



Upcoming Code Updates associated with Downtown Strategy

	Type Code	General Scope	Timeline
1	Scenic View Protection	As directed by Comp Plan goal GL8, change the regulatory emphasis from protecting certain views from public streets to an emphasis on protecting and enhancing views from public gathering places (following a public process.)	Complete in 2016-2017 - at same time or shortly following adoption of the Downtown Strategy. (Process described in attachment #2.)
2	SEPA Related Codes:	<i>Consider increasing SEPA exemption levels for minor construction projects (WAC 197-11-800(1)(c) and/or establishing a SEPA urban infill exemption (RCW 43.21C.229). A first step was to identify any gaps in our environmental regulations where we have had to use SEPA in the past to address an environmental issue in downtown; then to establish regulations for these currently unaddressed environmental issues. The gap analysis revealed the City has often used SEPA to communicate requirements of other agencies that will be required regardless of whether they are (re)communicated as part of the SEPA process (i.e., remediating contaminated soil & groundwater). The City has also used SEPA to address sea level rise by requiring higher finished floor elevations; before establishing any possible exemption areas, the City should add finished floor elevations to the development code. (See attached gap analysis).</i>	
2a	Finished Floor Elevations	Update codes to require an additional up to 2' where needed to address flooding associated with sea level rise.	Complete in 2016
2b	SEPA Exemptions	Consider increasing exemption levels for minor construction projects in downtown and to consider establishing an urban infill exemption for residential, mixed use or stand-alone commercial up to 65,000 sq. ft. (excluding retail) . Outcome would be code changes to establish regulations for currently unaddressed environmental issues, concurrent with code change to establish increased exemption levels for and/or an urban infill exemption.	Complete in 2016-2017 - at same time or shortly following adoption of the Downtown Strategy.
3	Design Standards	As part of the DTS work, MAKERS will review, suggest refinements and illustrate design standards that apply to buildings, sites and rights-of-way. They will also produce illustrations that provide clarity about the desired character of the built environment downtown. Design standard updates may apply to new construction, existing and historic structures in downtown, and apply to codes in both Title 18 and the Engineering Design & Development Standards (EDDS).	Any needed updates will be identified in Steps 3 & 4 (March-August). Complete in 2016-2017 - shortly following adoption of the Downtown Strategy.



4	Other development standards or codes	Other code updates may be needed for alignment with the Downtown Strategy, and will be identified in Steps 3 & 4 (March-August).	Specific steps and a timeline for completion will be outlined in the DTS
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Development Projects in Downtown Olympia, 2003-2014

SEPA Conditions Required [Not Cited To Existing OMC or EDDS Requirements]

Project (File No.)	Topic/Requirement	Other Applicable Regulations	Gap? (Yes/No; Comment)
Cherry St. Plaza (03-2497)	Sea Level Rise (SLR)/ Finished Floor Elevation (FFE) + 2 feet	OMC 16.70.050 Provisions for Flood Hazard Reduction	Yes; OMC 16.70.050 requires FFE + 1 foot
	Install transit stop with benches, lighting, & wayfinding	EDDS 4H.060	No
	Remediation of soil and groundwater contamination	Model Toxics Control Act (MTCA administered by WA Dept. of Ecology)	No
Olympia City Hall	SLR/FFE + 2 feet	OMC 16.70.050 Provisions for Flood Hazard Reduction	Yes; OMC 16.70.050 requires FFE + 1 foot
	Remediation of soil and groundwater contamination	Model Toxics Control Act (MTCA administered by WA Dept. of Ecology)	No
	Construction noise/pile driving limited to 7 a.m.-9 p.m.	OMC 18.40.080	Yes; OMC hours 7 a.m.-6 p.m.
	Install transit stop & lighting	EDDS 4H.060	No
Columbia Plaza (04-2629)	SLR/FFE + 2 feet	OMC 16.70.050 Provisions for Flood Hazard Reduction	Yes; OMC 16.70.050 requires FFE + 1 foot
	Construction/dust control	EDDS 1.070 (adopting by	No

		reference WSDOT Standards and Specifications)	
	Install new water main loop for fire flow	EDDS 6.030(G)	No
	Install sidewalk bulb-outs for pedestrian safety	EDDS 4C.071	No
Columbia Plaza Addendum (12- 0009)	NA – no additional SEPA- required conditions		
Hands-On Children’s Museum (09- 0042)	No SEPA-required conditions		
Port of Olympia East Bay Improvements- Cascade Pole Site (SEPA #07- 02)	Utilities encased in concrete at slurry crossing	NA	Yes, but required to address unique situation
	Construction noise/ limited to 7 a.m.-7 p.m.	OMC 18.40.080	Yes; OMC hours 7 a.m.-6 p.m.
	Lighting/downshields or hoods required	EDDS 4F- Illumination; OMC 18.40.060.D	No
WSECU Building (07-0138)	Transit stops	EDDS 4H.060	No
Columbia Heights (14- 0015)	Remediation of soil and groundwater contamination	Model Toxics Control Act (MTCA administered by WA Dept. of Ecology)	No
	Historic Archaeological/Procedures if encountered	OMC 18.12.120	No
	SLR/FFE + 2 feet	OMC 16.70.050 Provisions for Flood Hazard Reduction	Yes; OMC 16.70.050 requires FFE + 1 foot
DES Building (Wheeler St.	Transportation & Parking/construct	EDDS Chapter 4	Yes, in part; off- site

site) – State SEPA Lead Agency; issued 4-25-08	roundabout, commute trip reduction measures, parking and access limitations		improvements at roundabout not addressed in EDDS
	Undergrounding utilities	EDDS 3.090	Yes, in part; EDDS provision covers only new utilities not on private property
	Remediation of soil and groundwater contamination	Model Toxics Control Act (MTCA administered by WA Dept. of Ecology)	No
State of WA 1063 Building - State SEPA Lead Agency; issued 6-3-14	Parking/commute trip reduction measures, improved parking management measures	None applicable to state capitol campus	NA