



Meeting Agenda

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Tuesday, October 17, 2017

7:00 PM

Council Chambers

1. ROLL CALL

1.A ANNOUNCEMENTS

1.B APPROVAL OF AGENDA

2. SPECIAL RECOGNITION

- 2.A** [17-0895](#) Special Recognition - Water Resources Stewardship Through Art 2018 Calendar Contest Winners

3. PUBLIC COMMUNICATION

(Estimated Time: 0-30 Minutes) (Sign-up Sheets are provided in the Foyer.)

During this portion of the meeting, citizens may address the City Council regarding items related to City business, including items on the Agenda. In order for the City Council to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Council in these three areas: (1) on agenda items for which the City Council either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the public testimony may implicate a matter on which the City Council will be required to act in a quasi-judicial capacity, or (3) where the speaker promotes or opposes a candidate for public office or a ballot measure.

Individual comments are limited to three (3) minutes or less. In order to hear as many people as possible during the 30-minutes set aside for Public Communication, the City Council will refrain from commenting on individual remarks until all public comment has been taken. The City Council will allow for additional public comment to be taken at the end of the meeting for those who signed up at the beginning of the meeting and did not get an opportunity to speak during the allotted 30-minutes.

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

4. CONSENT CALENDAR

(Items of a Routine Nature)

- 4.A** [17-1052](#) Approval of October 3, 2017 Study Session Meeting Minutes

Attachments: [Minutes](#)

- 4.B** [17-1051](#) Approval of October 3, 2017 City Council Meeting Minutes

Attachments: [Minutes](#)

4.C [17-1044](#) Approval of an Appointment to the Planning Commission to Fill a Vacancy

4.D [17-1045](#) Approval of a Resolution Authorizing the Sale of Certain Real Property Located at 308-310 4th Avenue East (Formerly Known as the Griswold Site) to Big Rock Capital Partners, LLC

Attachments: [Resolution](#)
[Agreement](#)

4.E [17-1048](#) Approval of a Resolution Affirming Olympia's Commitment to Nondiscrimination Based on Sexual Orientation and Authorizing the Mayor to Support and Join, on the City's Behalf, an Amicus Brief in the United States Supreme Court Opposing Discrimination in Public Accommodations for Same Sex Couples

Attachments: [Resolution](#)

4. SECOND READINGS

4.F [17-0914](#) Approval of an Ordinance Amending the LEOFF 1 (Law Enforcement Officers and Fire Fighters) Medical Benefits Trust Fund

Attachments: [Ordinance](#)

4.G [17-1012](#) Approval of an Ordinance Addressing Chronic Behavioral Public Nuisances on Specific Real Property and Amending Chapters 8.24, 16.06 and 16.18 OMC

Attachments: [Ordinance](#)

4. FIRST READINGS

4.H [17-1031](#) Approval of an Ordinance Implementing the 2017 Comprehensive Plan Amendments and Associated Rezones

Attachments: [Ordinance](#)

5. PUBLIC HEARING

5.A [17-1040](#) Public Hearing on Potential Sale of Piperhill and Pacific Surplus Drinking Water Utility Properties

Attachments: [Map](#)

5.B [17-0900](#) Public Hearing on the Consideration of a Vacation Petition for a Portion of Unopened Right-of-Way Adjacent to 606 Kaiser Road SW

Attachments: [Ordinance](#)
[Petition](#)
[Exhibits](#)
[Agreement](#)
[Vicinity Map](#)

5.C [17-1042](#) Public Hearing on the Preliminary 2018-2023 Capital Facilities Plan (CFP)

Attachments: [Planning Commission Letter](#)
[Bicycle Pedestrian Advisory Committee Letter](#)
[Parks and Recreation Advisory Committee Letter](#)
[Hyperlink to 2018-2023 Preliminary Capital Facilities Plan](#)

6. OTHER BUSINESS - None**7. CONTINUED PUBLIC COMMUNICATION**

(If needed for those who signed up earlier and did not get an opportunity to speak during the allotted 30 minutes)

8. REPORTS AND REFERRALS**8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS****8.B CITY MANAGER'S REPORT AND REFERRALS****9. EXECUTIVE SESSION****9.A** [17-1050](#) Executive Session Pursuant to RCW 42.30.110(1)(b); RCW 42.30.110 (1)(c) - Real Estate Matter and RCW 42.30.110(1)(i); Litigation and Potential Litigation**9. ADJOURNMENT**

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Council meeting, please contact the Council's Executive Assistant at 360.753.8244 at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Council

Special Recognition - Water Resources Stewardship Through Art 2018 Calendar Contest Winners

Agenda Date: 10/17/2017
Agenda Item Number: 2.A
File Number: 17-0895

Type: recognition **Version:** 1 **Status:** Recognition

Title

Special Recognition - Water Resources Stewardship Through Art 2018 Calendar Contest Winners

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Recognize Olympia Middle School Students whose artwork was selected for the 2018 Water Resources Stewardship Through Art Calendar.

Report

Issue:

Whether to recognize Olympia Middle School Students whose artwork was selected for the 2018 Water Resources Stewardship Through Art Calendar.

Staff Contact:

Erin Conine, Senior Program Specialist, 360.570.3793

Presenter(s):

Erin Conine, Senior Program Specialist, 360.570.3793
Susan McCleary, Senior Program Specialist, 360.570.3794

Background and Analysis:

Water Resources held an art contest for Olympia Middle School Students to promote stormwater pollution prevention and water conservation practices. The City's 2018 Water Resources Stewardship Through Art calendar will include selected artwork. Twelve key messages were identified for the artwork to depict:

- Only rain down the storm drain
- Use a commercial car wash
- Scoop, bag & trash pet waste

- Practice natural lawn care
- Don't drip & drive - fix vehicle leaks
- Report spills - call spills hotline
- Install water efficient fixtures
- Take shorter showers
- Don't let the water run
- Be a leak detector - find & fix
- Water landscapes early or late
- Install a rain barrel

Twelve images were selected to produce the 2018 calendar. Each selected artist received a \$50 Amazon Gift Card, a pizza party and City Council recognition. The City will distribute the calendars to each of the selected artists, Olympia middle schools and will be available at City Hall.

Attachments:

None



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

City Council

Approval of October 3, 2017 Study Session Meeting Minutes

Agenda Date: 10/17/2017
Agenda Item Number: 4.A
File Number: 17-1052

Type: minutes **Version:** 1 **Status:** Consent Calendar

Title

Approval of October 3, 2017 Study Session Meeting Minutes



Meeting Minutes - Draft

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Tuesday, October 3, 2017

5:30 PM

Council Chambers

Study Session

1. ROLL CALL

Present: 7 - Mayor Cheryl Selby, Mayor Pro Tem Nathaniel Jones, Councilmember Jessica Bateman, Councilmember Jim Cooper, Councilmember Clark Gilman, Councilmember Julie Hankins and Councilmember Jeannine Roe

2. BUSINESS ITEM

2.A [17-0680](#) Downtown Street Improvements Update

Senior Planner Sophie Stimson introduced Public Works Director Rich Hoey, Director of Transportation Mark Russell along with representatives of KPG Consulting Sessyle Asato and Paul Fuesel. She noted the purpose of the presentation is to give an update on Downtown Street improvement projects which are part of the Downtown Strategy. Through the presentation she is seeking support to begin a public outreach process on the scope of the near term projects and the concepts for the long term projects.

Ms. Stimson reviewed what was learned from the Downtown Strategy. Walkability emerged as a key to Downtown's success, so making walking more inviting is an emphasis of the work. A need for safer ways to bike through downtown was expressed as well. Transit, truck and car movement are all important considerations as Downtown continues to grow. There is interest in festival streets and protected bike lanes. The concept of creating more pedestrian space by narrowing Capitol Way continues to garner interest.

Ms. Stimson noted there are plans to pave five streets in the Downtown core based on their pavement condition rating, along with opportunities for broader improvements to meet the goal of the Downtown Strategy. The improvements will occur to the following streets (listed in order of timing) Legion Way and Franklin Street, Washington Street and Capitol Way.

Funding for the street improvements is limited. Ms. Stimson noted \$7.5 million has been allocated for the five streets, which can be used to leverage grant funds, allowing for more work to be completed while the streets are already being worked on. Economies of scale can be achieved when multiple needs are addressed in one construction project.

Ms. Stimson discussed keeping the projects which emerged from the Downtown Strategy moving forward as they represent City investment in Downtown infrastructure to advance goals. While there is currently no access to grant funds in the near term, staff would like to move forward with improvements to Legion Way and Franklin Street with available funding. As the scope of these projects get refined, staff want to work with the Council and the public to make the best choices given funding limitations.

Ms. Stimson shared proposals for each street project. In the shorter term, staff would like to proceed with Legion Way and Franklin Street projects for 2019/2020 using pavement management funds. These projects include a raised intersection and bike lane striping for Legion Way and bulb outs, sidewalk and tree replacement for Franklin Street. Washington Street and Capitol Way are longer term projects which will use a combination of pavement management funds and grants sometime after 2020. These projects include a protected bike lane, one way and festival street for Washington Street and a lane reduction and wider sidewalks for Capitol Way.

With agreement from the Council to move forward with these concepts, next steps are to brief key advisory committees and after the holidays, hold an open house to share the proposals for all four streets. Then staff will meet with individual property owners and businesses to refine the design of Legion Way and Franklin Street and explore construction impacts. Ms. Stimson would like the design of Legion Way and Franklin Street completed in 2018, so construction can begin in 2019.

Councilmembers asked clarifying questions. The Council agreed for staff to move forward in bringing the street improvement concepts to the public for further review and exploration.

The study session was completed.

3. ADJOURNMENT

The meeting adjourned at 6:31p.m.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

City Council

Approval of October 3, 2017 City Council Meeting Minutes

Agenda Date: 10/17/2017
Agenda Item Number: 4.B
File Number: 17-1051

Type: minutes **Version:** 1 **Status:** Consent Calendar

Title

Approval of October 3, 2017 City Council Meeting Minutes



Meeting Minutes - Draft

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Tuesday, October 3, 2017

7:00 PM

Council Chambers

1. ROLL CALL

Present: 7 - Mayor Cheryl Selby, Mayor Pro Tem Nathaniel Jones, Councilmember Jessica Bateman, Councilmember Jim Cooper, Councilmember Clark Gilman, Councilmember Julie Hankins and Councilmember Jeannine Roe

1.A ANNOUNCEMENTS

Mayor Selby noted the Council met earlier in a Study Session. She also read a statement regarding the recent tragedy in Las Vegas.

1.B APPROVAL OF AGENDA

The agenda was approved.

2. SPECIAL RECOGNITION

2.A [17-0976](#) Special Recognition - Approval to Rename the Olympia Woodland Trail the Karen Fraser Woodland Trail

Associate Parks, Arts and Recreation Director Jonathan Turlove discussed the renaming of the Olympia Woodland Trail to Karen Fraser Woodland Trail. He discussed her contributions to the community.

Councilmembers thanked Senator Fraser for the tremendous work she has done in the community over the years.

Senator Fraser thanked the Council for the honor.

Councilmember Roe moved, seconded by Councilmember Hankins, to rename the Olympia Woodland Trail, the Karen Fraser Woodland Trail.

Aye: 6 - Mayor Selby, Councilmember Bateman, Councilmember Cooper, Councilmember Gilman, Councilmember Hankins and Councilmember Roe

Absent: 1 - Mayor Pro Tem Jones

2.B [17-0858](#) Special Recognition - Proclamation Declaring October as Walk to School Month

Intercity Transit Youth Education Coordinator Jessica Gould discussed Walk to School Month.

Councilmember Gilman read the proclamation.

Olympia School District Superintendent Patrick Murphy received the proclamation and said a few words regarding the importance of kids walking to school.

The recognition was received.

3. PUBLIC COMMUNICATION

The following people spoke: Skip Steffen, Terren Zander, Shauna Stewart and Regon Unsoeld.

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

4. CONSENT CALENDAR

Mayor Selby noted an error on item 4.A, Approval of September 19, 2017 City Council Meeting Minutes. On the minutes, an error on item 6A's motion showed Councilmember Bateman as both the mover and seconder. This has been corrected so the mover now shows Councilmember Hankins and the seconder as Councilmember Bateman.

Councilmember Roe discussed item 4H. The restroom at Fertile Ground is being removed at their due to vandalism and inappropriate behaviors.

- 4.A** [17-1001](#) Approval of September 19, 2017 City Council Meeting Minutes

The minutes were approved as amended.

- 4.B** [17-1000](#) Approval of September 19, 2017 Study Session Meeting Minutes

The minutes were adopted.

- 4.C** [17-1002](#) Bills and Payroll Certification

Payroll check numbers 90536 through 90642 and Direct Deposit transmissions: Total: \$6,525,355.44; Claim check numbers 3691118 through 3692175: Total \$12,310,695.39

The decision was adopted.

- 4.D** [17-0798](#) Approval of Resolution to Reject All Bids for the Quince Street Sidewalk Project

The resolution was adopted.

- 4.E** [17-0832](#) Approval of Resolution Authorizing an Interagency Agreement Between the Department of Ecology and the City of Olympia to Sponsor

Bioretention Hydrologic Performance Studies

The resolution was adopted.

- 4.F** [17-0905](#) Approval of Resolution Adopting the Hazard Mitigation Plan for the Thurston Region and the Olympia Annex

The resolution was adopted.

- 4.G** [17-0913](#) Approval of a Resolution Regarding Petty Cash and Change Funds

The resolution was adopted.

- 4.H** [17-0958](#) Approval to Remove the Fertile Grounds Commons Portable Restroom

The decision was adopted.

- 4.I** [17-0959](#) Approval of Resolution Authorizing an Interlocal Agreement with Intercity Transit for Transit Signal Priority

The resolution was adopted.

- 4.J** [17-0982](#) Approval of Resolution to Reject All Bids for the Pacific Avenue Pedestrian Crossing Improvement Project

The resolution was adopted.

- 4.K** [17-0993](#) Approval of Community Development Block Grant (CDBG) Action Plan Amendment to Include Section 108 Loan for the Avalon Project

The decision was adopted.

- 4.L** [17-0998](#) Approval of Interlocal Agreement with Lacey Fire District #3 for Fire Protection Services

The contract was adopted.

- 4.M** [17-1008](#) Approval of Resolution Authorizing the City Manager to Execute Documents Necessary to Continue Subordination of City Loans to Support Additional Funding for Affordable Housing

The resolution was adopted.

- 4.N** [17-1011](#) Approval of Resolution Correcting the Date Fixed for a Public Hearing to Consider a Vacation Petition on a Portion of the East-West Right-of-Way Perpendicular to Kaiser Road SW

The resolution was adopted.

4. SECOND READINGS

- 4.O [17-0945](#) Approval of an Ordinance Removing Zoning Designations from the State Capitol Campus

The ordinance was approved on second reading.

- 4.P [17-0936](#) Approval of an Ordinance Amending Ordinance 7084 (Operating Budget)

The ordinance was approved on second reading.

