



Meeting Agenda

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, March 3, 2016

5:30 PM

Council Chambers

1. ROLL CALL

2. CALL TO ORDER

3. APPROVAL OF MINUTES

4. COMMITTEE BUSINESS

4.A [16-0283](#) General Scope and Timeline for Associated Downtown Strategy Development Code Updates and Upcoming Public Process for Viewshed Analysis

Attachments: [DTS related code updates](#)

[Viewshed Analysis & Public Process](#)

[Photos of viewsheds proposed for analysis.final](#)

[Results of WKSP#1 Dot Exercise](#)

4.B [16-0237](#) Review of Pavement Restoration Fee and Implementation Process

4.C [16-0305](#) Status Reports and Updates

5. ADJOURNMENT

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Land Use & Environment Committee

**General Scope and Timeline for Associated
Downtown Strategy Development Code
Updates and Upcoming Public Process for
Viewshed Analysis**

Agenda Date: 3/3/2016
Agenda Item Number: 4.A
File Number: 16-0283

Type: discussion **Version:** 1 **Status:** In Committee

Title

General Scope and Timeline for Associated Downtown Strategy Development Code Updates and Upcoming Public Process for Viewshed Analysis

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive the update and provide guidance on next steps. Specifically, provide staff a 'green list' to begin analysis of what appear to be high priority viewsheds within the community (List B, attachment # 2) and provide feedback on downtown design standards .

Report

Issue:

The scope for the Downtown Strategy includes recommended updates to development standards, including a digital viewshed analysis. The general timeline and scope for these efforts is presented.

Staff Contact:

Amy Buckler, Senior Planner, Community Planning & Development, abuckler@ci.olympia.wa.us
<mailto:abuckler@ci.olympia.wa.us>, 360.580.5847

Presenter(s):

Amy Buckler

Leonard Bauer, Deputy Director, Community Planning & Development

Background and Analysis:

DEVELOPMENT CODE UPDATES:

The scope of work for the Downtown Strategy (DTS) includes recommended updates to the City's

development and design standards consistent with the ultimate Downtown Strategy. It also includes consideration of State Environmental Policy Act (SEPA) exemptions and related SEPA code updates and recommended updates to scenic view protections. A general scope and timeline for these efforts is described in **Attachment #1**.

As part of the DTS work, MAKERS will review, suggest refinements and illustrate design standards that apply to buildings, sites and rights-of-way in downtown. 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).

VIEWSHED ANALYSIS:

The scope of work for the DTS includes a viewshed analysis leading to a recommendation for updating the City's view protection standards and related building heights. **Attachment #2** describes the proposed public and analytical process for this, including a list of:

- A) Viewsheds unlikely to be blocked by new development, thus not recommended for further analysis by MAKERS as part of the DTS;
- B) Five viewsheds that could potentially be impacted and that come up repeatedly, thus are being recommended for analysis by MAKERS at this time. (Staff is asking the Committee for a 'green light' to begin analysis of these viewsheds immediately (in March)); and
- C) Five viewsheds that probably should be looked at, but we will wait until end of March to confirm the remaining (up to 5) viewsheds for MAKERS to analyze.

Attachments #3 & 4 include photographs of the viewsheds above.

Neighborhood/Community Interests (if known):

Results from a preliminary dot exercise at Workshop #1 (November 21, 2015) are **attachment #4**

The public can learn more about the Downtown Strategy at olympiawa.gov/DTS
<<http://olympiawa.gov/community/downtown-olympia/downtown-strategy.aspx>>

Financial Impact:

\$250,000 has been budgeted to form a Downtown Strategy. Additional funds for implementation steps may be appropriated, subject to annual budget decisions.



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



Viewshed Analysis & Public Process

In Olympia, important views are protected through public ownership of the shoreline, as well as through design and development regulations, including for the shoreline. The recently updated Comprehensive Plan shifted an emphasis from protecting certain views from public streets to protecting and enhancing views from public gathering places. The Plan guides the City to implement a public process to identify viewsheds (*line of sight between an observation point and important view,*) and doing so is part of the scope of work for the Downtown Strategy.

Land Use Chapter, Goal #8: Community views are protected, preserved, and enhanced.

