

Docket Analysis

Applicant Information

Project Title: Thurston 2045 – Joint Plans
Applicant: Thurston County
CPED Priority: High (Mandatory project)

Description of Proposal

Request: Amend Joint Plans with cities to ensure alignment with their updated comprehensive plans and associated urban growth area analyses
1) In 2026 – Lacey (including Martin Way Corridor zoning study), Olympia, Tumwater
2) In 2027 – Rainier, Tenino, Yelm (*depending on capacity*)
Location: Countywide, except Grand Mound

Project Financials

Staff Time

Staff time equivalent to **0.25 full-time employees (FTE)**, distributed across multiple staff as needed, combined with Joint Code Updates docket item.

Funding Source

General fund

Planning Commission Recommendation

Priority: High

The Planning Commission supports CPED's priority.

Applicable Criteria

Growth Management Act Requirements

The Growth Management Act requires Thurston County and each of its cities to adopt a comprehensive plan to establish a 20-year urban growth boundary jointly for each urban growth area. The County-wide Planning Policies outline those requirements, and they affirm that joint planning will be used to plan for each city's urban growth area.

Under the Growth Management Act, Thurston County – and all cities and counties in the state – must conduct a thorough periodic update of its comprehensive plan and development regulations that implement the plan. Thurston County is a fully-planning county, so it must meet all GMA requirements. Fully-planning counties and cities must complete the periodic update for their entire comprehensive plan and development regulations within the designated timeframe every ten years.

Joint Planning Requirements

County-wide Planning Policies (CWPPs) are a requirement for all counties planning under the Growth Management Act. [Thurston County's CWPPs](#) establish a framework for developing and adopting county and city comprehensive plans, as well as coordination between the jurisdictions. Per the CWPPs, Thurston County and the cities and towns within its borders will jointly plan the unincorporated portions of urban growth areas.

Additionally, Thurston County and the cities of Lacey, Olympia, and Tumwater have a memorandum of understanding (MOU) that recognizes the need for cooperation on land use planning and public service provision. The MOU establishes the framework for phasing urban growth, public facilities, and services. It specifies the joint land use planning and review process and the process by which joint plans are adopted.

Public Interest and Engagement

Level of Public Interest

- 88 survey responses (December-April 1)
 - 7 written comments
- Organizations:
 - League of Women Voters of Thurston County (support)
 - Melody Pines Estates (oppose)
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

Anticipated Process

- Low level of engagement

Analysis

Other Relevant Projects

- Thurston County, Lacey, Olympia, and Tumwater Comprehensive Plans (2025)
- Lacey Joint Plan (2023)
- Olympia Joint Plan (2023)
- Yelm Joint Plan (2023)
- Tumwater Joint Plan (2021)
- Rainier Joint Plan (2007)
- Tenino Joint Plan (2007)

Alignment with Comprehensive Plan (2025)

- Land Use

- LU-2.B.1: The adopted joint plans will serve as the basis for county planning decisions and as the pre-annexation comprehensive plans for the cities to use when annexations are proposed within urban growth areas.
- LU-2.B.2: Jointly adopt and maintain compatible level of service standards for public services and facilities among jurisdictions within urban growth areas.
- LU-2.B.3: Support development consistent with joint plans.
- LU-2.B.5: Coordinate planning and development regulations for urban growth areas with the respective cities.
- LU-3.A.1: The development and amendment of the Comprehensive Plan, including subarea plans and joint plans with all cities shall involve community members of the affected area in the drafting of the plans.
- LU-3.B.3: In joint plans between the county and the incorporated cities and towns, promote consistency and certainty about how the area will be planned and developed in the future.
- Environment, Recreation, and Open Space
 - EROS-10.A.2: Continue to coordinate with local and regional government agencies to reduce air pollution by adopting land use and transportation plans that help reduce the amount of vehicle emissions.
 - EROS-11.B.9: Coordinate with other jurisdictions to develop project types and technical approaches to effectively manage water across jurisdictions. Effective management and corresponding projects should prioritize water availability at the subbasin level to the maximum extent practicable.
- Housing
 - H-1.A.4: Work with cities through joint-planning processes to allocate housing for low, very low, and extremely low-income households within the cities and UGAs where urban services are available.
 - H-1.A.7: Support the cities with infill development consisting of residential and other developments of urban density within the urban growth areas, where transportation, public facilities, and utilities already exist.
 - H-1.B.1: Coordinate with the cities, towns, and the Housing Authority of Thurston County to develop and implement a regional process to monitor achieving the Affordable Housing targets throughout the county.
 - H-1.E.1: continue participating in a multi-jurisdictional public/private task force to develop proposals for expanded and moderate, low, very low, and extremely low income housing funding and services, such as a regional affordable housing strategy.
 - H.3.A.9: Increase density and update regulations to promote multifamily housing and shared housing (congregate and single-room occupancy housing) options in the UGAs.
- Transportation
 - T-2.B.7: Coordinate with all cities, towns, and communities. Implement appropriate, context-sensitive urban improvements.