- 4.Q [17-0937](#) Approval of an Ordinance Amending Ordinance 7086 (Capital Budget)

The ordinance was approved on second reading.

- 4.R [17-0938](#) Approval of an Ordinance Amending Ordinance 7085 (Special Funds)

The ordinance was approved on second reading.

- 4.S [17-0796](#) Approval of an Ordinance Amending Wastewater Regulations related to Septic to Sewer Program

The ordinance was approved on second reading.

4. FIRST READINGS

- 4.T [17-0914](#) Approval of Ordinance Amending the LEOFF 1 (Law Enforcement Officers and Fire Fighters) Medical Benefits Trust Fund

The ordinance was approved on first reading and moved to second reading.

- 4.U [17-1012](#) Approval of Ordinance Addressing Chronic Behavioral Public Nuisances on Specific Real Property and Amending Chapters 8.24, 16.06 and 16.18 OMC

The ordinance was approved on first reading and moved to second reading.

Approval of the Consent Agenda

to adopt the Consent Calendar. The motion carried by the following vote:

Aye: 7 - Mayor Selby, Mayor Pro Tem Jones, Councilmember Bateman, Councilmember Cooper, Councilmember Gilman, Councilmember Hankins and Councilmember Roe

5. PUBLIC HEARING - None

6. OTHER BUSINESS

- 6.A [17-1005](#) Approval of the Tsuki Corner Comprehensive Plan Amendment and Rezone

Senior Planner Joyce Phillips gave a background analysis of the rezone and gave a summary of the Olympia Planning Commission recommendation. Councilmembers asked clarifying questions.

Mayor Selby discussed the agenda item; submitted to the City of Olympia by Phil & Therese Hulbert, Robert & Marnie Prandi, and Trong & Rani Hong, requesting a change of the land-use zoning of approximately eight and a half (8.48) acres at the southeast corner of Yelm Highway and Henderson Boulevard SE in the City of Olympia, from its current designation of Low Density Neighborhood zoned Residential 4-8 (R 4-8) to redesignate and rezone it to Professional Office/Residential Multifamily.

Pursuant to the Olympia Development code, such rezones of the Land Use categories are subject to an open-record public hearing. The Olympia Planning Commission conducted a public hearing upon this rezone request on July 10, 2017, and evidence and testimony was taken. The City Council has before it, and available for review, the Olympia Planning Commission's recommendation and the record of evidence submitted at the Commission's public hearing, and a recording of the Commission's public hearing.

Pursuant to state law, a City may hold only one "open record" public hearing regarding such a rezone proposal. Accordingly, the record before the City Council on this matter is closed and the Council's decision is to be based solely upon the record of the Olympia Planning Commission's public hearing.

The subject property to the west and south of the subject parcels are located in the City of Tumwater and are primarily zoned for low density residential development. A commercial parcel is located at the southwest corner of the intersection, where the former Grange Hall building is located. Property east of the subject property is zoned R 4-8, and is in the jurisdiction of Thurston County and is part of the City of Olympia's Urban Growth Area. North of the site, across Yelm Highway, is multifamily and single family development, most of which is located in Briggs Village.

The Olympia Planning Commission evaluated the rezone proposal for consistency with the Comprehensive Plan, as well as other rezone criteria adopted by the City Council, and issued a recommendation. The City Council, pursuant to Olympia Municipal Code 18.59.060, is to review the Planning Commission's recommendation and either:

- Adopt the Commission's recommendation;
- Adopt a modified version of the Commission's recommendation;
- Reject the Commission's recommendation; or
- Defer the decision to a later date.

Olympia Municipal Code Section 18.59.050 provides that the Council shall only approve a rezone after considering the following five (5) criteria and finding that the proposal complies with at least the first three:

- A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055 or with a concurrently approved amendment to the Plan.
- B. The rezone will maintain the public health, safety, or welfare.
- C. The rezone is consistent with other development regulations that implement the Comprehensive Plan.
- D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.
- E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

Although amendment to the Comprehensive Plan is normally a legislative process, the Tsuki Corner rezone request involves the interests of specific property owners, and thus the Council is treating it as implicating the heightened provisions for fairness provided in a quasi-judicial process. As a result, the Council will not sit as legislators upon this Agenda item-but will instead act as judges.

In the time between the public hearing on July 10, 2017 and tonight, there may have been communications, such as emails, that were sent to Councilmembers concerning this matter. It is important to note that those communications are outside the record and will not be considered as a part of Council's deliberations tonight of the record of evidence and testimony at the public hearing before the Planning Commission and the Planning Commission's written recommendation.

The Mayor individually asked each Councilmember a series of questions, going down the dais beginning with Councilmember Hankins, to determine if there are any appearance of fairness issues.

1. Do you have any property or financial interests that would be affected by denying or approving the requested rezone? All Councilmembers responded individually with an answer of, "no."
2. Have you had any off-the-record, referred to as "ex parte" communications, concerning the requested rezone with any proponents or opponents while this matter was before the Council? All Councilmembers responded individually with an answer of, "no."
3. Is there any reason why you cannot consider the requested rezone application in a fair and impartial manner? All Councilmembers responded individually with an answer of, "no."

Mayor Selby asked if any Councilmember wants to address anything raised by any Councilmember's responses to the questions and responses given. Councilmembers had no items to address.

The Mayor asked if anyone in the audience wished to raise a challenge based on the Washington Appearance of Fairness law. No hands in the audience were raised and no challenge was presented.

Councilmember Bateman moved, seconded by Councilmember Roe, to approve the Tsuki Corner Comprehensive Plan Amendment and Rezone and direct staff to prepare an ordinance amending the Future Land Use Map and Official Zoning Map.

Aye: 7 - Mayor Selby, Mayor Pro Tem Jones, Councilmember Bateman, Councilmember Cooper, Councilmember Gilman, Councilmember Hankins and Councilmember Roe

6.B [17-1006](#) Approval of the Bentrige Village/LBA Woods Comprehensive Plan Amendment and Rezone

Ms. Phillips gave a background analysis of the rezone and gave a summary of the Olympia Planning Commission recommendation. Councilmembers asked clarifying questions.

Mayor Selby discussed the agenda item; submitted by the City of Olympia, requesting to amend the Future Land Use Map designation and rezone the property known as Bentrige Village/LBA Woods, consisting of the land-use zoning of approximately 71.86 acres currently designated as Planned Development with a Neighborhood Center and is zoned as Neighborhood Village. The City of Olympia purchased this site earlier this year for the primary reason to expand the City's parks and open space inventory. The site is located on the east side of the street in the 3900 Block of Boulevard Road SE.

Because this site is subject to an approved Neighborhood Village Master Plan, which runs with the land even upon a sale, a comprehensive plan amendment and rezone is needed in order to use the site differently than as indicated in the Master Plan. The City proposes to redesignate the site from Planned Development (71.86 acres) to Low Density Neighborhood (61.86 acres) and medium Density Neighborhood (10 acres); to rezone the property from Neighborhood Village (71.86 acres) to Residential 4-8 (61.86 acres), and Residential Multifamily 18 (10 acres); and to retain the Neighborhood Center designation on the Future Land Use Map of the Comprehensive Plan. Staff is proposing the Olympia Municipal Code be amended to eliminate reference to the Bentrige Village Master Plan in OMC Chapter 18.05, Villages and Centers.

Pursuant to the Olympia Development code, such rezones of the Land Use categories are subject to an open-record public hearing. The Olympia Planning Commission conducted a public hearing upon this rezone request on July 10, 2017, and evidence and testimony was taken. The City Council has before it, and available for review, the Olympia Planning Commission's recommendation and the record of evidence submitted at the Commission's public hearing, and a recording of the Commission's public hearing.

Pursuant to state law, a City may hold only one "open record" public hearing regarding such a rezone proposal. Accordingly, the record before the City Council on this matter is closed and the Council's decision is to be based solely upon the record of the Olympia Planning Commission's public hearing.

The Olympia Planning Commission evaluated the rezone proposal for consistency with the Comprehensive Plan, as well as other rezone criteria adopted by the City Council, and issued a recommendation. The City Council, pursuant to Olympia Municipal Code 18.59.060, is to review the Planning Commission's recommendation and either:

- Adopt the Commission's recommendation;
- Adopt a modified version of the Commission's recommendation;
- Reject the Commission's recommendation; or
- Defer the decision to a later date.

Olympia Municipal Code Section 18.59.050 provides that the Council shall only approve a rezone after considering the following five (5) criteria and finding that the proposal complies with at least the first three:

- A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055 or with a concurrently approved amendment to the Plan.
- B. The rezone will maintain the public health, safety, or welfare.
- C. The rezone is consistent with other development regulations that implement the Comprehensive Plan.
- D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.
- E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

Although amendment to the Comprehensive Plan is normally a legislative process, the Benridge Village/LBA Woods comprehensive plan amendment and rezone request involves the interests of a specific property owner, and thus the Council is treating it as implicating the heightened provisions for fairness provided in a quasi-judicial process. As a result, the Council will not sit as legislators upon this Agenda item-but will instead act as judges.

In the time between the public hearing on July 10, 2017 and tonight, there may have been communications, such as emails, that were sent to Councilmembers concerning this matter. It is important to note that those communications are outside the record and will not be considered as a part of Council's deliberations tonight of the record of evidence and testimony at the public hearing before the Planning Commission and the Planning Commission's written recommendation.

The Mayor individually asked each Councilmember, including herself, a series of questions, going down the dais beginning with Councilmember Hankins, to determine if there are any appearance of fairness issues.

1. Do you have any property or financial interests that would be affected by denying or approving the requested rezone? All Councilmembers responded individually with an answer of, "no."
2. Have you had any off-the-record, referred to as "ex parte" communications, concerning the requested rezone with any proponents or opponents while this matter was before the Council? All Councilmembers responded individually with an answer of, "no."
3. Is there any reason why you cannot consider the requested rezone application in a fair and impartial manner? All Councilmembers responded individually with an answer of, "no."

Mayor Selby asked if any Councilmember wants to address anything raised by any Councilmember's responses to the questions and responses given. Councilmembers had no items to address.

The Mayor asked if anyone in the audience wished to raise a challenge based on the Washington Appearance of Fairness law. No hands in the audience were raised and no challenge was presented.

Councilmember Cooper moved, seconded by Councilmember Roe, to approve the Bentrige Village/LBA Woods Comprehensive Plan Amendment and Rezone and direct staff to prepare an ordinance amending the Future Land Use Map, Official Zoning Map, and Olympia Municipal Code.

Aye: 7 - Mayor Selby, Mayor Pro Tem Jones, Councilmember Bateman, Councilmember Cooper, Councilmember Gilman, Councilmember Hankins and Councilmember Roe

6.C [17-1007](#) Approval of Comprehensive Plan Amendments to the Transportation 2030 Maps of the Comprehensive Plan

Ms. Phillips discussed gave background on proposed Comprehensive Plan Amendments to the Transportation 2030 Maps.

The South Capitol Neighborhood Association submitted a request to redesignate Maple Park Avenue, between Capitol Way South and Jefferson Ave SE, from Major Collector to a lesser street classification. Maple Park Avenue serves as the boundary between the State Capitol Campus and the South Capitol Historic District and Neighborhood. It is approximately 1,200 feet in length. The median separating the drive lanes was actually platted and dedicated as a park. The City and State have a shared maintenance agreement in place, whereby the city maintains the driving surfaces of the street and the

state maintains the median/park.

The Public Works Department requested six map amendments to the Transportation 2030 Maps in the Comprehensive Plan. These map amendments are for the purposes of adding a new street connection, changing street classifications to accommodate bicycle lanes, to reflect changes in Regional Transportation Plan adopted in 2016, to reflect changes in the built environment, and to reduce potential impacts to wetlands or trail crossings.

Councilmembers asked clarifying questions.

Councilmember Hankins moved, seconded by Councilmember Bateman, to approve amendments to the Transportation 2030 Maps of the Comprehensive Plan. Direct the Public Works Department to develop a new set of engineering standards for Neighborhood Collectors in the South Capitol Historic District, and direct staff to prepare an ordinance amending the Transportation 2030 Maps of the Comprehensive Plan.

Aye: 6 - Mayor Selby, Councilmember Bateman, Councilmember Cooper, Councilmember Gilman, Councilmember Hankins and Councilmember Roe

Recused: 1 - Mayor Pro Tem Jones

7. CONTINUED PUBLIC COMMUNICATION

8. REPORTS AND REFERRALS

8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS

Councilmembers reported on meetings and events attended.

Mayor Selby brought forward a referral request to the Land Use & Environment Committee regarding evaluating whether there are areas outside the current boundaries of the Multi-family Tax Exemption program that would benefit from inclusion in this program and report back to City Council about this possibility. The Council agreed to move forward to the Committee.

Councilmember Gilman proposed developing a referral to park and public space zoning to the Land Use and Environment Committee. Councilmember Cooper agreed to work with Councilmember Gilman to develop the referral to bring forward to a future Council meeting.

8.B CITY MANAGER'S REPORT AND REFERRALS

City Manager Steve Hall discussed the recent free movie night in conjunction with the Hispanic Round Table. He also noted the City will be participating in the upcoming Latinx

Youth Summit.

9. ADJOURNMENT

The meeting adjourned at 8:46p.m.



City Council

Approval of an Appointment to the Planning Commission to Fill a Vacancy

Agenda Date: 10/17/2017
Agenda Item Number: 4.C
File Number: 17-1044

Type: decision **Version:** 1 **Status:** Consent Calendar

Title

Approval of an Appointment to the Planning Commission to Fill a Vacancy

Recommended Action

Committee Recommendation:

The General Government Committee recommends approval of the appointment listed below.

City Manager Recommendation:

Move to approve the appointment of Missy Watts, with a term ending March 31, 2018, to the Planning Commission to fill a vacancy.

Report

Issue:

Whether to make the recommended appointment.

Staff Contact:

Kellie Purce Braseth, Strategic Communications Director, 360.753.8361

Presenter(s):

None - Consent Calendar Item

Background and Analysis:

Missy Watts was a long-serving member of the Planning Commission until her resignation on May 15, 2017. A new vacancy opened on the Commission on Aug. 1, 2017. At its Oct. 6 meeting, the General Government Committee expressed an urgency to fill the newly vacant spot soon, rather than leaving the Planning Commission to operate at less than full strength until March 2018, when a new appointment would have been made through the annual member recruitment process.

City staff approached Ms. Watts to gauge her interest in returning to the Planning Commission to complete the unexpired term, and she was agreeable. The General Government Committee is recommending Ms. Watts be appointed to fill the vacated seat on the Planning Commission with a term ending March 31, 2018.

Neighborhood/Community Interests (if known):

N/A

Options;

1. Approve the appointment as recommended.
2. Do not approve the appointment and send the issue back to the General Government Committee. This would delay the appointment schedule and leave the Planning Commission not operating at full strength.

