each year. Instruct municipal lobbyist to track and report on climate bills, and to advocate for those bills that will help reduce local emissions. Work with other cities to add this to the AWC priorities.	CAW	Oct-19	Local government				
G5.6	Clean energy	Local government adopt and communicate policy statements and positions with the State Electeds that call for rapid conversion to clean energy in the power supply that serves Thurston County.			Local government				



LACEY CITY COUNCIL WORKSESSION

January 13, 2022

SUBJECT: Thurston Regional Climate Mitigation Plan Update

RECOMMENDATION: Brief City Council on the Thurston Climate Mitigation Plan.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Grant Beck, Planning & Development Services Manager *GB*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS:

1. [Thurston Climate Action Plan](#) (Exteneral Link)
2. [Draft Phase 4 ILA](#)
3. [Proposed 2022 Scope of Work](#)

FISCAL NOTE:

Phase 1 cost totaled \$5,000
Phase 2 cost totaled \$43,750
Phase 3 cost estimated \$47,184
Phase 4 2022 cost proposed \$60,662

PRIOR REVIEW:

January 21, 2021, City Council Meeting
December 10, 2020, City Council Worksession
September 3, 2020, City Council Worksession
September 1, 2020, Planning Commission
June 23, 2020, General Government Committee
December 12, 2019, City Council Worksession
October 1, 2019, Planning Commission
October 11, 2018, City Council Meeting
September 20, 2018, City Council Worksession
June 21, 2018, City Council Worksession
April 12, 2018, City Council Meeting
March 15, 2018, City Council Worksession

BACKGROUND:

The City Council signed an interlocal agreement with Thurston County, Olympia, and Tumwater in April 2018 to begin the process to develop region wide climate action goals and policies through a Regional Climate Mitigation Plan.

Phase 1 (ILA approved by the City Council on April 12, 2019) focused on assessing existing policies and targets of each jurisdiction for gaps and consistencies, recommending a regional emissions target, identifying implemented mitigation actions undertaken by each jurisdiction to date, and recommended regional emissions reduction targets.

The recommended targets were adopted July 12, 2019. The targets are as follows:

- Achieve a 45% reduction of 2015 greenhouse gas levels by 2030.
- Achieve an 85% reduction of 2015 greenhouse gas levels by 2050.

Phase 2 (ILA approved by Council on October 11, 2018) furthered the efforts by development of the Thurston Climate Mitigation Plan; the final plan being issued after on December 20, 2020.

This process included the establishment of a steering committee and charter, a list of potential strategies and actions, which were incorporated into the final document after extensive public participation.

Phase 3 (ILA approved by Council on January 21, 2021) began the process of developing strategies and action plans to implement the Thurston Climate Action Plan. The Committee identified existing programs that implement the goals of the Action Plan and identified new actions and programs which could be taken and established to implement the goals of the Action Plan.

The primary deliverable for Phase 3 included preparing governance documents for long term regional implementation of the Action Plan. This resulted in the Phase 4 ILA and 2022 work program. Another deliverable is the preparation of white papers that provide significant background information such as cost, benefits, barriers, and opportunities for some of the top implementation possibilities. These will be presented to the Committee in January or February after the Committee received briefs last year from subject matter experts and stakeholders.

Next Steps:

Phase 4 will continue regional implementation of the Thurston Climate Action Plan. The proposed ILA for Phase 4 creates an ongoing framework for supporting regional climate action implementation.

The Steering Committee, comprised of elected officials from all the participating jurisdictions, have developed a 2022 work program to continue the implementation process. The total budget for 2022 is \$242,648 with Lacey's share being \$60,662.

The Committee will also develop a work program and proposed budget for the following year. The ILA does not create an ongoing financial commitment as participation is contingent upon the appropriation of funds by the legislative authority of each jurisdiction to complete the following years work program. If no such appropriation is made by a jurisdiction, that party is no longer part of the ILA, with notice to the other parties.

ADVANTAGES:

1. Long range targets based on the most current science and methodology for emissions reductions keep the City on a path to mitigating climate change for future generations.
2. Regional and local approaches are key to achieving a coordinated and collaborative response to climate mitigation.