- T.2.D.3: Work with government agencies to update and implement county-wide transportation policies. They should support existing land use plans.
- Capital Facilities
 - CF-1.B.5: When planning for capital facilities, consider needs of adjacent partnering jurisdictions and if necessary, seek opportunities for facilities that are appropriately located to support multiple jurisdictions.

Docket Analysis

Applicant Information

Project Title: Capital Improvement Program (CIP 2028-2033)
Applicant: Thurston County
CPED Priority: High (Mandatory project)

Description of Proposal

Request: Biennial update to the CIP, a required element of the Growth Management Act (GMA)
Location: Countywide

Project Financials

Staff Time

Staff time equivalent to **0.1 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: High

The Planning Commission supports CPED's priority.

Applicable Criteria

Capital Facilities Plan (RCW 36.70A.070)

- Inventory of existing capital facilities owned by public entities
- Forecast of future needs for such facilities
- Proposed locations and capacities of expanded/new facilities
- Six-year finance plan and sources of public money

Public Interest and Engagement

Level of Public Interest

- 60 survey responses (December-April 1)
 - 3 written responses
- Organizations:
 - South Sound Bird Alliance (support)

Anticipated Process

- Begin work in Q1 2027
- County Department Coordination, Planning Commission Review, Board of County Commissioner Review and Adoption

Analysis

Other Relevant Projects

- Thurston County Comprehensive Plan (2025)
- Thurston County Transportation Improvement Plan (TIP)

Alignment with Comprehensive Plan (2025)

- Capital Facilities
 - Goal 1, Objective D: Ensure that costs of county-owned capital facilities are within the county's funding capacity and equitably distributed between users and the county in general.
 - Policy CF-1.D.1: Use the Capital Improvement Program (CIP) to integrate the county's capital project resources funded only by sources state law requires.
 - Goal 1, Objective F: Develop a six-year financing program for capital facilities that meets the requirements of GMA, achieves county's adopted levels of services, and is within its financial capabilities as determined by projected financial resources.
 - Policies CF-1.F.1 – CF-1.F.7

Docket Analysis

Applicant Information

Project Title: Nisqually Watershed Plan
Applicant: Thurston County
CPED Priority: Medium

Description of Proposal

Request: Expand subarea planning to whole watershed, coordinating with partners and neighboring jurisdictions in a consolidated planning process partnering with the Nisqually River Council

- 1) May include updates to zoning or development standards
- 2) May include salmon recovery and water/land conservation grants work
- 3) Lays the foundation for cross jurisdictional collaboration on long range and environmental planning, stormwater management, and other future initiatives

Location: Nisqually Watershed

Project Financials

Staff Time

Staff time equivalent to **2.0 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

Surface and Stormwater Fund; Grants

Planning Commission Recommendation

Priority: Medium

The Planning Commission supports the novel approach of shifting to larger-scale watershed planning.

Applicable Criteria

Puget Sound Recovery Priorities

The Puget Sound Action agenda identifies land use strategies for local governments. Action Agenda Strategy 10 addresses, “watershed-scale planning and land use planning to protect and restore water quality”, and recommended actions include, integrating existing plans across watersheds; and identifying and passing land use regulations and ordinances that are adequate to protect stream function, salmon populations, and other water resources.