Financial Impact:

None

Attachments:

None



City Council

Approval of a Resolution Authorizing the Sale of Certain Real Property Located at 308-310 4th Avenue East (Formerly Known as the Griswold Site) to Big Rock Capital Partners, LLC

Agenda Date: 10/17/2017
Agenda Item Number: 4.D
File Number: 17-1045

Type: resolution **Version:** 1 **Status:** Consent Calendar

Title

Approval of a Resolution Authorizing the Sale of Certain Real Property Located at 308-310 4th Avenue East (Formerly Known as the Griswold Site) to Big Rock Capital Partners, LLC

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the resolution authorizing the City Manager to execute all documents necessary to sell certain real property located at 308-310 4th Avenue East (formerly known as the Griswold Site) to Big Rock Capital Partners, LLC, for mixed use development including affordable housing for low- and moderate-income households.

Report

Issue:

Whether to approve the resolution authorizing the City Manager to execute all documents necessary to sell certain real property located at 308-310 4th Avenue East (formerly known as the Griswold Site) to Big Rock Capital Partners, LLC, for mixed use development including affordable housing for low- and moderate-income households.

Staff Contact:

Mark Barber, City Attorney, 360.753.8223

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

On February 3, 2015, the Olympia City Council approved Resolution No. M-1814, declaring the real property located at 308-310 4th Avenue East in Olympia, Washington, to be within a blighted area as

defined in RCW 35.81.010(2) and designated as a Community Renewal Area (CRA) pursuant to RCW Chapter 35.81. The City of Olympia acquired the Griswold property in 2016, with the objective of eliminating blight and creating opportunities for redevelopment and low to moderate income housing. Following a Request for Proposal process, the City selected Big Rock Capital Partners, LLC as the development partner for the project. The City and Big Rock Capital Partners, LLC have negotiated terms and conditions for the purchase of the City's real property that will provide mixed use and provide for fifty-one percent (51%) of the total residential units to be constructed for use as affordable housing made available to low- and moderate-income households for a period of 20 years from issuance of a certificate of occupancy.

By approving this resolution, the Olympia City Council hereby accepts terms, among others, to sell the aforesaid real property for \$195,000 and to reimburse the buyer, Big Rock Capital Partners, LLC, for environmental remediation on the site up to \$150,000.

Neighborhood/Community Interests:

Affordable housing and downtown redevelopment are interests that are shared by the Downtown Neighborhood and the broader community.

Options:

1. Approve the resolution authorizing the City Manager to execute all documents necessary to sell certain real property located at 308-310 4th Avenue East (formerly known as the Griswold Site) to Big Rock Capital Partners, LLC, for mixed use development including affordable housing for low and moderate income households.
2. Do not approve the resolution authorizing the City Manager to execute all documents necessary to sell certain real property located at 308-310 4th Avenue East (formerly known as the Griswold Site) to Big Rock Capital Partners, LLC, for mixed use development including affordable housing for low and moderate income households.
3. Refer the resolution to a City Council Committee for further consideration.

Financial Impact:

The City of Olympia acquired the property in 2016 for \$300,000. Staff recommends selling the former Griswold property for \$195,000 and to reimburse the buyer, Big Rock Capital Partners, LLC, for environmental remediation on the site up to \$150,000.00.

Attachments:

Resolution
Purchase and Sale Agreement

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO SELL CERTAIN REAL PROPERTY LOCATED AT 308-310 4TH AVENUE EAST (FORMERLY KNOWN AS THE GRISWOLD SITE) TO BIG ROCK CAPITAL PARTNERS, LLC, FOR MIXED USE INCLUDING AFFORDABLE RESIDENTIAL HOUSING FOR LOW AND MODERATE-INCOME HOUSEHOLDS.

WHEREAS, on February 3, 2015, the Olympia City Council approved Resolution No. M-1814, declaring the real property located at 308-310 4th Avenue East in Olympia, Washington, to be within a blighted area as defined in RCW 35.81.010(2) and designated as a Community Renewal Area (CRA) pursuant to RCW Chapter 35.81; and

WHEREAS, the City of Olympia acquired the real property at 308-310 4th Avenue East for redevelopment and to remove blight and to protect public health, safety, welfare, or morals; and

WHEREAS, the City of Olympia sought Request for Proposals from developers to seek ideas and concepts for redevelopment of the site and to provide affordable housing for households with low and moderate income for renters with income less than eighty percent (80%) of the adjusted median income (AMI) in Thurston County, Washington, all in a mixed-use project; and

WHEREAS, a redevelopment proposal submitted to the City by Big Rock Capital Partners, LLC was selected for its innovative mixed-use concept and affordable residential units; and

WHEREAS, the City and Big Rock Capital Partners, LLC have negotiated terms and conditions for the purchase of the City's real property that will provide mixed use and provide for fifty-one percent (51%) of the total residential units to be constructed for use as affordable housing made available to low and moderate-income households for a period of twenty (20) years from issuance of a certificate of occupancy; and

WHEREAS, the Olympia City Council hereby accepts terms, among others, to sell the aforesaid real property for One Hundred Ninety-five Thousand Dollars and No Cents (\$195,000.00) and to reimburse the buyer, Big Rock Capital Partners, LLC, for environmental remediation on the site up to One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00); and

WHEREAS, the agreement with Big Rock Capital Partners, LLC, contains provisions for restrictive covenants on the property that are acceptable to the City and its goal to provide affordable housing to those making less than eighty percent (80%) of the adjusted median income (AMI) in Thurston County, Washington;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE as follows:

1. The Olympia City Council hereby accepts the terms and conditions negotiated with Big Rock Capital Partners, LLC, to sell the real property located at 308-310 4th Avenue East in Olympia, Washington, to Big Rock Capital Partners, LLC, for redevelopment upon the agreed terms within the purchase and sale agreement.

2. The City Manager is directed and authorized to execute all documents necessary to sell the aforesaid real property to Big Rock Capital Partners, LLC, upon the terms and conditions negotiated in the purchase and sale agreement, and to make any minor modifications consistent with the intent of the purchase and sale agreement as may be necessary, or to correct any scrivener's errors.

PASSED BY THE OLYMPIA CITY COUNCIL this _____ day of October, 2017.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REAL ESTATE PURCHASE AND SALE AGREEMENT

This REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") is between the City of Olympia, a municipality organized under the laws of the State of Washington ("Seller"), and Big Rock Capital Partners, LLC (BRCP), a Washington limited liability company ("Buyer"), jointly referred to as "the Parties."

Recitals

Seller is the owner of certain real property located at **308 – 310 4th Avenue E, Olympia, Thurston County, Washington**, consisting of approximately 7,200 square feet, more or less, and more particularly described on **Exhibit A** (legal description) and **Exhibit B** (sketch) attached hereto and by this reference incorporated herein.

Seller's real property referenced in **Paragraph 1** below, and as legally described in **Exhibit A** and shown in **Exhibit B** attached hereto, is located within an area designated as a Community Renewal Area (CRA) pursuant to RCW Chapter 35.81 and Resolution No. M-1814 of the Olympia City Council adopted on February 3, 2015. In Resolution No. M-1814, the Olympia City Council declared Seller's real property to be located in a blighted area as defined in RCW 35.81.010(2), constituting a menace to public health, safety, welfare, or morals and in need of rehabilitation, redevelopment or combination thereof, in the interest of the residents of the City of Olympia.

The Seller is interested in having new affordable residential housing on 4th Avenue in the City of Olympia, together with market rate housing, and co-working and retail space. It is Seller's hope that new residential development at that location will help spur additional new downtown area development. The Washington State Constitution allows municipal funds to be spent in support of the infirm and the poor. Buyer agrees to develop and build affordable residential housing units made available to low-and moderate-income households upon the real property legally described in **Exhibit A**, and as shown on **Exhibit B**, attached hereto.

The signatories to this Agreement are authorized to execute associated documents, to correct legal descriptions if need be, and to correct scrivener's errors and other errors or omissions that are otherwise in substantial conformance with this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Buyer agree as follows:

1. Property. Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase from Seller, subject to the terms and conditions set forth herein, the following:

1.1. Property. The real property ("Property") that is the subject of this Agreement is located at 308-310 4th Avenue E., Olympia, WA 98501. The Property is legally described in **Exhibit A**. Buyer agrees that the use of the Land will include, at a minimum, fifty-one percent (51%) of the total residential units constructed to be used as affordable housing made available to low- and moderate-income households for a period of twenty (20) years from issuance of a certificate of occupancy following all required building and structural inspections for Buyer's residential development and mixed use project. The Parties agree that "low- and moderate-income households" means renters with income less than eighty percent (80%) of the adjusted median income (AMI) in Thurston County, Washington.

1.2. If the legal description of the Property is not complete or is inaccurate, this Agreement shall not be invalid, but the legal description shall be completed or corrected to meet the requirements of the Title Company.

1.3. The Property includes, at no additional cost to Buyer:

1.3.1 The permanent improvements, common walls, structural bracing, exterior walls and doors, and any other structures or improvements thereon (collectively the **"Improvements"**);

1.3.2 All of Seller's interest in any personal property presently located in or on the Property or used exclusively in connection with the Property (collectively the **"Personal Property"**);

1.3.3 Seller's right, title and interest in and under any covenants, easements, common walls, licenses, leases, rights-of-way and appurtenances pertaining to any portion of the Property (collectively the **"Appurtenances"**);

1.3.4 All surveys, architectural and engineering studies, reports, designs and plats or plat applications related to the Property.

2. Purchase Price. The purchase price to be paid by Buyer to Seller for the Property (the "Purchase Price") is **One Hundred Ninety-five Thousand Dollars and 00/100 Cents (\$195,000.00)** U.S.

3. Payment of Purchase Price. On the Closing date, Buyer shall deposit with Escrow Agent the amount of the Purchase Price less any amounts to be credited against the Purchase Price pursuant to this Agreement. Within five (5) days following the execution and delivery of this Agreement, Seller shall open escrow with Thurston County Title Insurance Company (the "Escrow Agent"), by depositing with Escrow Agent a copy of this executed Agreement.

4. Closing Date. The Closing (the "Closing") shall be held at the offices of the Escrow Agent, and shall occur on the later of (i) one-hundred eighty (180) days after Buyer's waiver of its feasibility contingency; (ii) thirty (30) days after issuance of a full building permit and all appeal periods have expired; or, (iii) thirty (30) days after provision of closing documents from HUD for Buyer's Section 108 loan financing. Closing shall occur when the Deed (as hereinafter defined) to Buyer is recorded and the Purchase Price is delivered to the Escrow Agent for delivery to Seller.

5. Title and Survey Matters.

5.1 Title Binder. Buyer shall order a preliminary commitment for an ALTA owner's standard coverage title insurance policy issued by Thurston County Title Insurance Company ("Title Company") describing the Property, showing all matters of record pertaining to the Property and listing Buyer as the prospective named insured. Following the mutual execution of this Agreement, if necessary, Buyer shall obtain from Title Company a written supplemental report to such preliminary commitment, in a form acceptable to Buyer, updating the preliminary commitment to the execution date of the Agreement. Such preliminary commitment, supplemental reports and true, correct and legible copies of all documents referred to in such preliminary commitment and supplemental reports as conditions or exceptions to title to the Property are collectively referred to herein as the "Title Binder."

5.2 Title Review. Within thirty (30) business days of mutual execution hereof, Buyer shall review the Title Binder and any surveys of the Property, and shall notify Seller what exceptions to title, if any, affect the marketability or insurability of the title to the Property or which adversely affect the use of the Property. If Seller shall fail to remove any such exceptions objected to by Buyer from title prior to the Closing date, and Buyer is unwilling to take title subject thereto, Buyer may elect to either terminate this Agreement, or take title despite the existence of such exception. If Buyer elects to terminate, neither Buyer nor Seller shall have any further liabilities, obligations or rights with regard to this Agreement which shall then become null and void and of no further force or effect.

5.3 Title Policy. At Closing, Seller and Buyer shall cause Title Company to issue a standard ALTA owner's policy ("Title Policy") to Buyer, at Buyer's cost. The Title Policy shall (a) be satisfactory to Buyer, (b) be issued in the amount of the total Purchase Price and (c) insure fee simple,

indefeasible title to the Property in Buyer. The Title Policy shall contain endorsements as Buyer may require. Buyer's obligation to close this transaction shall be contingent on Buyer's approval, in its sole and absolute discretion of the Title Policy required under this **Paragraph 5**.

6. Conditions/Contingencies to Buyer's Obligations.

6.1 Documents and Reports. Within thirty (30) calendar days after the execution and delivery of this Agreement (the "Document Delivery Date"), Seller shall deliver to Buyer copies of the documents and reports listed on attached **Exhibit C** to this Agreement and in Seller's possession. Seller shall certify to Buyer, as of the Document Delivery Date, as to any documents listed on **Exhibit C** not in Seller's possession. All existing leases or occupancy agreements for the Property shall be referred to herein as the "Leases." All existing service contracts for the Property shall be referred to herein as the "Contracts." Buyer shall inform Seller, prior to the expiration of the Contingency Period (defined in **Paragraph 6.5**), which Contracts, if any, Buyer desires to assume at Closing (the "Assumed Contracts").

6.2 Inspection of the Property. Buyer and its employees, representatives, consultants and agents shall have the right and permission from the date Seller signs this Agreement through the Closing Date (or earlier termination of this Agreement) to enter upon the Property or any part thereof at all reasonable times and from time to time for the purpose, at Buyer's cost and expense, of making all tests and/or studies of the Property that Buyer may wish to undertake, including, without limitation, soils tests (including borings), toxic and hazardous waste studies, surveys, structural studies and review of zoning, fire, safety and other compliance matters; provided, however, Buyer shall indemnify and hold harmless Seller from and against any mechanic's or other liens or claims that may be filed or asserted against the Property or Seller as a direct result of any actions taken by Buyer in connection with the Property, including but not limited to permitting Seller to review a written description of Buyer's proposed testing and work to ensure same is properly done and will not exacerbate any existing condition of contamination on the property. Buyer shall also provide Seller with a copy of all soil or environmental test results for the property. Buyer shall reasonably restore the Property to its condition immediately prior to any invasive testing. The effect of the representations and warranties made by Seller in this Agreement shall not be diminished or deemed to be waived by any inspections, tests or investigations made by Buyer or its agents.

6.3 Appraisal of the Property. Buyer shall have the right to obtain an appraisal. Buyer's appraiser may enter onto the property as is necessary to appraise the Property.

6.4 Approval of Property/Feasibility Contingency. Buyer's obligation to purchase the Property shall be subject to and contingent upon Buyer's approval, in its sole and absolute discretion, prior to the expiration of the Contingency Period, of all aspects of the Property, including, without limitation, the physical condition of the Property, Buyer's financing, and all of the information delivered by Seller pursuant to **Paragraph 6.1** above, or otherwise obtained by Buyer regarding the Property. Buyer's approval and obligation to purchase the Property under this paragraph shall be sixty (60) days from the last date this Agreement was executed by a Party to sign same. Buyer shall have the right to waive HUD Section 108 financing in Buyer's sole discretion, and Buyer is under no obligation to originate, finalize, or close a HUD Section 108 loan for purchase of the Property.