DISADVANTAGES:

1. Implementation of the Thurston Climate Action Plan requires significant and on-going investment at both the regional and jurisdiction levels.
2. The proposed ILA does not negate the need for local investment in resources to implement the Action Plan policies locally.
3. Successful implementation of the Climate Action Plan is dependent upon full participation from the community to change current practices and habits to meet targeted carbon reduction goals.

Interlocal Agreement between Thurston County, City of Lacey, City of Olympia, City of Tumwater, and Thurston Regional Planning Council for Implementation of the Thurston Climate Mitigation Plan

THIS AGREEMENT (“Agreement”) is made and entered into as of the date of the last signature below (which is the “effective date”) by and between: the City of Lacey, a Washington municipal corporation (“Lacey”); the City of Olympia, a Washington municipal corporation (“Olympia”); the City of Tumwater, a Washington municipal corporation (“Tumwater”); Thurston County, a Washington municipal corporation (“County”); and, the Thurston Regional Planning Council, a state-designated council of governments and regional transportation planning organization (“TRPC”), collectively referred to herein as “the Parties” and individually as “Party.”

WHEREAS, RCW 39.34.010 permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner pursuant to forms of governmental organization that will accord best with geographic, economic, populations, and other factors influencing the needs and development of local communities; and

WHEREAS, pursuant to RCW 39.34.080, each Party is authorized to contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform; provided, that such contract is authorized by the governing body of each Party to the contract and sets forth its purposes, powers, rights, objectives, and responsibilities of the contracting parties; and

WHEREAS, the Parties understand that human activities, especially combustion of fossil fuels, are leading to increased levels of carbon dioxide and other greenhouse gases in the atmosphere that are altering the climate, resulting in such impacts as reduced snowpack, ocean acidification, sea level rise, increased flooding, summer droughts, loss of habitat, and increased forest fires; and

WHEREAS, these environmental impacts of climate change create economic and public health impacts, and disproportionately impact the most vulnerable and marginalized populations, and the Parties are greatly concerned over all these impacts on the Thurston County region and their respective communities; and

WHEREAS, the Parties have each adopted a resolution with a common emissions baseline and targets to reduce communitywide emissions 45% below 2015 levels by 2030 and 85% below 2015 levels by 2050; and

WHEREAS, the County and cities in 2021 each adopted a resolution accepting the *Thurston Climate Mitigation Plan (2020)* as a framework to guide future action addressing local sources of greenhouse gas emissions that contribute to global climate change; and

WHEREAS, the Parties believe that regionally coordinated implementation of the *Thurston Climate Mitigation Plan* is essential to the most efficient and effective deployment of the plan’s actions; and

WHEREAS, the County and cities wish to contract with TRPC, given TRPC’s mission and staff expertise, to support and coordinate regional efforts to implement the *Thurston Climate Mitigation Plan*.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Parties agree as follows:

I. Purpose and Goals of Agreement

The purpose of this Agreement is to support regionally coordinated implementation of the *Thurston Climate Mitigation Plan* and achieve the following goals:

- To maintain momentum for local climate action.
- To develop efficient regional solutions for reducing sources of greenhouse gases in ways that support all partner jurisdictions.
- To provide accountability on progress toward achieving regional climate targets.
- To build public awareness of and engagement in climate mitigation activities across the region.

II. Roles

- i. **Jurisdiction Parties.** Jurisdiction Parties are defined as Thurston County and the cities of Lacey, Olympia, and Tumwater. Jurisdiction Parties are responsible for administration of this Agreement and for oversight and decision-making authority over tasks under this Agreement.
- ii. **Program Coordinator.** Thurston Regional Planning Council will serve as the Program Coordinator for this Agreement on behalf of the Parties. The Program Coordinator will collect and manage funds devoted to the purposes set forth in this Agreement, for the period in which funds are to be expended.