PL8.1: Implement public processes, including the use of digital simulation software, to identify important **landmark views** and **observation points**.

PL8.2: Use visualization tools to identify view planes and sightline heights between the landmark view and observation point.

PL8.4: Avoid height bonuses and incentives that interfere with landmark views.

PL8.5: Set absolute maximum building heights to preserve publicly-identified observation points and landmark views.

The MAKERS team will analyze up to ten community-valued viewsheds and provide recommendations on view protection through the following steps:

1. Determine up to 10 viewsheds to be analyzed (expected completion March 2016);
2. Conduct viewshed analysis. *Using 3D graphics illustrate how views can be protected with different land use and urban form alternatives. Analyze the impacts of protecting these views to economic, housing and other goals.* (March-May 2016); and
3. Recommend updates to City view protection standards (June-August 2016).

MAKERS' scope of work calls for a digital analysis of up to ten viewsheds, however the City can and likely will continue to protect additional views. As described herein, our community has already taken steps to secure several important over the water views through public ownership of waterfront lands.

At strategic points in the process, community members will be asked to prioritize views and provide feedback at a workshop and online. This analysis and public feedback process is described below.



Determining views to be analyzed

The Downtown Strategy's process builds on past views planning efforts. Potential landmark views and observation points identified during the Comprehensive Plan and Shoreline Master Plan updates were used as a basis for identifying a proposed list of views to be analyzed.

A preliminary exercise from the Downtown Strategy (DTS) Workshop #1 (11/21/15) had participants prioritize certain viewsheds (*only those with observation points within the downtown*) that were most important to them (see results in **attachment 5.**) Participants also had an opportunity to provide write-in comments. The exercise confirmed:

- Views of the Olympic Mountains, Capitol Dome, Budd Inlet, and Capitol Lake are particularly valued.
- Many valued views are unlikely to be blocked by future development because the observation point is adjacent to the landmark or over the water.
- Views from the Capitol Campus Promontory to Budd Inlet is a priority viewshed, which should be analyzed.

Next steps have been completed, including: 1) identify viewsheds with an observation point outside of downtown and whether these could be affected by development; and 2) review prior work by Mithun consultants, which resulted in identification of an observation where two marine channels on Puget Sound converge, a point from which we can analyze impacts to certain views.

Following are three sets of viewsheds:

- A) Viewsheds unlikely to be blocked by new development, thus not recommended for further analysis by MAKERS as part of the DTS;
- B) Five viewsheds that could potentially be impacted and that come up repeatedly thus are being recommended for analysis by MAKERS at this time. (Staff is asking the Committee for a 'green light' to begin analysis of these viewsheds immediately (in March)); and
- C) Five viewsheds that probably should be looked at, but we will wait until end of March to confirm the remaining (up to 5) viewsheds for MAKERS to analyze.



A. Viewsheds not Recommended for Further Analysis					
Unlikely to Be Blocked Because ...			Viewshed is:		
Public Observation Point FROM		Landmark View TO	Over the water	Over or adjacent to public ROW/ park	NOTES:
1	4th Ave Bridge to	Capitol Lake	X	X	State controlled lands
2	"	Olympic Mountains	X		
3	"	Mt. Rainer	X	X	
4	"	Capitol Dome	X	X	State controlled lands
5	"	Budd Inlet	X		
6	Capitol Way & 11th	Budd Inlet (looking north)		X	Looking north over Capitol Way and the Farmers' Market
7	Capitol Way & Talcott Ave	Capitol Lake	X	X	State controlled lands
8	Capitol Way & Amanda Smith Way	Capitol Lake	X	X	
9	Chestnut & 4th	Budd Inlet (looking north)			
10	Deschutes Parkway	Budd Inlet	X	X	State controlled lands
	"	Capitol Lake	X	X	"
	"	Capitol Dome	X	X	"
11	East Bay Dr. Lookout (benches at appx. 400' from intersection of Olympic Way & East Bay Dr.)	Budd Inlet	X		
12	"	Olympic Mountains	X		thru Swantown Marina
13	Northpoint	Budd Inlet	X		Lookout ID'd by Port
14	"	Olympic Mountains	X		"
15	Percival Landing	Capitol Dome	X	X	
16	"	Olympic Mountains	X		Expansive views along this path
17	"	Budd Inlet	X		"
18	Simmons St	Capitol Dome	X	X	
19	"	Capitol Lake	X	X	
20	West Bay Park Lookout	Budd Inlet	X	X	
21	"	Capitol Dome	X	X	



A. Viewsheds not Recommended for Further Analysis

Not Recommended for Protection or Further Analysis because...