6.5 Contingency/Feasibility Period. As used herein, the term "Contingency or Feasibility Period" shall be sixty (60) days from the last date this Agreement was executed by a Party to sign same.

6.6 Buyer's Right to Terminate. If Buyer's conditions set forth in **Paragraph 6.4** above are not satisfied in Buyer's sole and absolute discretion, Buyer shall have the right to terminate this Agreement by sending written notice to Seller and Escrow Agent (such notice referred to as a "Termination Notice") prior to the expiration of the Contingency/Feasibility Period. If Buyer gives its Termination Notice to Seller, this Agreement shall terminate and neither Buyer nor Seller shall have any further liability to the other under this Agreement.

6.7 Additional Closing Conditions. Buyer's obligation to purchase the Property shall also be subject to the following conditions that must be satisfied as of Closing.

(i) Prior to Closing, all Contracts (whether written or oral), with respect to the Property shall be terminated in writing, except for the Assumed Contracts. Seller shall provide Buyer, prior to Closing, with written termination agreements with respect to all Contracts, except for the Assumed Contracts, in a form acceptable to Buyer;

(ii) All representations and warranties of Seller contained herein, to the best of Seller's knowledge, shall be true, accurate and complete at the time of the Closing as if made again at such time;

(iii) Seller shall have performed all obligations to be performed by it hereunder on or before Closing (or, if earlier, on or before the date set forth in this Agreement for such performance);

(iv) At Closing, title to the Property shall be in the condition required by **Paragraph 5** of this Agreement and Escrow Agent shall deliver the Title Policy to Buyer; and

(v) At Closing, the physical condition of the Property shall be substantially the same as on the date hereof, ordinary wear and tear excepted.

If the conditions set forth in this **Paragraph 6** are not satisfied as of Closing and Buyer does not waive the same, Buyer may terminate this Agreement, and thereafter neither Buyer nor Seller shall have any further liability to the other under this Agreement.

7. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties, to the best of Seller's knowledge, which representations and warranties shall be deemed made by Seller to Buyer also as of the Closing date:

7.1 Title. Seller is the sole owner of the Property, except for reservations of record. At Closing, Seller shall convey the entire fee simple estate and right, title and interest in and to the Property by statutory warranty deed, free and clear of unapproved encumbrances of record.

7.2 Compliance with Law; Compliance with Property Restrictions. The Property complies in all material respects (both as to condition and use) with all applicable statutes, ordinances, codes, rules and regulations of any governmental authority having jurisdiction over the Property related to zoning, building, subdivision, and engineering.

7.3 Bankruptcy, etc. No bankruptcy, insolvency, rearrangement or similar action involving Seller or the Property, whether voluntary or involuntary, is pending, threatened, by a third party, or contemplated by Seller.

7.4 Taxes and Assessments. Other than amounts disclosed by the Title Binder, no other property taxes have been or will be assessed against the Property for the current tax year, and there are no general or special assessments or charges that have been levied, assessed or imposed on or against the Property.

7.5 Foreign Person. Seller is not a foreign person and is a "United States Person" as such term is defined in Section 7701(a) (30) of the Internal Revenue Code of 1986, as amended (the "Code") and shall deliver to Buyer prior to the Closing an affidavit evidencing such fact and such other documents as may be required under the Code.

7.6 Mechanics' Liens. No labor, material or services have been furnished in, on or about the Property or any part thereof as a result of which any mechanics', laborer's or materialmen's liens or claims might arise.

7.7 Underground Storage Tanks. Seller has no knowledge of (a) subterranean storage or underground storage tanks that exist on the Property, and (b) any previously existing underground storage tanks that have been removed or filled in compliance with applicable law. If there had been an underground storage tank on the site, to the best of Seller's knowledge, the tank was decommissioned in compliance with applicable law.

7.8 Leases and Other Agreements. Seller represents that there are no leases, occupancy agreements, service agreements, licenses, easements, or option agreements with regard to the Property, except those of record.

7.9 Assumption of Liabilities. Buyer, by virtue of the purchase of the Property, will not be required to satisfy any obligation of Seller arising prior to the Closing date.

7.10 Defaults. Seller is not in default and there has occurred no uncured event which, with notice, the passage of time or both would be a default, under any contract, agreement, lease, encumbrance, or instrument pertaining to the Property.

7.11 Utilities. The Property is served by water, storm and sanitary or septic sewer, electricity, and telephone supplied directly to the Property by facilities of public utilities. All such utilities are located within the boundaries of the Property or within lands dedicated to public use or within recorded easements for the same.

7.12 Public Improvements. Seller has no knowledge of any federal, state, county, municipal or other governmental plans to change the road system in the vicinity of the Property.

7.13 Subdivision. The conveyance of the Property will not constitute a violation of any subdivision ordinance. The Improvements on the Property comply in all material respects with all applicable subdivision ordinances and statutes.

7.14 Due Authority. Seller and Buyer have all requisite power and authority to execute and deliver this Agreement and to carry out its obligations hereunder and the transactions contemplated hereby. This Agreement has been, and the documents contemplated hereby will be, duly executed and delivered by Seller and Buyer and constitute their legal, valid and binding obligation enforceable against Seller and Buyer in accordance with its terms.

7.15 No Omissions. The copies of any documents furnished to Buyer in connection with this transaction are true and complete copies of the documents they purport to be and contain no untrue statement of material fact and do not omit to state any material facts necessary to make the statements contained therein not misleading.

8. Covenants of Seller. Seller covenants and agrees as follows:

8.1 Perform Obligations. From the date of this Agreement to the Closing date, Seller will perform any monetary and non-monetary obligations it has regarding the Property.

8.2 No Liens. From the date of this Agreement to the Closing date, Seller will not allow any lien to attach to the Property, nor will Seller grant, create, or voluntarily allow the creating of, or amend, extend, modify or change, any easement, right-of-way, encumbrance, restriction, covenant, lease, license, option or other right affecting the Property or any part thereof without Buyer's written consent first having been obtained.

8.3 Provide Further Information. From the date of this Agreement to the Closing date, Seller will notify Buyer of each event of which Seller becomes aware affecting the Property or any part thereof immediately upon learning of the occurrence of such event.

9. Closing.

9.1 Time and Place. Provided that all the contingencies set forth in this Agreement have been previously fulfilled, the Closing shall take place at the place and time determined as set forth in **Paragraph 4** of this Agreement.

9.2 Documents to be Delivered by Seller. For and in consideration of, and as a condition precedent to the payment to Seller of the Purchase Price, Seller shall obtain and deliver to Buyer at Closing the following documents (all of which shall be duly executed and acknowledged where required):

(i) **Title Documents.** Such other documents, including, without limitation, lien waivers, indemnity bonds, indemnification agreements, and certificates of good standing as shall be required by Buyer, or by the Title Company as a condition to its insuring Buyer's good and marketable fee simple title to the Property.

(ii) **Authority.** Such evidence as the Title Company shall require as to authority of Seller to convey the Property to Buyer.

(iii) **Surveys and Drawings.** All surveys, site plans and plans and specifications relating to the Property as are in the possession or control of Seller, if any.

(iv) **Assignment.** Seller and Buyer agree any assignment of Buyer's rights under this Agreement shall be subject to Seller approval, which shall not be unreasonably withheld, conditioned or denied.

(v) **Warranty Deed.** A statutory warranty deed ("Deed") conveying to Buyer a good, marketable and indefeasible title in fee simple absolute to the Property in the form set forth in **Exhibit D** attached hereto and as provided in **Paragraph 9.2(vi)** below.

(vi) **Restrictive Covenant.** A restrictive covenant or other mutually agreeable document that (a) limits the use of fifty-one percent (51%) of the total residential units constructed upon the land to affordable housing made available to low- and moderate-income households for a period of twenty (20) years as specified in **Paragraph 1.1** above, and (b) releases certain environmental claims against Seller by Buyer and Buyer's successors in title, as specified in **Paragraph 10.4(a)** below. The restrictive covenant may be part of the Deed or be a separate document.

9.3 Payment of Costs. At Closing, Buyer shall pay all charges for title insurance, one-half of the escrow fee, the recording fee, and the technology fee.

9.4 Taxes. Seller is exempt from payment of real property excise taxes for the Property pursuant to WAC 458-61A-205.

9.5 Monetary Liens. Seller shall pay or cause to be satisfied at or prior to Closing all monetary liens on or with respect to all or any portion of the Property, including, but not limited to, mortgages, deeds of trust, security agreements, assignments of leases, rents and/or easements, judgment liens, tax liens (other than those for taxes not yet due and payable) and financing statements, except where Seller is exempt by statute or administrative rule or regulation.

9.6 Possession. Possession of the Property shall be delivered to Buyer at Closing. The Property, including without limitation the Improvements, shall be delivered to Buyer in good order.

9.7 Proration. All amounts required to be prorated hereunder as of Closing, shall be calculated as if Buyer was in possession of the Property as of the date of Closing.

10. Environmental Compliance. Seller and Buyer covenant and agree:

10.1 Seller's Reimbursement of Remediation Costs. After Closing, Seller shall reimburse Buyer for costs and expenses of remediating any Hazardous Substances, as defined herein, that have come to be located on or under the Property, up to a total sum of **One Hundred Fifty Thousand Dollars and No/100 Cents** (\$150,000.00). Buyer has sole responsibility to submit to Seller invoices for such remediation costs or expenses, which may include but not be limited to the following: additional soils testing, investigation, engineering, and monitoring; vapor barrier (probing/installation/maintenance/depressurization/venting/other mechanical systems); excavation, hauling, and disposal of contaminated and unsuitable soils; pumping, transport, treatment, and disposal of contaminated groundwater; and archeological monitoring. The remediation work undertaken for reimbursement shall include and but not be limited to remediation for petroleum hydrocarbons and volatile organic compounds, and will be generally consistent with the recommendations for redevelopment of the Property described in the Limited Subsurface Investigation (Phase II) for the Property dated May 24, 2016 (Robinson Noble). Upon verification of submitted invoices for environmental remediation, Seller shall reimburse Buyer for said costs and expenses, subject to the monetary limitation set forth above, within forty-five (45) days of invoice submittal to Seller. Buyer shall submit any invoices for environmental remediation within twelve (12) months after the date of Closing.

10.2 Notwithstanding anything to the contrary in this Agreement or otherwise, the Parties agree that Seller shall have no obligation to defend, indemnify, or hold Buyer harmless with respect to any loss, liability, claim, demand, damage, or expense of any kind, including attorneys' fees, costs, and expenses (collectively, "Loss") arising (a) out of the release or threatened release of Hazardous Substances on, under, above, or about the Property after Closing, or (b) out of the past release or threatened release of any Hazardous Substance on, under, above, or about the Property caused or contributed to by Buyer, or any employee, agent, tenant, or contractor of Buyer. The Parties agree that the Property's reduced purchase price and Seller's agreement to indemnify Buyer for its costs of environmental remediation up to **One Hundred Fifty Thousand Dollars and No/Cents** (\$150,000.00) shall be the limit of Seller's responsibility for environmental contamination and that Buyer assumes any further costs of remediation related to the Property.

10.3 Definitions. The term "Hazardous Substance" includes without limitation (a) those substances included within the definitions of "hazardous substances," "hazardous materials," "toxic substances," "hazardous wastes," or "solid wastes" in any Environmental Law; (b) petroleum products and petroleum byproducts; (c) polychlorinated biphenyls; (d) chlorinated solvents; and (e) asbestos. The term "Environmental Law" includes any federal, state, municipal or local law, statute, ordinance, regulation, order or rule pertaining to health, industrial hygiene, environmental conditions, or hazardous substances.

10.4 Buyer's Release and Indemnity. As of Closing, and except as provided in **Paragraph 10.1**, Buyer (a) releases, acquits, and forever discharges Seller and its officials, managers, employees, agents, successors, and assigns from any and all Losses of any kind or nature (including those that may arise in the future) that arise out of, or are in any way resulting from, pertaining to, relating to, or in any way connected with, either directly or indirectly, the discovery, presence or suspected presence, or remediation of Hazardous Substances on, under, above, or about the Property, including Hazardous Substances that migrate or have migrated to or from the Property; and (b) shall indemnify, defend, and hold Seller harmless with respect to any claim or demand asserted by any third-party (including but not limited to the Department of Ecology) and any damages, settlements, judgments, and attorneys' fees, costs, and expenses associated with such third-party claim or demand, arising out of the release or threatened release of Hazardous Substances on, under, above, or about the Property, including Hazardous Substances that migrate or migrated to or from the Property.

11. Indemnification. Seller shall pay, protect, pay the defense costs of, indemnify and hold Buyer and its successors and assigns harmless from and against any and all loss, liability, claim, damage and expense suffered or incurred by reason of (a) the breach of any representation, warranty or agreement of Seller set forth in this Agreement, (b) the failure of Seller to perform any obligation required by this Agreement to be performed by Seller, (c) the ownership, maintenance, and/or operation of the Property by Seller prior to the Closing not in conformance with this Agreement, or (d) any injuries to persons or property from any cause occasioned in whole or in part by any acts or omissions of the Seller, its representatives,

employees, contractor or suppliers that occurred before Closing; provided, however, that nothing in this **Paragraph 11** applies to Losses arising out of the presence of Hazardous Substance on, under, above, or about the Property, including Hazardous Substances that migrate or migrated to or from the Property except as specifically provided in **Paragraph 10** above.

12. Condemnation. In the event of any commenced, to be commenced or consummated proceedings in eminent domain or condemnation (collectively "Condemnation") respecting the Property or any portion thereof, Buyer may elect, by written notice to Seller, to terminate this Agreement and the escrow created pursuant hereto and be relieved of its obligation to purchase the Property. If Buyer terminates this Agreement neither Buyer nor Seller shall have any further liability to the other hereunder. If Buyer fails to make such election prior to the Closing date, this Agreement shall continue in effect, there shall be no reduction in the Purchase Price, and Seller shall, prior to the Closing date, assign to Buyer, by an assignment agreement in form and substance satisfactory to Buyer, its entire right, title and interest in and to any condemnation award or settlement made or to be made in connection with such Condemnation proceeding. Buyer shall have the right at all times to participate in all negotiations and dealings with the condemning authority and approve or disapprove any proposed settlement in respect to such matter. Seller shall forthwith notify Buyer in writing of any such Condemnation respecting the Property.

13. Casualty. If any fire, windstorm or casualty occurs and materially affects all or any portion of the Property on or after the date of this Agreement and prior to the Closing, Buyer may elect, by written notice to Seller, to terminate this Agreement and the escrow created pursuant hereto and be relieved of its obligation to purchase the Property. If Buyer terminates this Agreement neither Buyer nor Seller have any further liability to the other hereunder. If Buyer fails to make such election prior to the Closing date, this Agreement shall continue in effect, the Purchase Price shall be reduced by the amount of loss or damage occasioned by such casualty not covered by insurance, and Seller shall, prior to the Closing date, assign to Buyer, by an assignment agreement in form and substance satisfactory to Buyer, its entire right, title and interest in and to all insurance claims and proceeds to which Seller may be entitled in connection with such casualty. Buyer shall have the right at all times to participate in all negotiations and other dealings with the insurance carrier providing such coverage and to approve or disapprove any proposed settlement in respect to such matter. Seller shall forthwith notify Buyer in writing of any such casualty respecting the Property.