III. Annual Work Program

The Jurisdiction Parties will approve an annual work program and budget to achieve the purpose and goals of the Agreement. The work program will include, but is not limited to, the following tasks:

- i. **Oversight and Coordination Committees.** To maintain momentum for local climate action and coordinate implementation of climate mitigation activities, the Parties agree to convene the following committees:
 - a. **A Climate Action Steering Committee** (“the Steering Committee”) whose membership consists of policymaker representation from each of the Jurisdiction Parties and a representative from the Climate Advisory Workgroup (established pursuant to Section IV A, below) who has a non-decision-making role. The role of the Steering Committee is to provide continued coordinated leadership to build local capacity for climate mitigation action. The Steering Committee is an advisory body to the Jurisdiction Parties. The Parties do not delegate jurisdictional decision authority to the Steering Committee. The charge of the Steering Committee is to:
 - i. Review and approve an annual Work Program that identifies regional priorities for the upcoming year.
 - ii. Review progress toward achieving emissions targets.

- iii. Discuss and coordinate on opportunities for regional collaboration, including legislative priorities, funding, and public private partnerships.
 - iv. Review and approve any proposed changes to TCMP strategy, based on emerging information.
 - v. Where needed, convene issue-specific working groups on an ad-hoc basis to provide targeted input on implementation activities.
 - vi. Provide financial oversight for activities funded through this Agreement.
 - vii. Review and approve memoranda of understanding, letters of support, and other agreements deemed necessary to achieve work items identified in the Annual Work Program.
- b. A **Multijurisdictional Staff Team** (“MST”) whose membership consists of staff from each of the Parties. The role of the MST is to provide staff coordination and technical support for climate mitigation implementation. The charge of the MST is to:
 - i. Develop an Annual Work Program and budget that identifies regional priorities for the upcoming year to be reviewed by the Climate Advisory Committee and the Steering Committee.
 - ii. Assist in development and review of an annual implementation progress report.
 - iii. Share information on implementation activities.
 - iv. Discuss and coordinate on opportunities for regional collaboration, including funding.
 - v. Identify and recommend changes to TCMP strategy, based on emerging information.
 - vi. Identify items that require discussion or decisions by the Steering Committee.
- ii. **Regional Priorities.** To develop efficient regional solutions for reducing sources of greenhouse gases in ways that support all partner jurisdictions, the Parties will develop an annual list of regional initiatives to be included in the Annual Work Program, in addition to other standing tasks.
 - a. The list of annual initiatives will be developed by MST, reviewed by Climate Advisory Workgroup, and approved by the Steering Committee.
 - b. Annual initiatives may include regional actions from the Thurston Climate Mitigation Program or other work products needed to achieve the plan’s intent (i.e., guidance, research, technical assistance, model policy, legislation).
 - c. Annual initiatives may be led by one of the Parties, a specified regional partner, or the Parties may choose to contract for professional services from a qualified vendor or contractor.
 - d. The Steering Committee may approve a Request for Qualifications or Request for Proposals (RFQ/RFP) to secure vendors or consultants needed to accomplish any initiative, and shall interview one or more applicants and make an appointment, provided sufficient funds are available. The Steering Committee may designate a subcommittee to oversee this review process. The Program Coordinator will administer the process to select vendors or

consultants and will serve as the contracting agency, unless another entity is designated by the Steering Committee.

- e. The Steering Committee or individual Parties may partner with other entities to leverage expertise needed to efficiently complete regional initiatives, including other local jurisdictions, community partners, and nongovernmental organizations.
- iii. **Monitoring and Assessment.** To provide accountability on progress toward achieving regional climate targets, the Parties shall develop and maintain a monitoring and assessment program that tracks and reports on climate mitigation activities and outcomes.
- iv. **Public Outreach.** To build public awareness of and engagement in climate mitigation activities across the region, the Parties agree to coordinate public outreach activities, including through the following tasks:
 - a. Convene a **Climate Advisory Workgroup** whose membership consists of up to 15 interested stakeholders, appointed by the Steering Committee, representing a variety of perspectives on climate mitigation actions, such as: local government agencies and utilities with a role in climate mitigation implementation; climate, environmental, community design, and growth management advocates, residential and commercial developers/builders; residential and commercial rental property owners/managers, nonprofit housing providers; youth; tribal representatives; and Puget Sound Energy. The role of the Climate Advisory Workgroup is to provide community perspectives and input on climate mitigation progress and priorities. The charge of the Climate Advisory Workgroup is to:
 - i. Participate in Steering Committee meetings as an ex-officio, non-voting member. The ex-officio spot will be filled by different Workgroup members, on a rotating basis.
 - ii. Review and suggest priorities for the Annual Work Program.
 - iii. Review specific proposals under consideration by the Steering Committee.
 - iv. Review the annual report.
 - v. Other tasks as requested by the Steering Committee.