Public Observation Point FROM		Landmark View TO	REASON:
22	Water Tower	Capitol Dome	Although the water tower site is currently open to the public, potential fencing has as previously come up as an issue of homeland security. With that and because Madison Scenic Park (where similar viewsheds are being recommended for further analysis) is within one block, this site is not recommended as an observation point.
23	Capitol & 12th	Peek-a-book over dt	This view was suggested during the WKSP#1 exercise. But we don't see a landmark view from this observation point - view appears to be simply a view of downtown, thus not within the scope as prescribed by Comp Plan policy.

B. Viewsheds that Appear to Be Clear Priorities for Further Analysis, so get started now

Public Observation Point FROM		Landmark View TO	NOTES:
1	State Campus Promontory	Budd Inlet	View is across the Isthmus. Need to pick one observation point on Capitol Campus (Temple of Justice/Law Enforcement Memorial/North Campus Trail)
2	Effect of 1063 Building on views of the Capitol Dome	on Capitol Heights District and view from City Hall/Cherry St.	Specifically, what is the outcome for views from the Capitol Heights District and City Hall/Cherry St? What other observation points it might affect?
3	Madison Scenic Park	Capitol Dome, Black Hills	not sure how much could be blocked
4	Puget Sound Navigation Channel	Capitol Dome	Prior work by Mithun consultants identified observation point in the water where 2 navigation channels meet
5	West Bay Park Lookout	Mt. Rainier	view is thru dt



C. Viewsheds to Possibly Analyze - Pending further investigation choose up to 5

	Public Observation Point FROM	Landmark View TO	NOTES:
1	Capitol Way & Union Ave	Olympic Mountains	over Brown Derby sign
2	Marathon Park (on Deschutes Parkway)	Mt. Rainier	Preliminary analysis needed to see if view of Mt. Rainier could be blocked by development in downtown
3	Park of the Seven Oars	Mt. Rainier	Preliminary analysis needed to see if view of Mt. Rainier could be blocked by development in downtown
4	Priest Point Park	Capitol, Rainier	Not yet sure about the possibility of views (i.e., to Capitol Dome) possibly being blocked by development in downtown from the lookout within the park.
5	East Bay Waterfront Park Lookout (benches appx. 400' from intersection of Olympia Ave. & East Bay Dr.)	Capitol Dome	

March Online Survey to confirm viewsheds for analysis. An upcoming online survey (expected March 2016) will offer the community an opportunity to comment on viewsheds proposed for analysis. The survey will include photos of the view corridors proposed for analysis. Survey questions may include:

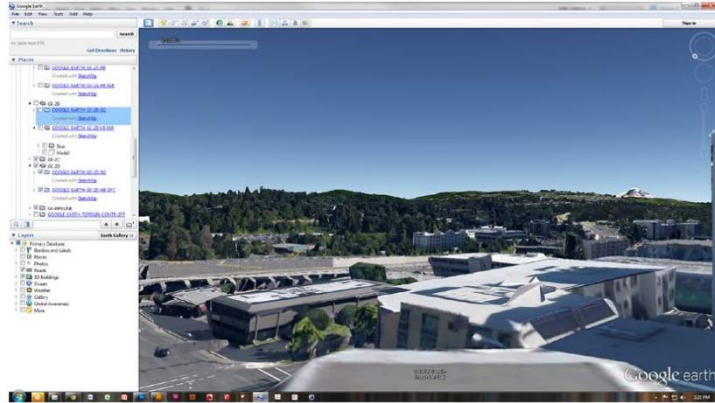
1. Please select the five views most important to you for analysis. One or two “other” options for people to write in additional view corridors would be included. Note that if writing in views, the observation points must be public spaces either in downtown or look through downtown to a landmark view.
2. If you have photo(s) of your favorite view(s), please email to DTS@ci.olympia.wa.us. Observation points must be public spaces in downtown or look through downtown to a landmark view.