14. Notices. Unless applicable law requires a different method of giving notice, any and all notices, demands or other communications required or desired to be given hereunder by any party (collectively, "Notices") shall be in writing and shall be validly given or made to another party if delivered either personally or by Federal Express, UPS, USPS or other overnight delivery service of recognized standing, or if deposited in the United States mail, certified, registered, or express mail with postage prepaid. If such Notice is personally delivered, it shall be conclusively deemed given at the time of such delivery. If such Notice is delivered by Federal Express or other overnight delivery service of recognized standing, it shall be deemed given twenty-four (24) hours after the deposit thereof with such delivery service. If such Notice is mailed as provided herein, such shall be deemed given forty-eight (48) hours after the deposit thereof in the United States mail. Each such Notice shall be deemed given only if properly addressed to the party to whom such notice is to be given as follows:

To Buyer:	Ryan Clintworth Big Rock Capital Partners, LLC 2915 29 th Ave SW #A Tumwater, WA 98512 Email: ryan@bigrockcp.com
With a copy to:	Heather Burgess Phillips Burgess PLLC 724 Columbia St. NW Ste. 320 Olympia WA 98501 Email: hburgess@phillipsburgesslaw.com

To Seller: Steven R. Hall
Olympia City Manager
601 4th Ave E
Olympia, WA 98501
Email: shall@ci.olympia.wa.us

With a copy to: Mark Barber
Olympia City Attorney
601 4th Ave E
Olympia, WA 98501
Email: mbarber@ci.olympia.wa.us

Any party hereto may change its address for the purpose of receiving notices as herein provided by a written notice given in the manner aforesaid to the other party hereto.

15. Event of Default. In the event of a default under this Agreement by Seller (including a breach of any representation, warranty or covenant set forth herein), Buyer shall be entitled, in addition to all other remedies, to seek monetary damages and specific performance of Seller's obligations hereunder.

16. Miscellaneous.

16.1 Applicable Law. This Agreement shall in all respects, be governed by the laws of the State of Washington.

16.2 Further Assurances. Each of the Parties shall execute and deliver any and all additional papers, documents and other assurances, and shall do any and all acts and things reasonably necessary in connection with the performance of its obligations hereunder, to carry out the intent of the parties hereto.

16.3 Modification or Amendment, Waivers. No amendment, change or modification of this Agreement shall be valid, unless in writing and signed by all of the Parties hereto. No waiver of any breach of any covenant or provision in this Agreement shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision in this Agreement. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

16.4 Successors and Assigns. All of the terms and provisions contained herein shall inure to the benefit of and shall be binding upon the Parties hereto and their respective heirs, legal representatives, successors and assigns, including Buyer's covenant to use the Property for low income housing as specified in **Paragraphs 1.1 and 9.2(vi)** above.

Buyer may assign its rights and obligations under this Agreement to a limited partnership, limited liability company or limited liability limited partnership of which Buyer or an affiliate of Buyer is the general partner or manager without approval of the Seller. Any other assignment shall be subject to Seller approval, which shall not be unreasonably withheld, conditioned or denied. Buyer must notify and, if required, request approval by Seller of any such assignment prior to the Closing. Any such assignee shall for all purposes be regarded as Buyer under this Agreement.

16.5 Entire Agreement and No Third Party Beneficiaries. This Agreement constitutes the entire understanding and agreement of the Parties with respect to its subject matter and any and all prior agreements, understandings or representations with respect to its subject matter are hereby canceled in their entirety and are of no further force or effect. The Parties do not intend to confer any benefit under this Agreement to any person, firm or corporation other than the Parties.

16.6 Attorneys' Fees. Should either party bring suit to enforce this Agreement, the prevailing party in such lawsuit shall be entitled to an award of its reasonable attorneys' fees and costs incurred in connection with such lawsuit.

16.7 Construction. Captions are solely for the convenience of the Parties and are not a part of this Agreement. This Agreement shall not be construed as if it had been prepared by one of the Parties, but rather as if both parties had prepared it. If the date on which Buyer or Seller is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

16.8 Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby; and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

16.9 Survival. The covenants, agreements, obligations to indemnify, representations and warranties made in this Agreement shall survive the Closing unimpaired and shall not merge into the Deed and the recordation thereof.

16.10 Finders' or Brokers' Fees. Seller represents and warrants that it has not dealt with any broker or finder to which a commission or other fee is due in connection with any of the transactions contemplated by this Agreement and insofar as it knows, no broker or other person is entitled to any commission, charge or finder's fee in connection with the transactions contemplated by this Agreement. Seller agrees to indemnify, defend and hold harmless Buyer against any loss, liability, damage, cost, claim or expense, including interest, penalties and reasonable attorneys' fees, that Buyer shall incur or suffer by reason of a breach by Seller of the representation and warranty set forth above.

16.11 Time. Time is of the essence of every provision of this Agreement.

16.12 Risk of Loss. All of Seller's personal property of any kind or description whatsoever on the Property shall be at Seller's sole risk.

16.13 Force Majeure. Performance by Seller or Buyer of their obligations under this Agreement shall be extended by the period of delay caused by force majeure. Force majeure is war, natural catastrophe, strikes, walkouts or other labor industrial disturbance, order of any government, court or regulatory body having jurisdiction, shortages, blockade, embargo, riot, civil disorder, or any similar cause beyond the reasonable control of the party who is obligated to render performance (but excluding financial inability to perform, however caused).

16.14 Recitals. The Recitals set forth above are incorporated by this reference into this Agreement and are made a part hereof.

17. Expiration. This offer will expire if not executed by Seller and Buyer on or before 5:00 p.m. on October 18, 2017.

[Signatures appear on the following page]

SELLER:

City of Olympia, a Washington municipal corporation

By: _____

Name: Steven R. Hall

Its: City Manager

Date: _____

Approved as to form:

Mark Barber, City Attorney

BUYER:

Big Rock Capital Partners, LLC

By:  _____

Name: Ryan Clintworth,

Its: Managing Member

Date: 10.11.2017

EXHIBIT A

Legal Description

Parcel A, Boundary Line Adjustment No. SS-5502, according to the short plat recorded under Recording Number 8711240029, records of Thurston County, State of Washington;

Situate in the County of Thurston, State of Washington.

EXHIBIT C

Documents and Reports

1. Copies of all of leases or other occupancy agreements relating to the Property, if any, with originals to be delivered at Closing.
2. Copies of all licenses, permits and approvals issued by governmental authorities for the use and occupancy of the Property or any facility located thereon.
3. Any other information about the Property reasonably requested by Buyer if in the possession or control of Seller.
4. Any service contracts or other similar agreements related to the Property.
5. Reports of environmental conditions related to the Property, if any.
6. Surveys, if any.
7. Soils reports, if any.

EXHIBIT D
Form of Statutory Warranty Deed with Restrictive Covenant

AFTER RECORDING MAIL TO:

Ryan Clintworth, Managing Member
Big Rock Capital Partners, LLC
2915 29th Ave SW #A
Tumwater, WA 98512

Document Title:	Statutory Warranty Deed
Grantor:	City of Olympia
Grantee:	Big Rock Capital Partners, LLC
Legal Description:	Parcel A, BLA No. SS-5502, recorded under Recording No. 8711240029
Assessor's Tax Parcel Number:	78503300700

The Grantor, **CITY OF OLYMPIA**, a Washington municipal corporation, for and in consideration of the sum of TEN and NO/100 Dollars (\$10.00), in hand paid, and other good and valuable considerations as set forth herein, conveys and warrants to **BIG ROCK CAPITAL PARTNERS, LLC**, a Washington limited liability company, the following described real estate and all rights thereto, situated in the City of Olympia, County of Thurston, in the State of Washington (the "Property"):

Parcel A, Boundary Line Adjustment No. SS-5502, according to the short plat recorded under Recording Number 8711240029, records of Thurston County, State of Washington;

Situate in the County of Thurston, State of Washington.

Subject to reservations and restrictions of record, including but not limited to the following:

RESTRICTIVE COVENANTS

The Grantor and Grantee mutually agree that the real estate conveyed in this Deed is subject to the following Restrictive Covenants:

In partial consideration for the real estate described above (the "Property"), Grantee has agreed to develop the Property to provide affordable housing made available to low- and moderate-income households, and has agreed to place certain restrictions on the Property to ensure the Property is used for such purposes for the term of this Deed and Restrictive Covenants. Grantee has further agreed to release certain claims against the Grantor.

Grantee acknowledges that the Grantor would not sell the Property to Grantee as contemplated in the Purchase and Sale Agreement between the Parties without these Restrictive Covenants, and further acknowledges that these Restrictive Covenants are a material part of the consideration received by the Grantor in connection with sale of the Property. These Restrictive Covenants set forth the terms and conditions upon which the use of the Property will be restricted for the stated term.

Grantor declares and Grantee agrees that the Property legally described above shall be held, transferred, sold, conveyed, leased, used and occupied subject to the following restrictions:

1. Use of fifty-one (51%) percent of the total number of residential units constructed upon the Property will be restricted to affordable housing made available to low- and moderate-income households whose income is at the time of initial occupancy at eighty percent (80%) or less of the area median income (AMI) for Thurston County, Washington, for a period of twenty (20) years from issuance of a certificate of occupancy following all required building and structural inspections for Buyer's residential development and mixed use project, this restriction terminating on December 31, 2039.
2. Except as provided in **Paragraph 10.1** of that certain Real Estate Purchase and Sale Agreement between Grantor and Grantee dated [INSERT DATE], Grantee releases, acquits, and forever discharges Grantor and its officials, managers, employees, agents, successors, and assigns from any and all losses, liabilities, claims, demands, and damages, including attorney fees, costs, and expenses, of any kind or nature (including those that may arise in the future) that arise out of, or are in any way resulting from, pertaining to, relating to, or in any way connected with, either directly or indirectly, the discovery, presence or suspected presence, or remediation of Hazardous Substances on, under, above, or about the Property, including Hazardous Substances that migrate or have migrated to or from the Property. The term "Hazardous Substance" includes without limitation (a) those substances included within the definitions of "hazardous substances," "hazardous materials," "toxic substances," "hazardous wastes," or "solid wastes" in any Environmental Law; (b) petroleum products and petroleum byproducts; (c) polychlorinated biphenyls; and (d) chlorinated solvents. The term "Environmental Law" includes any federal, state, municipal or local law, statute, ordinance, regulation, order or rule pertaining to health, industrial hygiene, environmental conditions, or hazardous substances.

The covenants and restrictions set forth herein shall be deemed to run with the land and shall pass to and be binding upon Grantee's successors in title including any subsequent purchaser, grantee, owner, assignee or lessee of any portion of the Property and any other person or entity having any right, title or interest therein and upon the respective heirs, executors, administrators, devisees, successors and assigns of any purchaser, grantee, owner, assignee or lessee of any portion of the Property and any other person or entity having any right, title or interest therein.



City Council

Approval of a Resolution Affirming Olympia's Commitment to Nondiscrimination Based on Sexual Orientation and Authorizing the Mayor to Support and Join, on the City's Behalf, an Amicus Brief in the United States Supreme Court Opposing Discrimination in Public Accommodations for Same Sex Couples

Agenda Date: 10/17/2017
Agenda Item Number: 4.E
File Number: 17-1048

Type: resolution **Version:** 1 **Status:** Consent Calendar

Title

Approval of a Resolution Affirming Olympia's Commitment to Nondiscrimination Based on Sexual Orientation and Authorizing the Mayor to Support and Join, on the City's Behalf, an Amicus Brief in the United States Supreme Court Opposing Discrimination in Public Accommodations for Same Sex Couples

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the Resolution Affirming Olympia's Commitment to Nondiscrimination Based on Sexual Orientation and Authorizing the Mayor to Support and Join, on the City's Behalf, an Amicus Brief in the United States Supreme Court Opposing Discrimination in Public Accommodations for Same Sex Couples.

Report

Issue:

Whether the City Council should approve a resolution supporting an amicus brief filed in the *Masterpiece Cakeshop, Ltd. v. Colorado Civil Rights Commission* case pending before the U.S. Supreme Court.

Staff Contact:

Mark Barber, City Attorney, 360.753.8338

Presenter(s):

None - Consent Calendar item.

Background and Analysis:

The United States Supreme Court will hear oral argument in the Fall 2017 term in a pending case entitled *Masterpiece Cakeshop, Ltd. v. Colorado Civil Rights Commission*, which issue centers on whether a creative business can refuse service due to its First Amendment rights of free speech and free exercise of religion in light of public accommodation laws, and in particular, by refusing to provide creative services, such as a custom wedding cake, for same-sex marriage ceremonies on the basis of one's religious beliefs.

In 2015, the United States Supreme Court ruled in *Obergefell v. Hodges* that marriage is a fundamental right that extends to same-sex couples. Colorado, like Washington, is one of twenty-one (21) states that have anti-discrimination laws against sexual orientation.

Masterpiece Cakeshop, Ltd. petitioned the United States Supreme Court for review of the following question: whether application of Colorado's public accommodations law to compel the petitioner to create expression that violates his sincerely held religious beliefs about marriage violates the Free Speech or Free Exercise Clauses of the First Amendment. Both the Colorado Civil Rights Commission and the American Civil Liberties Union (ACLU) urged the United States Supreme Court to reject the appeal, fearing that a Court decision in favor of the business would create a "gaping hole" in civil rights laws on the basis of religion, which may permit a business under the public accommodation law to deny services to persons based on their religious beliefs, race, gender or sexual orientation.

Masterpiece Cakeshop has filed a request that the Colorado anti-discrimination law be reviewed by the United States Supreme Court under "strict scrutiny" and argued that Colorado's anti-discrimination law can be used to selectively discriminate against religion. In September 2017, the United States Department of Justice under President Donald J. Trump filed a brief in support of Masterpiece Cakeshop and its owner, asserting that anti-discrimination laws are necessary to prevent businesses that provide goods and services, these laws cannot be used to compel a business into expressing speech they do not agree with, nor used to provide goods and services with such expressions without the ability for the business to assert it does not agree with those expressions.

The Justice Department's brief was criticized by several groups, including those that support LGBTQ rights, alleging that the brief was a pattern of anti-LGBTQ actions by the current administration, and that a decision in favor of Masterpiece Cakeshop would enable such businesses to have a "license to discriminate."

The amicus brief will be filed in support of the Colorado Civil Rights Commission and the same-sex couple who was refused service, and will focus on (1) the critical importance of ensuring the continued enforcement of nondiscrimination laws, highlighting the range of local support for nondiscrimination laws and policies, and (2) the wide-ranging harms that granting the bakery's request for an exemption would do to the enforcement of local laws. Under the bakery's reasoning, any individual or business could ignore nondiscrimination laws on religious or free expression grounds.