IV. **Funding and In-kind Commitment**

- i. **Annual Work Plan Budget.** The Steering Committee shall establish and maintain an annual budget related to carrying out this Agreement as part of the Annual Work Program.
- ii. **Annual Base Funding.** Each Party shall contribute an equal share of funds sufficient for the estimated costs of the Annual Work Program Budget. The Annual Work Plan and Budget for the first year of the Agreement is included as Exhibit A. Subsequent annual work plans and budgets will be developed and approved on or before the anniversary of the adoption of the first year's work plan.
- iii. **Additional Funding.** Any Party may choose to contribute additional funding, above and beyond the Annual Base Funding amount required for the Annual Work Program, subject to the approval of its governing body and the requirements of the applicable fund source, but such contribution does not obligate other Parties to contribute funding in addition to the Annual Base Funding amount.

- iv. **In-kind Commitment.** Each Jurisdiction Party shall allocate in-kind staff time of at minimum 0.25 FTE/year to implement this Agreement. In-kind staff support includes, but is not limited to:
 - a. Staff participation in the Multijurisdictional Staff Team, including development of Annual Work Program
 - b. Completion of periodic status reporting and review of annual report
 - c. Attendance at Steering Committee meetings
 - d. Support from jurisdictional staff with specific expertise (i.e., planning, transportation, water resources, etc.)
 - e. Support from jurisdictional public information officers and other communications staff in public communication, outreach, and gathering public opinion through jurisdictional newsletters, mailing lists, social and print media, and other jurisdictional tools and contacts.
- v. **Future Appropriations.** The Parties represent that funds for service provision under this Agreement have been appropriated and are available. To the extent that such service provision requires future appropriations beyond current appropriation authority, the obligations of each Party are contingent upon the appropriation of funds by that Party's legislative authority to complete the activities described herein. If no such appropriation is made, the Agreement shall terminate as to that Party, provided the Party provides notice of termination per Section VIII prior to the adoption of that year's Annual Work Plan.
- vi. **Excess Funds.** Any funds not used in any given year may be considered for use in the execution of the following year's Annual Work Program. Any funds not used before the expiration or termination of the Agreement will be refunded to the Parties, on a proportional basis based on initial contributions.

V. Indemnification and Insurance

Each Party shall defend, indemnify, and hold the other parties, their officers, officials, employees, and volunteers harmless from any and all claims, injuries, damages, losses, or suits, including reasonable attorney fees, arising out of or in connection with the indemnifying Party's performance of this Agreement, including injuries and damages caused by the negligence of the indemnifying Party's officers, officials, and employees.

Each Party shall maintain liability insurance; this may be fulfilled by a Party's membership and coverage in Washington Cities Insurance Authority (WCIA), a self-insured municipal insurance pool.

VI. No Separate Legal Entity Created; No Real or Personal Property to be Acquired or Held

This Agreement creates no separate legal entity. No real or personal property will be acquired or held as part of carrying out this Agreement. To the extent any Party furnishes property for purposes of carrying out this Agreement, such property must be returned to that Party upon termination of this Agreement, or upon that Party's withdrawal from this Agreement.

VII. Duration of Agreement

This Agreement is effective on the effective date and terminates three years from the effective date, unless earlier terminated as provided in Section VIII, below. The Parties may choose to renew this agreement for additional periods.