This project will work to fully or partially fulfill the implementation obligations from Thurston County’s Comprehensive Plan (2025) Implementation Plan ([Appendix B](#)).

Public Interest and Engagement

Level of Public Interest

- 75 survey responses (December-April 1)
 - 7 written comments
- Organizations:
 - Community Farm Land Trust (support)
 - League of Women Voters of Thurston County (support)
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

Anticipated Process

- High level of engagement

Analysis

Other Relevant Projects

- Thurston County Comprehensive Plan (2025)
- Nisqually Subarea Plan (docket item from 2024-2025)
 - Open house held in early 2024

Alignment with Implementation Plan (2025)

- IP-LU-13: Monitor impacts to water quantity. Include additional analysis for development proposals and comprehensive plan amendments to assess impacts to water availability.
 - Consider impact of a land use /zoning change on forecasted residential densities over the planning period, and consider the impacts to permit exempt wells and if possible, water quantity.
 - Develop and implement updates to the County’s Comprehensive Plan and Critical Areas Ordinance to include such provisions for review of water resource impacts of development proposals, land use applications, and zoning changes.
 - Include this information for consideration by advisory boards and elected officials.
- IP-EROS-1: Develop forecasts for permit exempt wells in Thurston County by watershed basin over the 20-year planning period for land use scenarios presented as part of the periodic update.

- Forecasts should be based on existing and modeled data like nearby public/private wells, existing points-of-diversion or withdrawal (POD/POW) associated with existing water rights, downgradient WAC stream closures, data like historical permit exempt well data, historical community water system data, modeled stream impacts and projected building intensities in the rural areas based on the most recent Buildable Lands Analysis taking into consideration land use scenarios.
 - Forecasts developed as part of the periodic update are not intended to supplant any forecasts done as part of watershed planning under RCW 90.82, but rather inform new project land use considerations, policy development, and environmental review as part of the periodic update.
- IP-EROS-5: Develop technical approaches to manage water cross-jurisdictionally that could include but are not limited to:
 - Cross-jurisdictional partnership
 - Integrated Water Resource Management Plan.
 - Development of a cross-jurisdictional water management plan that addresses conjunctive uses: drinking water, stormwater, streamflow, and wastewater.
 - Development of data models and dashboards for long-term water resource management
- IP-EROS-7: Allocate staff resources to fully participate in Salmon Lead Entity and Watershed Planning Unit meetings in all county watersheds.

Docket Analysis

Applicant Information

Project Title: Climate Program, Policies, and Code Updates
Applicant: Thurston County
CPED Priority: Medium (Not mandatory; implements new Climate Element)

Description of Proposal

Request:
1) Implement Climate Element of the Comprehensive Plan
2) May include mitigation and resilience efforts:

- Establish Regional Tree Mitigation Fund
- Renewable energy project and code provisions
- Expanded regulations for climate adaptation and GHG emissions reduction

Location: Countywide

Project Financials

Staff Time

Staff time equivalent to **2.0 full-time employees (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund and Grants

Planning Commission Recommendation

Priority: Medium

The Planning Commission stressed the importance of resourcing climate work. Two Commissioners requested changing the priority to 'High'.

Applicable Criteria

Growth Management Act Requirements

The Washington State legislature passed HB 1181 in 2023, which made significant changes to the Growth Management Act. The bill requires jurisdictions to incorporate climate change and resiliency into their comprehensive plans alongside sub-elements for greenhouse gas emissions reductions

and resiliency. Thurston County adopted their comprehensive plan in December 2025, and it includes a new required Climate Element and associated sub-elements.