Neighborhood/Community Interests (if known):

N/A

Options:

1. Approve the Resolution as presented.
2. Amend, then take action to approve the Resolution as amended.
3. Take no action.

Financial Impact:

None

Attachments:

Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, AFFIRMING OLYMPIA'S COMMITMENT TO NONDISCRIMINATION BASED ON SEXUAL ORIENTATION, AND AUTHORIZING THE MAYOR TO SUPPORT AND JOIN, ON THE CITY'S BEHALF, AN AMICUS CURAIE BRIEF IN THE UNITED STATES SUPREME COURT OPPOSING DISCRIMINATION IN PUBLIC ACCOMMODATIONS FOR SAME SEX COUPLES.

WHEREAS, the City of Olympia opposes unlawful discrimination in its policies and as set forth by state and federal laws; and

WHEREAS, discrimination based on sexual orientation is and should remain unlawful so the rights of all citizens are protected and all citizens are valued; and

WHEREAS, the United States Supreme Court will hear oral argument in the Fall 2017 term in a pending case entitled *Masterpiece Cakeshop, Ltd. v. Colorado Civil Rights Commission*, which issue centers on whether a creative business can refuse service due to its First Amendment rights of free speech and free exercise of religion in light of public accommodation laws, and in particular, by refusing to provide creative services, such as a custom wedding cake, for same-sex marriage ceremonies on the basis of one's religious beliefs; and

WHEREAS, in 2015, the United States Supreme Court ruled in *Obergefell v. Hodges* that marriage is a fundamental right that extends to same-sex couples; and

WHEREAS, Colorado, like Washington, is one of 21 states that have anti-discrimination laws against sexual orientation, and the Colorado Supreme Court has held in part that despite the artistic nature of creating a custom cake, the act of making the cake was part of the expected conduct of the defendant's business, and not an expression of free speech nor free exercise of religion; and

WHEREAS, Masterpiece Cakeshop, Ltd. petitioned the United States Supreme Court for review of the following question: whether application of Colorado's public accommodations law to compel the petitioner to create expression that violates his sincerely held religious beliefs about marriage violates the Free Speech or Free Exercise Clauses of the First Amendment; and

WHEREAS, both the Colorado Civil Rights Commission and the American Civil Liberties Union (ACLU) urged the United States Supreme Court to reject the appeal, fearing that a Court decision in favor of the business would create a “gaping hole” in civil rights laws on the basis of religion, which may permit a business under the public accommodation law to deny services to persons based on their religious beliefs, race, gender or sexual orientation; and

WHEREAS, Masterpiece Cakeshop has filed a request that the Colorado anti-discrimination law be reviewed by the United States Supreme Court under “strict scrutiny” and argued that Colorado’s anti-discrimination law can be used to selectively discriminate against religion; and

WHEREAS, in September 2017, the United States Department of Justice under President Donald J. Trump filed a brief in support of Masterpiece Cakeshop and its owner, asserting that anti-discrimination laws are necessary to prevent businesses that provide goods and services, these laws cannot be used to compel a business into expressing speech they do not agree with, nor used to provide goods and services with such expressions without the ability for the business to assert it does not agree with those expressions. The Justice Department’s brief was criticized by several groups, including those that support LGBTQ rights, alleging the brief is a pattern of anti-LGBTQ actions by the current administration and fearing that a decision in favor of Masterpiece Cakeshop would enable such businesses to have a “license to discriminate;” and

WHEREAS, the Mayor and City of Olympia have been asked by Mayors Against LGBT Discrimination to join a growing list of supporters for an amicus brief to make their voices heard in a case that could have far-reaching impacts on the abilities of state and local governments to provide nondiscrimination protections for their community members on the basis of sexual orientation or any other protected status; and

WHEREAS, the amicus brief will be filed in support of the Colorado Civil Rights Commission and the same-sex couple who was refused service, and will focus on (1) the critical importance of ensuring the continued enforcement of nondiscrimination laws, highlighting the range of local support for nondiscrimination laws and policies, and (2) the wide-ranging harms that granting the bakery’s request for an exemption would do to the enforcement of local laws. Under the bakery’s reasoning, any individual or business could ignore nondiscrimination laws on religious or free expression grounds;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City of Olympia reaffirms its on-going commitment to nondiscrimination based on sexual orientation in public accommodations.

Section 2. The Olympia City Council hereby authorizes the Mayor to sign as a supporter on behalf of the City of Olympia, the amicus brief to be filed by Mayors Against LGBT Discrimination and Freedom for All Americans in the United States Supreme Court in *Masterpiece Cakeshop, Ltd. v. Colorado Civil Rights Commission*.

PASSED BY THE OLYMPIA CITY COUNCIL this _____ day of _____ 2017.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY



City Council

Approval of an Ordinance Amending the LEOFF 1 (Law Enforcement Officers and Fire Fighters) Medical Benefits Trust Fund

Agenda Date: 10/17/2017
Agenda Item Number: 4.F
File Number: 17-0914

Type: ordinance **Version:** 2 **Status:** 2d Reading-Consent

Title

Approval of an Ordinance Amending the LEOFF 1 (Law Enforcement Officers and Fire Fighters) Medical Benefits Trust Fund

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the ordinance amending the LEOFF 1 Medical Benefits Trust Fund on first reading and forward to second reading.

Report

Issue:

Whether to amend the LEOFF 1 medical benefits trust fund ordinance to authorize the fund to pay for the administrative costs associated with the LEOFF 1 medical benefits.

Staff Contact:

Stacie Tellers, Acting Accounting Supervisor, Administrative Services, 360.753.8599

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

Background and analysis has not changed from first to second reading.

The City is obligated to pay medical benefits for LEOFF(Law Enforcement Officers and Fire Fighters) Plan 1 retirees. Plan 1 is for firefighters and police officers hired prior to October 1, 1977. There are currently 68 City of Olympia retirees and one current employee who are members of the LEOFF Plan 1 system.

The City of Olympia created the LEOFF 1 OPEB (Other Post-Employment Benefits) Trust Fund for LEOFF 1 medical benefits, "LEOFF 1 OPEB Trust" in 2015. Prior to the creation of the LEOFF 1

OPEB Trust, Police retirees' OPEB costs were paid from the General Fund; Fire retirees' OPEB costs were paid from the Firemen's Pension Fund; and long-term care costs were paid out of the special accounts fund. The creation of the LEOFF 1 OPEB Trust consolidated the benefit payments into one Fund.

In addition to the benefit payments, the City of Olympia is responsible for the actuarial analysis and administrative functions of the LEOFF 1 OPEB Trust. Costs associated with these functions were paid from the General Fund, Firemen's Pension Fund, and special accounts fund. The creation of the LEOFF 1 OPEB Trust did not address these costs; therefore, these costs have been paid for by the General Fund. In 2016 costs for the full bi-annual actuarial data was \$22,325. The anticipated 2018 cost for the full bi-annual data is \$28,000.

The City of Olympia is responsible for audits, membership communications, and maintenance of membership data of the LEOFF 1 OPEB Trust Fund and its members. Costs associated with the administrative responsibility is currently paid for by the General Fund. Costs directly related to the administrative functions of the LEOFF 1 OPEB Trust should be charged to the LEOFF 1 OPEB Trust Fund.

Staff is recommending the amendment to the LEOFF 1 OPEB Trust fund to allow for payment of actuarial evaluations and other costs related to the administration of the LEOFF 1 OPEB Fund.

Neighborhood/Community Interests (if known):

None as this is an administrative amendment.

Options:

1. Approve the ordinance amending the LEOFF 1 medical benefits trust fund ordinance to authorize the fund to pay for the administrative costs associated with the LEOFF 1 medical benefits trust fund.
2. Do not approve the ordinance. The City would continue to pay LEOFF 1 Trust fund actuarial and administrative expenses from the General Fund.

Financial Impact:

No additional financial obligations. See background and analysis for the financial impacts.

Attachments:

Ordinance

Ordinance No.

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING ORDINANCE NO. 6955 RELATED TO A TRUST FUND FOR THE EXCLUSIVE PURPOSE OF PAYMENT OF LEOFF 1 FIRE AND POLICE POST-EMPLOYMENT BENEFITS, OTHER THAN PENSION BENEFITS, TO ADD ACTUARIAL AND ADMINISTRATIVE COSTS

WHEREAS, the City is required to pay certain post-employment benefits to retiree members of the Law Enforcement Officers' and Firefighters' Retirement System, Plan 1 ("LEOFF 1"), pursuant to RCW 41.26; and

WHEREAS, the City Council created the LEOFF 1 OPEB Trust Fund (the Fund) for the purposes of paying those benefits by the passage of Ordinance No. 6955 on March 31, 2015; and

WHEREAS, Ordinance No. 6955 did not address the costs of actuarial analysis and administrative functions and therefore these costs have been paid for by the general fund; and

WHEREAS, the City Council has considered staff's recommendation and finds it to be in the best interest of the City of Olympia to amend Ordinance No. 6955 to authorize payment of administrative costs associated with LEOFF 1 medical costs from the Fund;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of Ordinance 6955. Ordinance No. 6955 is hereby amended to read as follows:

Section 1. There is hereby created a Trust Fund to be known as the "LEOFF 1 OPEB Trust Fund."

Section 2. There shall be deposited in the LEOFF 1 OPEB Trust Fund such funds as may be designated by the City Council.

Section 3. In addition to the benefit payments, costs directly related to actuarial analysis and administrative functions of the LEOFF 1 OPEB Trust should be charged to the LEOFF 1 OPEB Trust Fund.

Section 43. The LEOFF 1 OPEB Trust Fund shall be used exclusively to pay benefits to City of Olympia retirees of the Law Enforcement Officers' and Firefighters' Retirement System, Plan 1, pursuant to RCW 41.26, other than pension, until such time as there are no retirees legally eligible to receive benefits from the LEOFF 1 OPEB Trust Fund.

Section 54. At the time there are no retirees legally eligible to receive benefits from the LEOFF 1 OPEB Trust Fund, any remaining funds shall be transferred to the General Fund of the City.

Section 65. The “LEOFF 1 Long Term Health Care Account” created by Ordinance 5860 is hereby closed and any remaining funds in the account shall be transferred to the LEOFF 1 OPEB Trust Fund.

Section 76. Ordinance No. 5860 is hereby repealed as of the date of transfer of the remaining funds in the account to the LEOFF 1 OPEB Trust Fund created herein, and the LEOFF 1 Long Term Health Care Account shall, thereafter, cease to exist.

Section 2. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 3. Severability. The provisions of this ordinance are declared separate and severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the remainder of this ordinance or application of the provision to other persons or circumstances shall be unaffected.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 5. Effective Date. This ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:



City Council

Approval of an Ordinance Addressing Chronic Behavioral Public Nuisances on Specific Real Property and Amending Chapters 8.24, 16.06 and 16.18 OMC

Agenda Date: 10/17/2017
Agenda Item Number: 4.G
File Number: 17-1012

Type: ordinance **Version:** 2 **Status:** 2d Reading-Consent

Title

Approval of an Ordinance Addressing Chronic Behavioral Public Nuisances on Specific Real Property and Amending Chapters 8.24, 16.06 and 16.18 OMC

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the Ordinance Addressing Chronic Behavioral Public Nuisances on Specific Real Property and Amending Chapters 8.24, 16.06 and 16.18 OMC on first reading and forward to second reading.

Report

Issue:

Whether to adopt the ordinance addressing chronic behavioral public nuisances.

Staff Contact:

Amy Stull, Senior Program Specialist, Police Department, 360.753.8049.
Darren Nienaber, Deputy City Attorney, Legal Department, 360.753.8044

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

Background and analysis has not changed from first to second reading.

The City's code has certain code provisions under chapter 8.24 OMC that attempt to address crime houses and other nuisances. However, those municipal codes are out of date. Normal zoning and traditional public nuisances are already enforced through other codes, for example OMC 16.10. After researching approaches in other jurisdictions, this ordinance was drafted. If three crimes are

committed within 90 days or five crimes within two years, then a violation is committed.

A person who is in charge of the property would be sent a Notice of Violation if the police department believes there are violations of the code. The person in charge is not subject to fines at this point. Rather, they have an opportunity to discuss with the police department and correction violations. If the Department believes the violations are not being addressed, a case may be brought to the Hearing Examiner.

The quasi-judicial Hearing Examiner is the decision maker who determines on behalf of the City about whether violations exist. A person who is in charge of the property may be fined up to \$500 per violation by a Hearing Examiner, and up to \$1000 if the person violates a corrections agreement.

Neighborhood/Community Interests (if known):

The neighborhoods have requested additional tools to address structures with a high association with crime.

Options:

1. Approve the ordinance.
2. Amend the ordinance.
3. Deny the ordinance.

Financial Impact:

Up to \$8000, depending on Hearing Examiner involvement.