VIII. Amendment of Agreement

This Agreement may be amended or terminated upon mutual agreement of the Parties. The Parties may amend this Agreement to allow other entities to participate in Thurston Climate Mitigation Plan implementation. As a prerequisite for joining the Agreement, new parties must adopt Phase 1's common emissions-reduction targets and prepare a climate mitigation implementation strategy for that entity that is consistent with the Thurston Climate Mitigation Plan. Each new jurisdiction joining this Agreement is responsible for an equal share of the costs of this Agreement, beginning from the date of that jurisdiction's joining.

A Party may withdraw from this Agreement upon 60 days written notice to the remaining Parties, and there is no reimbursement to the withdrawing Party upon withdrawal. This Agreement automatically terminates when only one Party remains.

IX. Interpretation and Venue

This Agreement is governed by the laws of the State of Washington as to interpretation and performance. Venue for enforcement of any provision of this Agreement, or for any lawsuit arising out of or relating to this Agreement, is the Superior Court of Thurston County.

X. Entire Agreement

This Agreement sets forth all terms and conditions agreed upon by the Parties and supersedes any and all prior agreements oral or otherwise with respect to the specific subject matter addressed herein.

XI. Recording

Prior to its entry into force, Thurston County shall file this Agreement with the Thurston County Auditor's Office.

XII. Counterparts

This Agreement may be executed in counterparts, and all such counterparts once so executed together must be deemed to constitute one final agreement, as if one document had been signed by all Parties, and each such counterpart, upon execution and delivery, must be deemed a complete original, binding on the parties. A faxed or email copy of an original signature must be deemed to have the same force and effect as the original signature.

XIII. Rights

This Agreement is between the signatory Parties only and does not create any third-party rights.

XIV. Notice

Any notice required under this Agreement must be to the party at the address listed below and it becomes effective five business days following the date of deposit with the United States Postal Service.

THURSTON COUNTY

Attn: Josh Cummings, Community Planning and Economic Development Director
Re: Climate Plan Implementation
2000 Lakeridge Dr. SW
Olympia, WA 98502

CITY OF OLYMPIA

Attn: Pamela Braff, Climate Program Manager
Re: Climate Plan Implementation
P.O. Box 1967
Olympia, WA 98507-1967

CITY OF LACEY

Attn: Rick Walk, Community Development Director
Re: Climate Plan Implementation
420 College Street SE
Lacey, WA 98503

CITY OF TUMWATER

Attn: Brad Medrud, Planning Manager
Re: Climate Plan Implementation
555 Israel Road SW
Tumwater, WA 98501

THURSTON REGIONAL PLANNING COUNCIL

Attn: Allison Osterberg, Senior Planner
Re: Climate Plan Implementation
2411 Chandler Court SW
Olympia, WA 98502

[Signatures are affixed to next page.]

This Agreement is hereby entered into between the Parties

GOVERNMENT AGENCY EXECUTIVE

APPROVED AS TO FORM

CITY OF LACEY 420 College Street SE Lacey, WA 98503	CITY OF LACEY 420 College Street SE Lacey, WA 98503
Scott Spence, City Manager Date	David Schneider, City Attorney Date
CITY OF OLYMPIA 601 4th Ave East Olympia, WA 98501	CITY OF OLYMPIA 601 4th Ave East Olympia, WA 98501
Steven J. (Jay) Burney, City Manager Date	Michael Young, Deputy City Attorney Date
CITY OF TUMWATER 555 Israel Road SW Tumwater, WA 98501	CITY OF TUMWATER 555 Israel Road SW Tumwater, WA 98501
Debbie Sullivan, Mayor Date	Karen Kirkpatrick, City Attorney Date
THURSTON COUNTY 2000 Lakeridge Drive SW Olympia, WA 98502	THURSTON COUNTY 2000 Lakeridge Drive SW Olympia, WA 98502
Ramiro Chavez, County Manager Date	Jon Tunheim, Prosecuting Attorney Date
THURSTON REGIONAL PLANNING COUNCIL 2411 Chandler Ct SW Olympia, WA 98502	
Marc Daily, Executive Director Date	