These survey results will identify the most valued views for analysis; as well identify viewsheds the team may have missed.

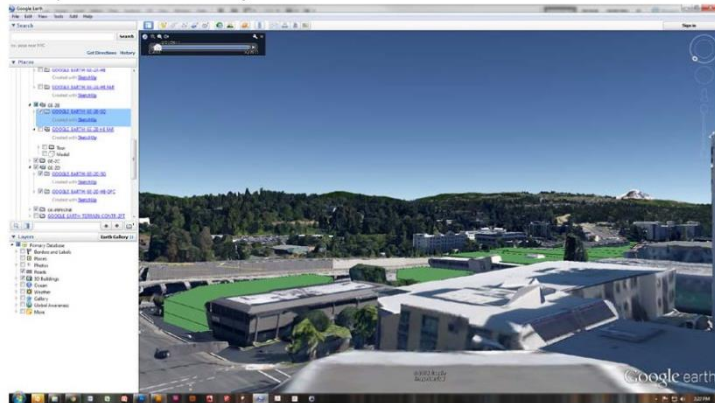


Downtown Bellevue Viewshed Analysis: City Hall to Mt Rainier

Existing view



Development under current zoning



Development with higher FAR

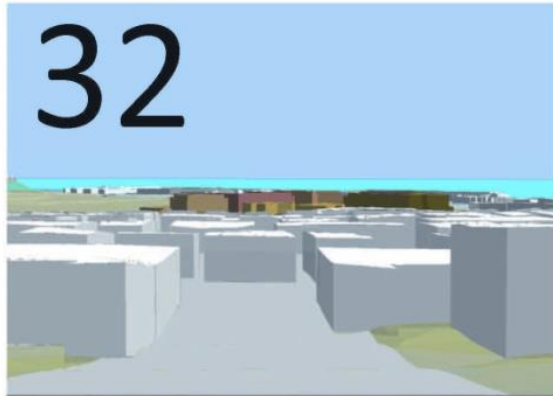


Digital 3D modeling. The MAKERS team will analyze up to 10 views during March and April 2016 to help tailor the guiding framework. The analysis will include digital 3D modeling of buildings and landscape for the selected views. The views will likely fall under two types of analysis:

- Views affected by zone-wide height standards (e.g., view from Marine Channel across downtown to Mt Rainier), and
- Views affected by redevelopment at a specific site (e.g., 1063 blocking view of Capitol).

Zone-wide height increases analysis. For the first type of analysis, the models will show each view: 1) as it exists now, 2) if redeveloped under current zoning, and 3) under any zoning options being explored. Because of the number of buildings involved, the 3D model is built with a minimal level of detail to simply illustrate massing. (See the sample at right.)

Site-specific analysis. For the second type of analysis, and in some cases to integrate this analysis with additional urban design and character analyses, graphics may be provided that overlay a photo of the view with potential redevelopment. For example, the images below shows a view the Edmonds community wanted to protect. Potential development on the site in question was overlaid on the photo to demonstrate the reality of the potential development. This type of analysis can be more palatable for community members not accustomed to viewing massing models and is effective for exploring design guideline techniques to protect views. However, because it requires more detailed site analysis and building design, it can take more resources than the massing model. The team will need to judiciously select the 10 views for modeling and the type of analysis to perform on each.



Model (new buildings in color)



View with new building massing



Existing view



View with architectural detail



Analyze effect on other priorities. Economic feasibility, housing diversity, urban design, and character can be affected by view protection. If the 3D model illustrates that a view could be blocked by development, the strategies for view protection must be shaped with these other priorities in mind. The team will use the site-specific analysis described above for a limited number of sites to explore this range of priorities simultaneously. For example, the team may develop sample site designs with multiple variations to show the effect of different view protection techniques (e.g., setbacks, step backs, and height limits) on the economic feasibility of a housing development. The designs would simultaneously show various approaches to character and the development's effect on the overall urban design of the area.