Attachments:

Ordinance

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, RELATING TO CHRONIC BEHAVIORAL PUBLIC NUISANCES (USE) ON REAL PROPERTY; REPEALING AND REPLACING CHAPTER 8.24 OF THE OLYMPIA MUNICIPAL CODE (OMC), CREATING A NEW CHAPTER 16.18 OMC TO ADDRESS PRIOR OMC 8.24.060 (NOXIOUS WEEDS), AND AMENDING OMC SECTIONS 8.00.000, 16.00.000, AND 16.06.030

WHEREAS, certain civil code enforcement topics related to Olympia Municipal Code (OMC) Chapters 16, 17, and 18 are addressed elsewhere in the OMC; and

WHEREAS, this Ordinance clarifies and reduces redundancy in the nuisance enforcement process; and

WHEREAS, Sections 4 and 5 of this Ordinance move certain codes which did not seem relevant to chronic behavioral public nuisances out of chapter 8.24 OMC; and

WHEREAS, certain sections of chapter 8.24 OMC were removed in their entirety as being irrelevant today, including radio reception and overhanging vegetation, which is regulated by other codes; and

WHEREAS, there was a section of chapter 8.24 OMC relating to noxious weeds that is not relevant and simply moved to Title 16 without a full review of applicable noxious weed sections of the OMC, as that can be conducted more thoroughly in the future; and

WHEREAS, there are various houses and land (real property) in the City of Olympia that have an elevated number of crimes attributable to the real property; and

WHEREAS, the use of such real property is deemed to have a negative impact on the public health, safety and welfare of the community; and

WHEREAS, this Ordinance identifies certain crimes which, if repeatedly occurring on real property, can authorize the Police Department to commence a code enforcement process; and

WHEREAS, this Ordinance would require the Police Department to put a person in charge of the real property on notice of the violations and process pursuant to OMC 8.24.030; and

WHEREAS, the person in charge can be either a landlord, tenant, or owner, or all of them; and

WHEREAS, no fines may be imposed at the time of the Notice of Violation; and

WHEREAS, pursuant to the OMC 8.24.030 Notice of Violation, a person in charge has an opportunity to be notified of the potential violations and is provided an opportunity to resolve those issues; and

WHEREAS, the Police Department and the person in charge may discuss how to comply with chapter 8.24 OMC and enter into a correction agreement pursuant to OMC 8.24.030(B); and

WHEREAS, if the violations are not adequately addressed, the Police Department would have the burden to prove via a complaint to the Hearing Examiner that violations have occurred pursuant to OMC 8.24.060(A); and

WHEREAS, if the Hearing Examiner makes a decision that violations have occurred, then fines may be imposed by the Hearing Examiner; and

WHEREAS, this Ordinance authorizes fines imposed by the Hearing Examiner in the amount of \$500 for violations, except in the case of a violation of a correction agreement, in which case the violation imposed by the Hearing Examiner may be \$1,000; and

WHEREAS, the use of real property via illegal behaviors is considered a specialized form of public nuisance on real property and thereby warrants a municipal code chapter that focuses on it;

WHEREAS, this Ordinance is supported by the staff report and attachments and documents on file with the City; and

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 8.00.000. Section 8.00.000 of the Olympia Municipal Code is hereby amended to read as follows:

8.00.000 Title Contents

Title 8
HEALTH AND SAFETY

Chapters:

- 8.04 Foodstuffs
- 8.08 Restaurants
- 8.12 Sanitation
- 8.16 Rat Control
- 8.20 Drainage
- 8.24 NuisancesChronic Behavioral Nuisances on Land and Buildings
- 8.26 Single-Use Bags
- 8.28 Wells
- 8.32 Noise
- 8.36 Fishing
- 8.40 Junk Vehicles

Section 2. Replacement of OMC 8.24. The current Olympia Municipal Code Chapter 8.24 is hereby repealed in its entirety and replaced to read as follows:

Chapter 8.24
CHRONIC BEHAVIORAL NUISANCES ON LAND AND BUILDINGS

8.24.000 Chapter Contents

Sections:

- 8.24.010 Definitions generally.
- 8.24.020 Behavioral Public nuisance declared.
- 8.24.030 Abatement procedure.
- 8.24.040 Liability for continuing nuisance.
- 8.24.050 Cumulative effect of chapter.
- 8.24.060 Violations -- Misdemeanor -- Gross Misdemeanor -- Civil Infraction.
- 8.24.070 Right of entry for inspection and enforcement.

8.24.010 Definitions generally

The following words and phrases used in this chapter, unless the context otherwise clearly indicates, shall have the following meanings:

- A. "Abate" means to repair, replace, remove, destroy, or otherwise remedy a behavioral public nuisance which constitutes a violation of this chapter by such means and in such a manner and to such an extent as the applicable department director, or other authorized official determines is necessary in the interest of the general health, safety, and welfare of the community.
- B. "Chronic behavioral public nuisance" property means:
 - 1. a property, or immediately adjoining right-of-way, on which three (3) or more nuisance activities as described in OMC 8.24.020 exist or have occurred during any ninety (90) day period. Every single activity after the first three (3) shall be considered an additional, separate violation; or
 - 2. five (5) or more nuisance activities have occurred during any twenty-four (24) month period. Every single activity after the first five (5) shall be considered an additional, separate violation; or
 - 3. a property which, upon a request for execution of a search warrant, has been the subject of a determination by a court two (2) or more times within a twelve (12) month period that probable cause exists that illegal possession, manufacture or delivery of a controlled substance or related offenses as defined in Chapter 69.50 RCW, as amended, has occurred on the property.
- C. "The City" means the City of Olympia Chief of Police or his or her designee.

- D. "Owner" means and includes one or more owner and any legal agent or representative capable of making legal decisions on behalf of the owner. The owner is presumptively the person revealed by the records of the Thurston County Assessor. An owner has authority to sell the property and to authorize a lien be placed on the property. An owner or legal agent of the owner is deemed to have control if he or she has actual or constructive knowledge of the behavior upon the premises of any behavioral nuisance as defined in this chapter.
- E. "Person" means and includes individuals, firms, partnerships, corporations, and all associations of natural persons, whether acting by themselves or by any agent or employee.
- F. "Person in charge" of the property means any person in actual or constructive possession of the property, including but not limited to an owner, lessee, tenant, manager, bank and similar business, receiver, trustee, or occupant with control of the property. More than one (1) person may be deemed a person in charge if they have actual or constructive possession of the property and have control over the property.
- G. "Premises" means any building, lot, parcel, real estate, land, or portion of land whether improved or unimproved, including adjacent sidewalks and parking strips and any lake, river, stream, drainage way, or wetland.

8.24.020 Behavioral public nuisance on land and buildings declared

The person in charge commits a violation of this chapter if they have actual or constructive knowledge of the following occurrences on their property that are reasonably preventable. Actual findings of prior criminal guilt or commitment of a civil infraction is not required. The City shall show by a preponderance of the evidence that chronic behavioral public nuisance violations have previously occurred on the property. Without limitation, the following acts are declared to be behavioral public nuisances:

- A. Any rape or crimes against children, dependent persons and spouses, including but limited to chapters 9A.36, 9A.42, 26.40, 26.44 and 26.50 RCW;
- B. Harassment, RCW 9A.46;
- C. Intimidation, RCW 9A.76.180;
- D. Disorderly conduct, RCW 9A.84.030;
- E. Burglary and Trespass, chapter 9A.52 RCW;
- F. Gang activity, See RCW 9.101.010;

- G. Fraud, chapter 9A.60 RCW;
- H. Theft and Robbery, chapter 9A.56 RCW;
- I. Arson, reckless burning, and malicious mischief, chapter 9A.48 RCW;
- J. Aiming, discharging, or unlawful possession of firearm, chapter 9.41 RCW;
- K. Drug violations, Title 69 RCW;
- L. Kidnapping, unlawful imprisonment, custodial interference, luring, trafficking, and coercion of involuntary servitude, chapter 9A.40 RCW;
- M. Obstructing law enforcement, RCW 9A.76.020;
- N. Intimidating a public servant, RCW 9A.76.180;
- O. Reckless Endangerment, RCW 9A.36.050;
- P. Trafficking (property), Chapter 9A.82 RCW;
- Q. Indecent exposure, prostitution, chapter 9A.88 RCW;
- R. Homicide, chapter 9A.32 RCW; and
- S. Assault and physical Harm, chapter 9A.36 RCW.

8.24.030 Abatement of behavioral public nuisances

- A. The City may use all processes authorized by law to abate behavioral public nuisances. In order to proceed with the process for seeking fines and additional abatement regulations under OMC 8.24.060 the City shall issue a written notice of violation that describes potential violations on the property to any potential person in charge. Such a letter shall include the following:
 - 1. The street address or legal description sufficient for identification of the real property and the name and address of other persons in charge of receiving the notice.
 - 2. A declaration that the enforcement officer has determined that behavioral nuisance activities have occurred on real property along with a description of those specific activities.

3. A notice that the person in charge may be subject to monetary penalties, under the process set forth in OMC 8.24.060, if not corrected to the satisfaction of the City. A notice to the person in charge that a failure to comply may subject them to monetary penalties under the process of OMC 8.24.060 and collections and also that their property may be subject to a lien on the land that in part may be equal in priority to taxes. See, for example, RCW 35A.21.405 and RCW 4.56.200.
 4. A demand that the owner or person in charge responds to the City within 15 (fifteen) days.
 5. A notice that if no response is received, the City may, in its discretion, take action to abate the nuisance pursuant to the process described in OMC 8.24.060.
- B. The City may enter into a written correction agreement that can put potential enforcement, including but not limited to fines or tickets that could be imposed pursuant to OMC 8.24.060, in abeyance on condition that the agreement terms are followed by the person in charge. The person in charge may agree to a lien for costs to be recovered by the City, including attorney's fees and fines if subsequently imposed under OMC 8.24.060, if the person in charge fails to follow the terms of the agreement. This section is not an exclusive method to seek abatement of violations. The correction agreement, if entered into, shall include the following:
1. The name and address of the person in charge of the property.
 2. The street address or a description sufficient for identification of the property, building, structure, or land upon or within which the nuisance is occurring.
 3. A description of the chronic behavioral public nuisance activities.
 4. The necessary correction action to be taken, and a date or time by which correction must be completed.
 5. An agreement by the person in charge that the City may inspect the property as may be necessary to determine compliance with the correction agreement.
 6. An agreement by the person in charge that the City may abate the nuisance and recover its costs, expenses, and monetary penalties pursuant to this chapter subject to collections or liens in the City's discretion from the owner or person in charge if the terms of the correction agreement are not met.

7. An acknowledgment of the existence of the violation and waiver of the right to later dispute that the violation occurred.
- C. Each violation of a correction agreement is subject to a penalty of One Thousand and no/100 Dollars (\$1,000.00) per violation and is enforced by the Hearing Examiner pursuant to the process of OMC 8.24.060.

8.24.040 Liability for continuing nuisance

Every successive owner, person in charge, or occupant of real property who neglects to abate a continuing nuisance upon or in the use of such real property caused by a former owner, is liable thereof in the same manner as the owner who created it. Any owner and person in charge may be held joint and severally liable.

8.24.050 Cumulative effect of chapter

The provisions of this chapter shall be cumulative and in addition to the provisions of the now existing ordinances of the City.

8.24.060 Hearing Examiner process for determination of violations penalty and abatement requirements

- A. Except as provided in this section, in addition to any other sanction or remedial procedure that may be available, the person in charge is subject to a civil penalty of Five Hundred and no/100 Dollars (\$500.00) for every chronic behavioral public nuisance violation (See OMC 8.24.010.B and OMC 8.24.020) by the process more specifically described in this section. Proof is by a preponderance of the evidence. Exception: each violation of the correction agreement described in OMC 8.24.030.C is subject to a penalty up to One Thousand and no/100 Dollars (\$1,000.00).

The complaint against a person in charge shall be filed with the City of Olympia Hearing Examiner and subject, by substantial compliance, to the requirements in Subsections B and C below.

- B. Complaint to the Hearing Examiner. The City shall file a Complaint with the Hearing Examiner. Content of the Complaint shall include the following:
1. The name and address of the owner responsible for the violation;
 2. The street address or description sufficient for identification of the building, structure, premises, or land upon which the violation has occurred or is occurring;

3. A description of each violation and a reference to the provision(s) of this chapter that has been violated;
4. The required corrective action and the date and time by which the correction must be completed to avoid a hearing;
5. The Complaint shall state the date, time, and location of an administrative hearing before the Hearing Examiner, which will be at least ten (10) days from the date of the Complaint;
6. A statement that the costs and expenses of abatement incurred by the City and a monetary penalty for each violation as specified in OMC 8.24.060 may be assessed against the person in charge to whom the Complaint is directed as specified and ordered by the Hearing Examiner and that the fines may be placed as liens on the land pursuant to RCW 35A.21.405, RCW 4.56.020, and any other authority;
7. The prior Notice of Violation pursuant to OMC 8.24.030 of chronic behavioral nuisance property, if any should be attached to the Complaint; and
8. Recommended penalties, as referenced in OMC 8.24.060(A) and OMC 8.24.030 above, to be adopted by the Hearing Examiner.

C. Hearing Examiner process.

1. Hearing. A hearing will be scheduled by Community Planning and Development staff in consultation with the Police Department.
2. Procedure. The Hearing Examiner shall conduct a quasi-judicial hearing on the Complaint pursuant to the rules of procedure of the Hearing Examiner. City staff and the owner to whom the Complaint was directed, and their attorney(s) if any, may participate as parties in the hearing. Each party may call witnesses. The City shall have the burden of proof to show by a preponderance of the evidence that the property is a chronic behavioral public nuisance property under this chapter and that the corrective action is reasonably calculated to abate the chronic nuisance. Copies of police incident reports and reports of other City departments documenting nuisance activities shall be admissible in such actions. Additionally, evidence of a property's general reputation and the reputation of persons residing in or frequenting the property shall be admissible in such actions. At the request of the City, the Hearing Examiner may allow testimony from the general public that relate to the chronic behavioral public nuisance case. The Hearing

Examiner may place reasonable limits on such testimony. The City may also call neighbors and others as witnesses regarding the chronic behavioral public nuisance.

8.24.070 Decision of the Hearing Examiner.

- A. The Hearing Examiner shall adopt, decline to adopt or modify the City's decisions, recommended penalties, and recommended decision regarding the alleged violation(s) and corrective action(s) and mail a copy of the decision to the owner and to the City within then (10) working days of the hearing, unless due to extraordinary circumstances additional time is needed.

- B. The Hearing Examiner shall have authority to impose remedies for violation of this chapter. The Hearing Examiner shall issue an order to the person in charge responsible for the violation which contains the following information:
 - 1. The decision regarding the alleged violation(s), including findings of fact and conclusions based thereon in support of the decision;
 - 2. The required corrective action;
 - 3. The date and time by which the correction must be completed;
 - 4. The monetary penalties assessed based on the criteria in subsection (C) of this section;
 - 5. Make any other order that will reasonably abate nuisance activities from occurring on the property, including authorizing the City to take action to abate nuisance activities from occurring upon the real property if other Hearing Examiner orders are not complied with or do not abate nuisance activity on the property and providing that the costs of such City action are to be paid for by the person in charge of the property;
 - 6. Business license revocation, if any;
 - 7. The date and time after which the City may proceed with abatement of the unlawful condition if the required correction is not completed.

- C. Assessment of Monetary Penalty. Monetary penalties assessed by the hearing examiner shall be collected by any method in the full discretion of the City Manager or designee, including but not limited to collections, liens and other legal actions.
 - 1. The Hearing Examiner shall have the following options in assessing monetary penalties:
 - a. Assess monetary penalties; or
 - b. Assess some monetary penalties and hold some penalties in abeyance pending a grant of an opportunity to comply; or

c. Assess no monetary penalties.

2. In determining the monetary penalty assessment, the Hearing Examiner shall consider the following factors:

- a. Whether the person in charge responded to the City's attempts to contact the person and cooperated with efforts to correct the violation;
- b. Whether the person in charge failed to appear at the hearing;
- c. Whether the violation was a repeat violation;
- d. Whether the person in charge showed due diligence and/or substantial progress in correcting the violation;
- e. Whether a genuine code interpretation issue exists; and
- f. Any other relevant factors.

D. Failure to Appear. If the person in charge to whom the Complaint was issued fails to appear at the scheduled hearing, the Hearing Examiner will enter an order finding the violation as stated in the Complaint, and ordering the appropriate remedies. The City may proceed to carry out the Hearing Examiner's order and recover all related expenses, plus the cost of the hearing and any monetary penalty from that owner or person in charge.

E. Appeal of Hearing Examiner decision to Superior Court of land use decision regarding use of the premises and/or buildings (real property). The City declares that the Hearing Examiner decision, pursuant to RCW 36.70C.020(c), due to the link to specific identifiable real property, is enforcement by the City of ordinances regulating the improvement, modification, maintenance, or use of real property. An appeal by the person in charge of the decision of the Hearing Examiner must be filed with Superior Court within twenty-one (21) calendar days from the date the Hearing Examiner's decision under the process and standards of the Land Use Petition Act, chapter 36.70C RCW.