TOTAL 2022 Climate Mitigation Work Program							\$242,648	
Per Partner - 2022 Climate Mitigation Work Program							\$60,662	
#	Task Title	Description	TCMP Actions Addressed	Lead	3-Year Cost Estimate	Outside Funding	2022 Budget Request	Notes
Standing Tasks								
1	Oversight & Coordination Committees	Convene the Climate Action Steering Committee and Multijurisdictional Staff Team	G5 Strategy G5.5 – legislative agenda	TRPC	\$180,150	\$0	\$58,773	See TRPC scope of work for task details
2	Regional Priorities Process	Develop an annual list of regional initiatives to be included in the 2023 work program and oversee completion of those initiatives.	various	TRPC	\$286,910	\$0	\$68,788	See TRPC scope of work for task details, but excludes Policy Research item (Item D - Financing Strategy) described below.
3	Monitoring & Assessment	Develop and maintain a monitoring and assessment program that tracks and reports on climate mitigation activities and outcomes.	G4.1 – emission inventory G4.2 – performance measures	TRPC	\$184,690	\$0	\$49,961	See TRPC scope of work for task details
4	Public Outreach	Coordinate public outreach activities, including by convening a Climate Advisory Workgroup.	G1 Strategy	TRPC	\$118,100	\$0	\$42,786	See TRPC scope of work for task details
Subtotal - Standing Tasks					\$769,850	\$0	\$220,308	
Per Partner - Standing Tasks					\$192,463	\$0	\$55,077	

#	Task Title	Description	TCMP Actions Addressed	Lead	3-Year Cost Estimate	Outside Funding	2022 Budget Request	Notes
2022 Regional Priorities								
A	Energy Efficiency Program Design	Design and launch Phase 1 of a community-wide residential energy efficiency program, based on recommendations from policy white papers.	B1 strategies, B3.1 – energy education	TRPC	TBD	\$37,500	\$0	TRPC will administer seed funds provided by Thurston County, and identify outside funding sources and/or partnerships needed to accomplish next steps based on recommendations from policy white paper.
B	Building Electrification Cost Assessment	Develop a regional assessment of costs to build and operate all-electric housing, commercial development, and mixed-use development.	B6.1 – natural gas to electric conversions, B6.2 – electric appliances in new construction, B6.4 – natural gas transition	Olympia	\$30,475	\$30,475	\$0	Olympia will hire a consultant for this work. Cost to be shared by Olympia, Tumwater, and Thurston County. Results will be reported back to full Steering Committee.
C	Carbon Sequestration Program Design	Design and launch Phase 1 of a regional carbon sequestration program, based on recommendations from policy white paper.	A2.1 – regenerative agriculture, A5.1 – reforestation & afforestation program, A7.3 – prairie preservation	TRPC	TBD	\$0	\$0	TRPC will work within existing funds to identify outside funding sources and/or partnerships needed to accomplish next steps from recommendations from policy white paper.
D	Financing Strategy	Research options for creating a dedicated, shared regional fund for climate mitigation work.	various	TRPC	\$22,340	\$0	\$22,340	See TRPC scope of work for task details
Subtotal - Regional Priorities					TBD		\$22,340	
Per Partner - Regional Priorities							\$5,585	
TOTAL 2022 Climate Mitigation Work Program							\$242,648	
Per Partner - 2022 Climate Mitigation Work Program							\$60,662	



LACEY CITY COUNCIL WORKSESSION

January 13, 2022

SUBJECT: Greg Cuoio Park & Greenways Master Plan (GCPGMP) Review

RECOMMENDATION: Review of the proposed master plan as approved and recommended by the Lacey Board of Park Commissioners.