Public feedback at Workshop 3. Applicable portions of the viewshed analysis will be presented at Workshop #3 and integrated with the related topics of economic development, housing diversity, urban design and character. Depending on the results of the analysis, workshop activities may ask participants to weigh in on the extent of views protection, especially when affecting other priorities. The full analysis and results may be displayed on boards and/or the summary report (see below) may be provided for people interested in more information.

Viewshed analysis summary report. The viewshed analysis results will be available in a summary report. It will illustrate each view's 3D modeling results, highlight where protection strategies are needed, and show sample strategies that would protect these views.

Recommend protection standards. Based on public feedback at Workshop #3, the team will refine the view protection strategies. View protection standards will likely be in the form of design guidelines and potentially development regulations. As part of the implementation tools for the Downtown Strategy, the team will provide design guideline recommendations and graphics, as well as land use and development code recommendations as needed, to address views protection.

**B. Viewsheds for
Analysis –
Staff is asking LUEC for
a ‘green light’ to begin
analysis**

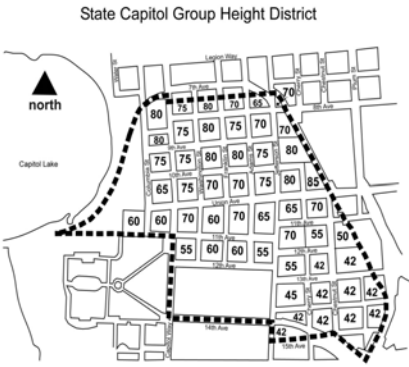
**B1.
Observation Point: State Capitol Campus Promontory
Landmark View: Budd Inlet**



B2.
Observation Point: Effect of 1063 Building
District: Capitol Heights District and view from City Hall at Cherry Street

*Graphic from Olympia
Municipal Code
18.10.040*

*No viewshed photos
available*



B3.
Observation Point: Madison Scenic Park
Landmark View: Capitol Dome, Black Hills



B4.

Observation Point: Puget Sound Navigation Channel
Landmark View: Capitol Dome

*No viewshed photo available
– anybody got a boat?*

B5.

Observation Point: West Bay Park Lookout
Landmark View: Mt. Rainier



**C. Viewsheds for
Possible Analysis –
Pending further
investigation**

C1.

Observation Point: Capitol Way & Union Ave
Landmark View: Olympic Mountains



C2.

Observation Point: Marathon Park *(located on Deschutes Parkway)*

Landmark View: Mt. Rainier

No viewshed photo available

C3.

Observation Point: Park of the Seven Oars

Landmark View: Mt. Rainier



C4.

Observation Point: Priest Point Park Lookout
Landmark View: TBD

No viewshed photo available

C5.

Observation Point: East Bay Waterfront Park Lookout
Landmark View: Capitol Dome





Workshop #1 – Results of Preliminary Viewshed Dot Exercise

Workshop participants were provided the following instructions. Results of the exercise attached. Note: this specific exercise only included views from observation points in downtown.



Overview

Reflected is a preliminary list of landmark and scenic views from publicly-owned observation points (viewsheds) within Downtown considered for view protection

Dot Exercise

Using your three (3) dots - three (3) viewsheds you believe should be prioritized for protection



Process

In early 2016, the City will engage the public in a graphic analysis of priority viewsheds in Downtown including:

- »How these might be protected through land use and urban design strategies, and
- »How this could impact downtown housing, economic and other goals

Important Notes:

- » Observation points must be public places (not private) within Downtown
- » This is a preliminary exercise, with the intention of identifying potential priority viewsheds
- » The City does not have zoning authority over Capitol Campus; these observation points do not include lands owned by the State of Washington
- » We are not analyzing views from the water at this time
- » The idea is to protect or enhance existing views - not to create new viewsheds

4th Ave Bridge to...



RANKING

of dots

#4-5 (tied)

18 dots



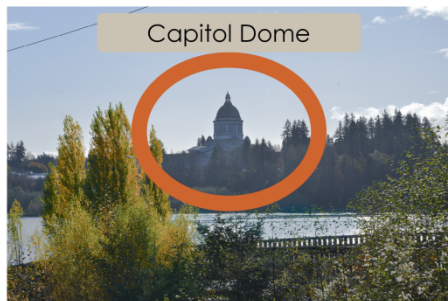
#1

31 dots



#8-9-10 (tied)

6 dots



#2

27 dots



#12-13 (tied)

4 dots

Chestnut St & 4th Ave to...