Public Interest and Engagement

Level of Public Interest

- 86 survey responses (December-April 1)
 - 14 written comments
- Organizations:
 - Community Farm Land Trust (support)
 - League of Women Voters of Thurston County (support)
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

Anticipated Process

- High level of engagement
- Internal coordination and review to evaluate proposed actions
- Information gathering to support policy and program updates
- Targeted outreach to inform affected parties and solicit input
- Synthesis of feedback to identify issues and implementation considerations
- Refinement of recommendations based on review and input received

Analysis

Other Relevant Projects

- Thurston County Comprehensive Plan (2025)
- Thurston Climate Mitigation Plan
- Thurston Climate Mitigation Collaborative projects

Alignment with Comprehensive Plan (2025)

- Climate
 - Goal 1: Equitably enhance community and infrastructure resilience to climate change by integrating sustainable, efficient, and adaptive practices into zoning and development regulations.
 - Goal 2: Reduce greenhouse gas emissions and increase resilience to climate change impacts in the transportation sector.
 - Goal 3: Reduce greenhouse gas emissions from materials and organic waste.
 - Goal 4: Manage water resources and systems that seek to protect and preserve water quality and quantity from drought, sea level rise, and other hazards exacerbated by climate change.
 - Goal 5: Protect community health and well-being from the impacts of climate-exacerbated hazards to promote environmentally just outcomes and ensure that the most vulnerable residents do not bear disproportionate health impacts.

- Goal 6: Protect and preserve valued cultural and historic resources at risk to climate change impacts.
- Goal 7: Protect, restore, and expand ecosystems that are resilient to climate change.
- Goal 8: Support sustainable local and regional agricultural practices that sequester carbon and are resilient to climate change.
- Goal 9: Support a resilient and sustainable local economy that can quickly adapt to climate change impacts.
- Goal 10: Lead and strengthen collaboration and partnerships among agencies, local governments, community organizations, businesses, and residents to achieve sustainable development, enhance resilience, and address climate change impacts.
- Land Use
 - LU-1.B.2: Support programs which inform rural property owners of actions they can take to positively contribute to local climate adaptation efforts.
- Environment, Recreation, and Open Space
 - EROS-1.A.3: Cooperate with other jurisdictions and agencies to implement the “Hazards Mitigation Plan for the Thurston Region” (TRPC 2023), or as hereafter amended.
 - EROS-5.A.1: Develop a tree canopy monitoring program and utilize the results to improve efficacy of regulations to maintain a balance between forest preservation and economic development.
 - EROS-5.A.3: Establish a community outreach program to promote the benefits of forests and trees as they relate to a healthy environment, climate change, stormwater, and community livability.
 - EROS-5.B.1: Cooperatively plan for, invest in, track progress, and adaptively manage forests as an asset.
 - EROS-8.A.4: Coordinate green and open space and habitat connectivity planning with habitat management or forestry plans to amplify intersecting ecological benefits.
 - EROS-10.A.2: Continue to coordinate with local and regional government agencies to reduce air pollution by adopting land use and transportation plans that help reduce the amount of vehicle emissions.
- Transportation
 - T-1.B.9: Consider long-term environmental impacts of transportation infrastructure. Incorporate climate adaptation measures to mitigate risks from extreme weather events.
 - T-3.D.3: Support vanpool programs. They provide a low-cost, flexible alternative to single-occupancy vehicles.
 - T-6.A.3: Develop a transport system for compact, mixed-use development. It should support non-motorized travel. It must cut vehicle miles to improve efficiency, reduce harm, and boost health.

- T-6.A.4: Promote alternative fuels and technologies to reduce vehicle pollution and environmental harm.

Docket Analysis

Applicant Information

Project Title:	Grand Mound 193rd Ave Land Use Amendment and Rezone
Applicant:	The Conco Companies Applicant-initiated
CPED Priority:	Low (Not mandatory)

Description of Proposal

Request:	1) Rezone 4.9-acre parcel 2) Amend Thurston County official zoning map a) Rezone parcel to Planned Industrial District (PI) 3) Amend comprehensive plan map L-1 to reflect rezone
Location:	5831 193 rd Ave SW, Rochester, WA
Parcel Number(s):	55700200000
Land Area:	4.9 acres
Existing Zoning Designation(s):	Arterial Commercial (AC)
Adjacent Zoning Designation(s):	Parcels north and west: Planned Industrial Park (PI) Parcels east (across I-5): Planned Industrial Park (PI) Parcels south: Arterial Commercial (AC)

Project Financials

Staff Time

Staff time equivalent to **0.1 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

Full cost recovery (per [2026 Fee Schedule](#))

Planning Commission Recommendation

Priority: Low

The Planning Commission supports CPED's priority.