STAFF CONTACT: Scott Spence, City Manager *SS*
Jen Burbidge, Parks, Culture & Recreation Director *JB*

ORIGINATED BY: Parks, Culture & Recreation Department

ATTACHMENTS: www.ci.lacey.wa.us/GCPGMP (External Link)
Click on DRAFT MASTER PLAN

FISCAL NOTE: N/A

PRIOR REVIEW: Park Board meetings monthly March 2021 through January 2022. Public Open Houses May 12, 2021, July 28, 2021 and November 10, 2021. City Council Worksessions June 24, 2021, August 26, 2021, and October 14, 2021.

BACKGROUND:

The Greg Cuoio Park & Greenways Master Plan (GCPGMP) is a long awaited, long term park planning project, which will help shape the Northwest corner of Lacey.

Between 2002 and 2011, the City of Lacey acquired adjacent park properties Greg Cuoio Park, Pleasant Glade Park and Palm Creek Headwaters, which combine to make up the Greg Cuoio Park & Greenways, a total of 537 acres. Due to them being adjacent, during the planning process, the City took a balcony view of these beautiful properties to determine the most respectful way to provide access to and connectivity between these public lands while protecting natural areas and providing unique, balanced recreation opportunities to the public.

The existing park is largely undeveloped and is dominated by mature forests. The site contains an estimated 50 acres of mapped wetlands, sensitive habitat areas and approximately 9,000 linear feet of tributaries and creeks that flow through the site. Existing creeks include Fox, Palm, Eagle and Jorgenson Creeks, all tributaries to Woodland Creek,

a fish bearing creek that bisects the park property. There is a range of topography varying from rolling grass pastures to steep valleys and ravines along many of the streams and creeks. Most of the site is heavily forested and has a rich ecological system. There are also numerous wetlands that provide habitat for wildlife and function to naturally filter stormwater runoff.

HBB Landscape Architects were secured in late 2020 to lead the project and guide City staff and the public through the 2021-2022 planning process. It's critical that a master plan reflect the vision, character, and activities identified by the community. The GCPGMP documents the master planning process for Greg Cuoio Park & Greenways, the extensive stakeholder and public process that was included, and descriptions of the existing conditions, the overall vision, and the proposed programming. Implementation and phasing is also included to support future park development.

The Lacey Board of Park Commissioners have reviewed and provided input on the master plan throughout 2021, and took action to approve and recommend the plan to City Council at their January 5, 2022 meeting.

Greg Cuoio Park & Greenways will provide a key component in Lacey's overall park system to preserve open space, protect water quality, and support wildlife habitat corridors within the City creating a place for visitors and residents to experience and learn about this incredibly unique area. The GCPMP includes:

- Enhancement and protection of the ecological value of the sites
- Balance to proposed amenities between active and passive uses, with primarily passive uses near environmentally sensitive areas and their associated buffers
- Expectations for intended use of the park and the ongoing maintenance needs for any future developments
- Previous planning efforts for the area and the properties included in the project
- Consideration of unique recreational activities that aren't currently available in the area
- Focus on sustainability, and protection of sensitive areas
- Phasing of proposed improvements
- Educational opportunities throughout the sites

Since GCPGMP is such a long term project that comes with considerable cost, the best opportunity to provide near term access for the public is to consider an initial first phase. This phase, for example, could include walking trails, parking, and disc golf, which are elements identified in the plan. It is recommended that staff move forward with pre-planning of a first phase to identify capital and maintenance costs. Once complete, an implementation proposal would be reviewed by City Council for consideration

City parks play a vital role in the social, economic, and physical well-being of the City of Lacey and Lacey residents. Greg Cuoio Park and surrounding greenways are truly a unique asset to the City. The site's natural amenities enhance Lacey's park system with a

focus on passive recreation and reducing impact to the land. The GCPGMP will solidify a long term plan for Lacey's future largest park.

ADVANTAGES:

1. Provide planning and long term vision for the future largest park in Lacey
2. Provide public access to public lands
3. Fulfill Washington State Recreation and Conservation Office grant requirements
4. Provide protection of natural areas while identifying recreation opportunities
5. Further identify Lacey as a unique location to visit
6. City parks play a vital role in the social, economic, and physical well-being of the City of Lacey and Lacey residents.

DISADVANTAGES:

1. No disadvantages identified.