RANKING

of dots

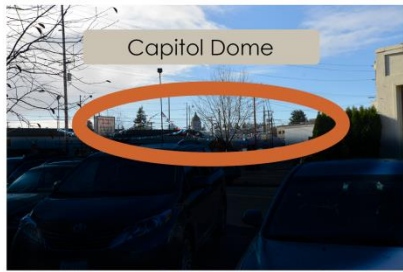


#12-13 (tied)

4 dots

City Hall to...

photo taken from Cherry St



#19-20-21 (tied)

0 dots

Northpoint to...



#19-20-21 (tied)

0 dots



#6

15 dots

Simmons St to...

both photos taken in the crosswalk at Simmons and 4th Ave



Capitol Dome

RANKING

of dots

#16-17 (tied)

2 dots

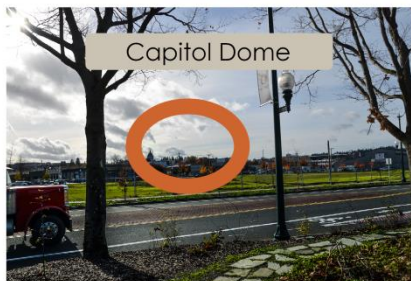


Capitol Lake

#14-15

3 dots

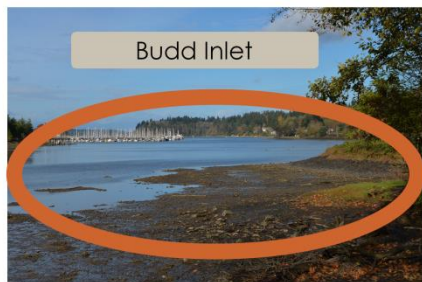
East Bay Park to...



Capitol Dome

#11

5 dots



Budd Inlet

#8-9-10 (tied)

6 dots



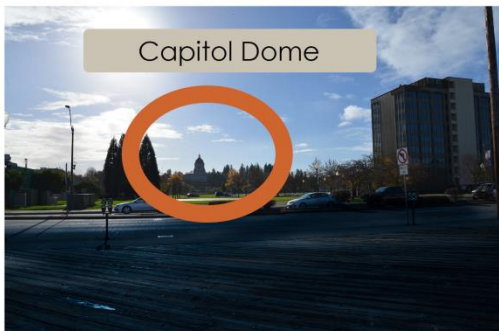
Olympic Mountains

#14-15 (tied)

3 dots

Percival Landing to...

Note: Views can be seen from several places along Percival Landing



RANKING

of dots

#8-9-10 (tied)

6 dots



#3

20 dots



#4-5 (tied)

18 dots

Capitol Way to...

photo taken in the crossway at Capitol Way & 11th Ave



Olympic Mountains

RANKING

of dots

#16-17 (tied)

2 dots

photo taken in the crossway at Capitol Way & 11th Ave

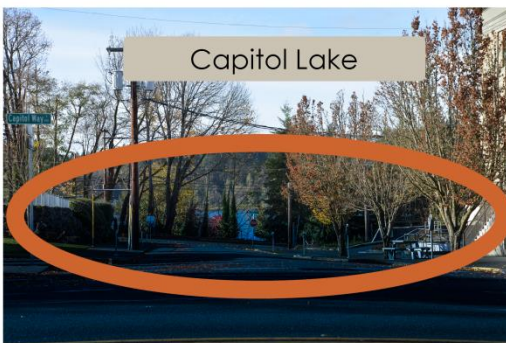


Budd Inlet

#7

8 dots

photo taken at Talcott Ave



Capitol Lake

#19-20-21 (tied)

0 dots

photo taken at Amanda Smith Way



Capitol Lake

#18

1 dot



Land Use & Environment Committee

Review of Pavement Restoration Fee and Implementation Process

Agenda Date: 3/3/2016
Agenda Item Number: 4.B
File Number: 16-0237

Type: recommendation **Version:** 1 **Status:** In Committee

Title

Review of Pavement Restoration Fee and Implementation Process

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Review the proposed Pavement Restoration Fee and Implementation Process, and move to forward to City Council for their review and approval.