Applicable Criteria

Rezone

The Comprehensive Plan Land Use Element has policies which outline required considerations in rezoning property.

- LU-1.B.10 - Rezoning of any parcel with a rural designation to a different designation should only occur when one or more of the following apply:
 - Circumstances have substantially changed since the current land use designation/zoning was adopted and the definition, characteristics, or locational guidelines for the current district no longer apply.
 - The rezone would promote the general welfare of the affected community.
 - The rezone would maintain or enhance environmental quality.
 - Thurston County pursued a legislative rezone.
- LU-1-B.11 – If rezoning is requested for a portion of a land use designation:
 - The impact of a proposed rezone on landowners remaining in the original designation should be evaluated and considered;
 - The proposed rezone should only be allowed if there is projected to be minimal adverse impact on neighboring landowners and on the continued use of a rural district for natural resource-based industries or conservation purposes;
 - Regular, easily definable boundaries should be maintained; and
 - The rezoning should not increase the demand for urban levels of service.

Public Interest and Engagement

Level of Public Interest

- 67 survey responses (December-April 1)
 - 5 written comments
- Organizations:
 - South Sound Bird Alliance (support)

Anticipated Process

Open house, 1-2 mailed notices to neighbors (300 ft. radius; open house, PC hearing, Board hearing), social media posts

Analysis

Other Relevant Projects

- Grand Mound Subarea Plan (2024)

Alignment with Comprehensive Plan (2020)

Answers below are applicant responses

- Land Use
 - An urban growth area may include territory outside of a city or town only if the territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth.

- The urban growth areas in the county must be sufficient to permit the urban growth that is projected to occur in the county over the next 20 years.
- Urban growth areas must permit urban densities and include open spaces.
- Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capabilities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and additional public facilities and services needed.
- Transportation
 - The 2020 Grand Mound Transportation Action Plan identified several proposed improvement projects along the corridors. There are projects to improve level of service on roadways that serve the 193rd Ave rezone site.

Alignment with Grand Mound Subarea Plan (2024)

Answers below are applicant responses

- Land Use
 - Goal 1.1., Action 1.2: Help to focus future growth in the UGA...
- Natural Resources
 - Goal 1: Develop strategies to conserve groundwater and surface water resources where feasible to ensure water availability and to protect instream flows.
- Transportation
 - Goal 1: Reduce traffic fatalities and serious injuries by addressing factors that contribute to collisions.
 - Goal 2: Reduce conflict among users by managing access points between private property and the public street system to provide safe and convenient access to land uses for all transportation modes, while preserving the flow of traffic.
 - Goal 3: Maintain access for emergency services, sufficient for a growing community.
 - Goal 4: Meet concurrency requirements under the State Growth Management Act.
 - Goal 8: Maintain access to businesses and operation levels for freight corridors, while balancing the needs of residents of and visitors to Grand Mound.
- Capital Facilities and Utilities
 - Goal 1: Support the development of a comprehensive approach to stormwater management that encourages coordination between transportation, stormwater, and private development projects.
 - Goal 2: Ensure stormwater management systems that utilize and preserve natural drainage systems, such as streams, and construct facilities that complement these systems by taking advantage of opportunities for filtration, infiltration, and flow control where feasible.
- Economic Development
 - Goal 1: Achieve diversification of Grand Mound's economic base through supporting the establishment and expansion of locally-owned businesses within the commercial corridor.

Permitted Uses for Current and Proposed Zoning

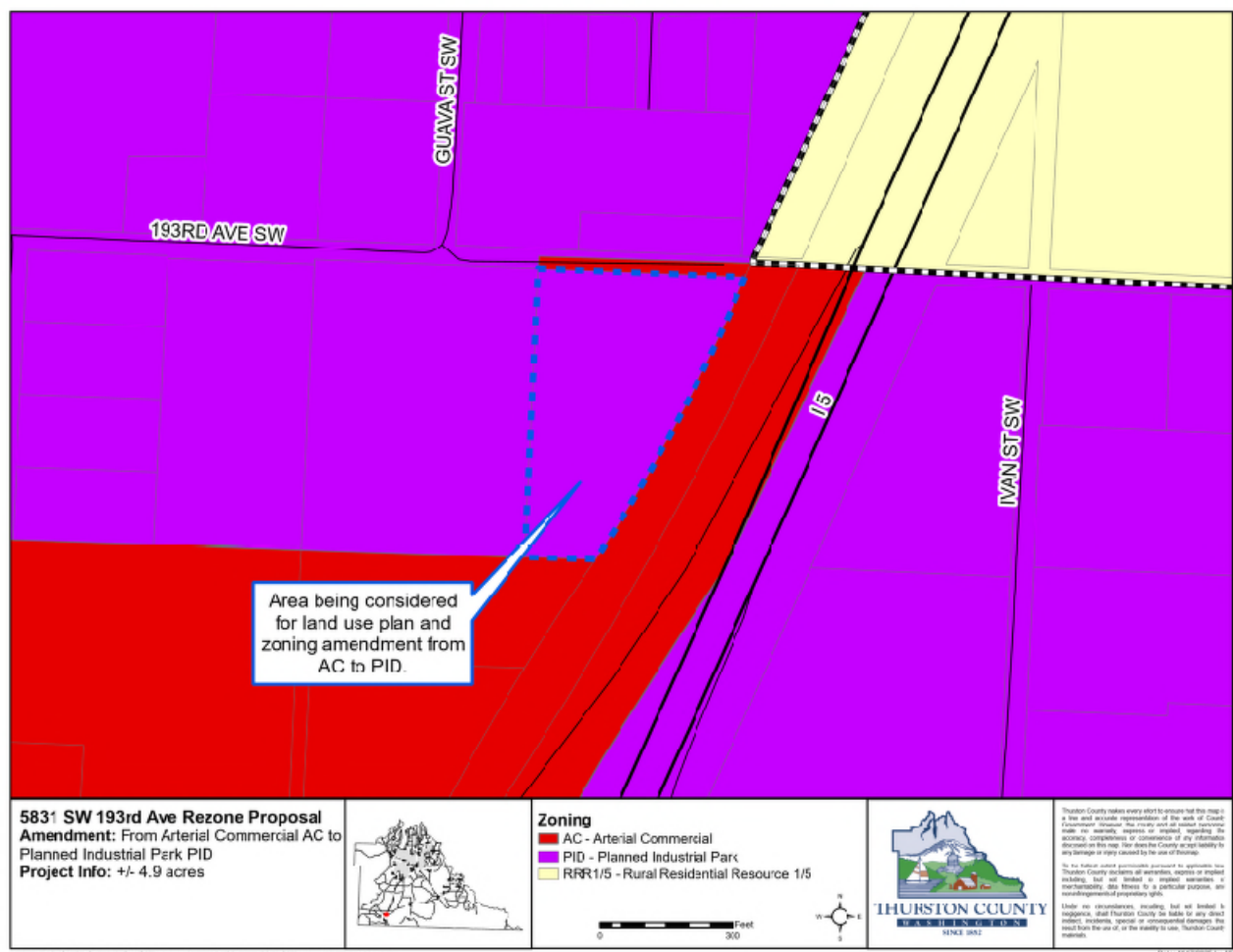
Chapter 20.25 – ARTERIAL COMMERCIAL (AC)

“The purpose of this district is to provide for commercial uses which are oriented toward vehicular traffic. It provides a legitimate classification for existing strip development to encourage the improvement of these facilities and to allow in-filling with commercial and high density residential uses which are compatible with the surrounding area.”

Chapter 20.27 – PLANNED INDUSTRIAL PARK DISTRICT (PI)*

“The purpose and function of the planned industrial district is to provide for industrial development under controls to protect the nearby uses of land, to stabilize property values primarily in those areas not suitable for the light industrial zoning designation, and to encourage comprehensive planning of the entire industrial site within a park-like environment. Certain special uses, such as public correctional facilities, are also considered compatible uses within this district, subject to approval of a special use permit. The district is characterized as being on or near a major arterial highway or other transportation facilities, and close to developing cities, developing community centers or relatively intense residential development.