Report

Issue:

Despite an effort undertaken in the late 1990s, there is no clear guidance related to the establishment, application, or collection of Pavement Restoration Fees (previously known as No-Cut Fees). As a result, the City is not being compensated for premature pavement failure that occurs when pavements are cut within 5 years of being newly paved.

Staff Contact:

Fran Eide, P.E., City Engineer, Public Works Engineering, 360.753.8422.

Presenter(s):

Fran Eide, P.E., City Engineer, Public Works Engineering, 360.753.8422.

Background and Analysis:

September 22, 1998, Council considered a “no-cut ordinance.” The intent of that ordinance: “Trench cuts will not be allowed within the first five years of a pavement’s life unless the utility can prove there is no other option.” For small projects where the City agrees that cutting the new pavement is unavoidable and where an overlay is impractical, the City would allow the cut, require trench restoration, and also assess a “trench restoration penalty” to compensate for the earlier degradation of the pavement surface, providing funds for future maintenance of the cut pavement.

According to the September 22, 1998 Study Session minutes, Council concurred with that approach and directed that “the ordinance will be part of the City of Olympia’s 1999 Development Guidelines

and Public Works Standards revisions presented to Council for adoption in December” 1998.

Engineering Design and Development Standards (formerly Development Guidelines and Public Works Standards), Section 4B.175, Pavement Restoration, outlines pavement restoration requirements, including a reference to financial penalties, but does not include the actual penalty amount.

In April of 2001, Tom Frare, City Engineer at that time, wrote a memo to the Department of Community Planning & Development stating that no specific fee amount was established when the no-cut ordinance was adopted. He went on to recommend, based on significant research, that the City adopt a trench restoration fee of \$17.70 per square foot. Assessment of the fee has been sporadic, at best, as we never established an effective procedure for identifying when assessment of the fee is triggered.

In 2015, after extensive research of pavement performance and approaches in other communities, we have determined that a current fair, defensible, and appropriate fee is \$250 per square foot.

In planning for implementation, staff has developed a process for determining when the fee should be assessed and created a process for notification to property owners and private utilities prior to paving project so they may plan for underground work in advance.

Neighborhood/Community Interests (if known):

Through administration of a Pavement Restoration Fee we will ensure high quality street surfaces by minimizing pavement cuts.

We will have a predictable process for both property owners considering development and for private utilities, to help reduce the instances of cuts in new pavement.

Options:

1. Revise OMC Chapters 4 and 12 to establish a pavement restoration fee of \$250.00 per square foot or portion thereof to be assessed when a permit applicant cuts into roadway pavement less than five years old. The overall pavement rating for City streets will improve and funds will be collected to help address pavement repair.
2. Do not establish a pavement restoration fee. There will be no incentive for an applicant to avoid cutting into new pavement, resulting in an overall decline in pavement condition. There will be no additional funding to help restore street surfaces that fail prematurely.

Financial Impact:

If a pavement restoration fee is assessed, the applicant’s fee will be calculated based upon the total square footage of the proposed trench cut. These funds will be revenue to Public Works Transportation, to be used for pavement repair.

There will be some additional cost to the City to generate the map used to track streets resurfaced within the last five years. We expect this cost to be minimal.



Land Use & Environment Committee

Status Reports and Updates

Agenda Date: 3/3/2016
Agenda Item Number: 4.C
File Number: 16-0305

Type: discussion **Version:** 1 **Status:** In Committee

Title

Status Reports and Updates

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Briefing only; no action required.

Report

Issue:

Update the Committee on issues, projects and programs of interest to the Committee and provide a status report on upcoming agenda items.

Staff Contact:

Keith Stahley, Director Community Planning and Development Department 360.753.8227

Presenter(s):

Keith Stahley, Director Community Planning and Development Department
Renee Sunde, Economic Development Director

Background and Analysis:

Provide the committee with a brief update on issues, projects and programs of interest to the Committee and provide a status report on upcoming agenda items.

Options:

Receive status report and update.

Financial Impact:

None.