Map



Docket Analysis

Applicant Information

Project Title:	Martin Way Corridor Zoning Study
Applicant:	Thurston County Board-initiated
CPED Priority:	Low (Not mandatory)

Description of Proposal

Request:	1) Support City of Lacey's corridor zoning study, per Board direction 2) Retain applicant-initiated rezone of 7.1 acres at 7809 Martin Way E to MHDC on docket for 2026-2027
Location:	Martin Way Corridor (Thurston County and City of Lacey)

Project Financials

Staff Time

This project is not resourced. However, required staff time would be equivalent to 0.25 full-time employee (FTE), distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: Preliminary Docket

The Planning Commission recommends moving the Martin Way Land Use and Rezone Amendment project to the preliminary docket for the 2026-2027 cycle given the uncertainty with the Lacey Annexation Proposal. The Planning Commission supports City of Lacey's efforts to complete a larger-scale corridor zoning study.

Applicable Criteria

Joint Planning Requirements

County-wide Planning Policies (CWPPs) are a requirement for all counties planning under the Growth Management Act. [Thurston County's CWPPs](#) establish a framework for developing and

adopting county and city comprehensive plans, as well as coordination between the jurisdictions. Per the CWPPs, Thurston County and the cities and towns within its borders will jointly plan the unincorporated portions of urban growth areas.

Additionally, Thurston County and the cities of Lacey, Olympia, and Tumwater have a memorandum of understanding (MOU) that recognizes the need for cooperation on land use planning and public service provision. The MOU establishes the framework for phasing urban growth, public facilities, and services. It specifies the joint land use planning and review process and the process by which joint plans are adopted.

Public Interest and Engagement

Level of Public Interest

- 49 survey responses (December-April 1)
 - 2 written comments
- Organizations:
 - South Sound Bird Alliance (support)
- Past comments - Martin Way Land Use and Rezone Amendment:
 - [17 comments](#) during 2024-2025 docket cycle
 - [8 comments](#) since the project was formally docketed

Anticipated Process

- Medium level of engagement
- Requires coordination with City of Lacey, Thurston Regional Planning Council, and Intercity Transit to conduct thorough engagement along the corridor

Analysis

Other Relevant Projects

- Lacey Annexation Study (2026-2027, City of Lacey project)
- Thurston County Joint Plans (2026-2027)
- Thurston County Comprehensive Plan (2025)
- Martin Way Land Use and Rezone Amendment (2024-2025 docket project)
- Martin Way Corridor Study (2021)

Alignment with Comprehensive Plan (2025)

- Land Use
 - LU-2.B.1: The adopted joint plans will serve as the basis for county planning decisions and as the pre-annexation comprehensive plans for the cities to use when annexations are proposed within urban growth areas.
 - LU-2.B.4: For those UGAs that include incorporated and unincorporated areas, growth management agreements between the county and the municipalities should establish common standards for roads and utilities. The agreements should also establish that land use patterns adopted within the joint plan will be honored for a mutually agreeable period following adoption of the plan or annexation.

- LU-2.C.5: Land use plans within UGAs should balance change with recognition of existing neighborhoods and support variety and choice in living and working environments.

Alignment with Lacey Joint Plan (2023)

- Land Use
 - Goal 4: Achieve a mix of uses along designated arterial corridors that are walkable and transit oriented.
 - Policy A: Adopt transit-oriented development at key nodes along Martin Way to serve as anchor development.
 - Policy F: Apply different mixes of commercial and high-density residential land uses along the Martin Way Corridor based upon sensitivity to existing uses so they may be integrated into the long-term vision.
 - Policy J: Support coordination of a joint project to improve the Martin Way Corridor, especially related to pedestrian safety multimodal transportation improvements.
 - Strategy 2: Review the Mixed-Use High Density Corridor zone along Martin Way. The City and County should review and update the zoning code for the corridor, specifically focusing on facilitating a mix of uses on larger parcels, a mix of uses within the corridor and identifying strategic parcels for more intensive study.
- Housing
 - Goal 3: Increase affordable housing along the Martin Way corridor, specifically at the nodes identified as priorities.
- Economic Development
 - Goal 3: Create an attractive, safe and economically vibrant corridor along Martin Way, paying specific attention to selected nodes for early development.