8.24.080 Right of entry for inspection and enforcement

The City retains all rights of entry as allowed by any law, code, constitutional provision, common law, case law, or any other legal authority.

8.24.090 Superior Court abatement of nuisance.

The City may enforce the Hearing Examiner order in superior court by any and all legal means in its sole discretion. The City may also pursue any and all other legal means to abate the nuisance, including actions for public nuisance, condemnation and blight, chapters 35.80 and 35.80A RCW. This may also

include seeking an order to file a lien pursuant to RCW 35A.21.405 and RCW 4.56.200. The City may also file for receivership under chapter 7.60 RCW.

Section 3. Amendment of OMC 16.00.000. Section 16.00.000 of the Olympia Municipal Code is hereby amended to read as follows:

16.00.000 Title Contents

Title 16
BUILDINGS AND CONSTRUCTION

Chapters:

- 16.04 Building Codes
- 16.05 Alternate Methods and Materials for Mixed Use Apartment Buildings
- 16.06 Property Maintenance Code
- 16.10 Unsafe and Unfit Buildings, Structures, and Premises
- 16.18 Noxious Weeds
- 16.24 Electrical Code
- 16.32 Fire Code
- 16.36 Fire Hydrants
- 16.40 Fire Extinguishing Systems
- 16.44 Alarm Code
- 16.46 Security Alarm Systems
- 16.48 Grading and Clearing
- 16.56 Landmark Tree Protection
- 16.58 Public Trees
- 16.60 Tree, Soil and Native Vegetation Protection and Replacement
- 16.70 Flood Damage Prevention
- 16.80 Sea Level Rise Flood Damage Reduction

Section 4. New Chapter 16.18. A NEW CHAPTER 16.18, Noxious Weeds, is hereby added to Title 16 of the Olympia Municipal Code to read as follows:

NEW Chapter 16.18
NOXIOUS WEEDS

16.18.000 Chapter Contents

Sections:

- 16.18.010 Purpose.
- 16.18.020 Duty, notice, collection of expenses.

16.18.010 Purpose.

Noxious weeds are generally governed in detail by the Noxious Weed Control Board and thus regulations are not needed except as described in this chapter.

16.18.020 Duty, notice, collection of expenses.

- A. Duty of Owner. It shall be the duty of every owner, lessee, occupant, or agent thereof or of any person having the care and charge of any land or lands, improved or unimproved, enclosed or not enclosed, in the City, to control or cause to be controlled using methods acceptable to and recommended by the Thurston County Weed Control Board all thistles, tansy ragwort, or other such noxious weed, growing thereon, or on any road, street or highway bordering thereon, to the center thereof, so often and in each and every year as is necessary to prevent such weeds from going to seed. If the City owns the road in fee simple, the adjacent owner is not subject to the duty referenced above.

- B. Public Works Department to Declare Weeds to be Controlled--Notice. It shall be the duty of the City Engineer or designee to see that the provisions of this section are carried out, and he or she shall give notice to the owner, lessee, occupant, agent, or person having the care or charge of any land or lots within the City, or of any road, street or highway bordering thereon, upon which any noxious weeds, as described above, are growing requiring such owner, lessee, occupant, agent, or person having the care or charge thereof, to cause the same to be controlled within ten (10) days from the service of such notice; and in case the owner, lessee, occupant, agent, or person having the care and charge thereof refuses or neglects to control the noxious weeds within the ten (10) days, the Public Works Department shall enter upon the land, lots, or any road and cause all such weeds to be controlled with as little damage as possible to any growing crops there may be thereon; provided, that when the noxious weeds are growing upon any land or lots, or any road, street, or highway bordering thereon, of a nonresident of the City, and such owner has no known agent in the City, the notice shall be posted in a conspicuous place on the land, in view of the traveling public; and, provided further, that in case of noxious weeds growing on the rights-of-way of any railroad within the City, the notice may be served on the section foreman in charge of the portion of the rights-of-way within the City or it may be served upon any agent of the company within the City.

- C. Collection of Expenses. The City Engineer or designee shall keep an account of the expenses incurred to carry out the provisions of this chapter with respect to each lot or parcel of land entered upon therefor, and shall author and send by mail a statement of such expense, including a description of the lands, verified by oath, to the owner, lessee, occupant, agent, or person having the care or

charge thereof, if known, requiring him to pay the same within thirty (30) days. In case payment thereof is not made within said time, several amounts as shown to be due by such statements shall be a lien upon the premises, and collected, and the lien enforced by suit in the name of the City in any court of competent jurisdiction.

Section 5. Amendment of OMC 16.06.030. Olympia Municipal Code Subsection 16.06.030.B is hereby amended to read as follows:

16.06.030 General Requirements

B. EXTERIOR PROPERTY AREAS

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and Drainage. Premises shall be graded and maintained to prevent erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

EXCEPTION: Approved retention areas and reservoirs.

302.3 Sidewalks and driveway. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor Vehicles. Except as provided for in other regulations, no inoperative or unlicensed vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles

is prohibited unless conducted inside an approved spray booth. For purposes of this section "vehicle" is defined in the Revised Code of Washington Section 46.04.670 [external link](#).

EXCEPTION: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate, or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, or graffiti.

It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

302.10 Recreational vehicles or other vehicles. No recreational vehicle as defined by the Olympia Municipal Code Chapter 18.02.180 or other vehicles shall be used for the purpose of living, sleeping, cooking or any similar use while parked on publicly owned or private property.

302.11 Cargo containers and semi-trailers.

302.11.1 Cargo containers, except as otherwise permitted by Olympia Municipal Code Title 18 shall not be permitted to be used as storage buildings. Cargo containers which are permitted by the land use regulatory code to be used as storage buildings shall be provided with a foundation system that provides adequate clearance from the ground to prevent deterioration and shall be provided with an anchorage system to prevent sliding or overturning by wind or seismic forces prescribed by the building code.

302.11.2 Semi trailers shall not be used as storage buildings.

302.12 Additional nuisances.

- A. Causing or allowing any human or animal waste, poison, poison oak or ivy, or noxious substance to be collected or to remain in any place, street, highway, or alley in the City in a manner which is reasonably offensive to the public; or
- B. Obstructing or encroaching upon or rendering unsafe for passage any public highway, private way, street, sidewalk, trail, alley, park, square, driveway, lake, or stream in the City; or

C. Excavating or maintaining on public or private property any hole, excavation or pit which is reasonably dangerous to the public or adjacent property.

Section 6. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, to include the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 7. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 8. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 9. Nuisances. The violations described in this Ordinance are hereby declared as public nuisances and negatively impact the public health, safety, and welfare.

Section 10. Effective Date. This Ordinance shall take effect thirty (30) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Darren Nienaber

DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:



City Council

Approval of an Ordinance Implementing the 2017 Comprehensive Plan Amendments and Associated Rezones

Agenda Date: 10/17/2017
Agenda Item Number: 4.H
File Number: 17-1031

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of an Ordinance Implementing the 2017 Comprehensive Plan Amendments and Associated Rezones

Recommended Action

Committee Recommendation:

The Planning Commission recommended approval of the 2017 Comprehensive Plan Amendments and associated rezones.

City Manager Recommendation:

Move to approve the ordinance and authorize the Mayor to sign the updated Official Zoning Map.

Report

Issue:

Whether to approve the ordinance implementing the Comprehensive Plan Amendments and associated rezones, as approved by the City Council at its regular meeting on October 3, 2017 and authorize the Mayor to sign the updated Official Zoning Map.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

The 2017 Annual Comprehensive Plan Amendments were duly considered in conformance with the provisions outlined in the Olympia Municipal Code. The Planning Commission held public hearings on July 10 and 24, 2017, and recommended approval of the 2017 Annual Comprehensive Plan Amendments and associated rezones. The Planning Commission also recommended that the Public Works Department be directed to work with the South Capitol Neighborhood Association to develop a new set of engineering standards for Neighborhood Collectors in the South Capitol Historic District.

The City Council approved the Planning Commission's recommendations at its October 3, 2017,

meeting, and directed staff to prepare an ordinance implementing the 2017 Comprehensive Plan Amendments and associated rezones, as approved.

Neighborhood/Community Interests (if known):

Public testimony provided at the public hearings was considered by the Planning Commission. Copies of public testimony received were provided to the City Council.

Options:

1. Approve the ordinance that implements the action taken by the City Council approving the 2017 Annual Comprehensive Plan Amendments and associated rezones.
2. Do not approve the ordinance that implements the action taken by the City Council approving the 2017 Annual Comprehensive Plan Amendments and associated rezones.
3. Amend the ordinance that implements the action taken by the City Council approving the 2017 Annual Comprehensive Plan Amendments and associated rezones.

Financial Impact:

Review and processing of the annual Comprehensive Plan Amendment applications is included in the Community Planning and Development Department's base budget.

Attachments:

Ordinance

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING THE OFFICIAL COMPREHENSIVE PLAN OF OLYMPIA, IN PARTICULAR, REVISING THE FUTURE LAND USE MAP AND THE TRANSPORTATION 2030 MAPS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OLYMPIA; AND AMENDING CHAPTER 18.05 VILLAGES AND CENTERS OF THE OLYMPIA MUNICIPAL CODE.

WHEREAS, on April 17, 2017, the Olympia Planning Commission received a briefing on the four 2017 annual Comprehensive Plan Amendment proposals (the Proposals), which included amendments to the Olympia Comprehensive Plan Future Land Use Map and Transportation 2030 Maps, the Official Zoning Map of the City of Olympia, and text amendments to Olympia Municipal Code (OMC) Title 18 (the Unified Development Code); and

WHEREAS, the Olympia Planning Commission held public hearings on the Proposals on July 10, 2017, and July 24, 2017 (the Public Hearings), and deliberated on July 24, 2017, August 7, 2017, and August 21, 2017; and

WHEREAS, following the Public Hearings and deliberations, the Planning Commission recommended amendments to the Olympia Comprehensive Plan Future Land Use Map and Transportation 2030 Maps, the Official Zoning Map, text amendments to the Unified Development Code, and recommended that the Public Works Department develop a new set of engineering standards for Neighborhood Collectors in the South Capitol Historic District; and

WHEREAS, on March 31, 2017 and April 6, 2017, the proposed amendments were sent to the Washington State Department of Commerce Growth Management Services with the Notice of Intent to Adopt Comprehensive Plan Amendments and Development Regulation Amendments as required by RCW 36.70A.106, and no comments were received from state agencies during the 60-day comment periods; and

WHEREAS, on June 23, 2017, the City of Olympia issued a Determination of Non-significance pursuant to the State Environmental Policy Act (SEPA), which was not appealed; and

WHEREAS, on June 28, 2017, a legal notice was published in *The Olympian* newspaper regarding the SEPA Determination of Nonsignificance, the public comment period, and the SEPA Determination of Nonsignificance Appeal Period; and

WHEREAS, on June 28, 2017, a legal notice was published in *The Olympian* newspaper regarding the Public Hearings; and

WHEREAS, at least ten days prior to the Public Hearings, City staff mailed Notice of the Public Hearings to property owners of record within at least 300 feet of the subject sites for the proposals that included a rezone; and

WHEREAS, City staff mailed Notice of SEPA Determination of Nonsignificance, including information about the opportunity to comment and appeal the decision, to property owners of record within at least 300 feet of the subject sites that included a rezone; and

WHEREAS, the City of Olympia purchased the "Bentridge Village" property earlier in 2017 and desires to use the property in the future in a manner that is different than the approved Master Plan for the site; and

WHEREAS, OMC Section 18.57.080.D.5 states that once a Village Center Master Plan is approved, all persons and parties, their successors, heirs or assigns, who own, have, or will have by virtue of purchase, inheritance or assignment, any interest in the real property subject to the approved Master Plan, shall be bound by the conditions attending the approval of the development and the provisions of the ordinance; and

WHEREAS, the Bentridge Village/LBA Woods proposed comprehensive plan amendment to the Future Land Use Map, rezone of the site, and repeal of OMC Section 18.05.160 would release the site from the approved Master Plan and allow for alternative uses of the property in conformance with the new designation and zoning provisions; and

WHEREAS, the South Capitol Neighborhood is located within the South Capitol Historic District; and

WHEREAS, following the Public hearings and deliberations, the Planning Commission recommended that a new set of engineering standards be developed for Neighborhood Collectors in the South Capitol Historic District; and

WHEREAS, the Commission noted the engineering standards should be developed in collaboration with the South Capitol Neighborhood Association through a public process and brought forward to the City Council for a final decision; and

WHEREAS, the amendments to the Transportation 2030 Maps reflect changes made to the Regional Transportation Plan that was adopted in 2016, making the city and regional plans more consistent with each other; and

WHEREAS, these comprehensive plan and development regulation amendments are consistent with the City of Olympia Comprehensive Plan; and

WHEREAS, the amendments involve updating the Olympia Comprehensive Plan Future Land Use Map and Transportation 2030 Maps, the Official Zoning Map, text amendments to the Unified Development Code, and the development of new engineering standards for Neighborhood Collector streets in the South Capitol Historic District; and

WHEREAS, these amendments meet the goals and requirements of the Washington State Growth Management Act; and

WHEREAS, these comprehensive plan amendments have been reviewed pursuant to the Olympia Comprehensive Plan Amendment Process outlined in Chapter 18.59 of the Olympia Municipal Code; and

WHEREAS, Chapters 35A.63 and 36.70A RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

WHEREAS, this Ordinance is supported by the staff reports and materials associated with this Ordinance, along with other documents on file with the City of Olympia; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, City Staff are known to the City Council, and staff's curriculum vitae shall be part of the record in support of this Ordinance;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of Official Comprehensive Plan Future Land Use Map. The Official Olympia Comprehensive Plan Future Land Use Map as shown on Exhibit A attached hereto is hereby amended and adopted.

Section 2. Amendment of Official Comprehensive Plan Transportation 2030 Maps. The Official Olympia Comprehensive Plan Transportation 2030 Maps is hereby amended and adopted as shown on Exhibits B1, B2, and B3 attached hereto.

Section 3. Amendment of Official Zoning Map. The Official Zoning Map of the City of Olympia is hereby amended and adopted as shown on Exhibit C attached hereto

Section 4. Amendment of Official Unified Development Code, Title 18. The Official Unified Development Code, Title 18 of the Olympia Municipal Code, is hereby amended and adopted as shown on Exhibit D attached hereto.

Section 5. Official Maps.

A. The City Manager or his designee is authorized to prepare such maps reflecting this Ordinance. The Mayor is authorized but not required to sign an Official Zoning Map reflecting this Ordinance.

B. Copies of the Official Zoning Map shall be retained on file with the City Clerk.

Section 6. Official Comprehensive Plan. Copies of the Comprehensive Plan are and shall be retained on file with the City Clerk.

Section 7. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 8. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 9. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary technical corrections to this Ordinance, to include the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 10. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Darren Nienaber

DEPUTY CITY ATTORNEY

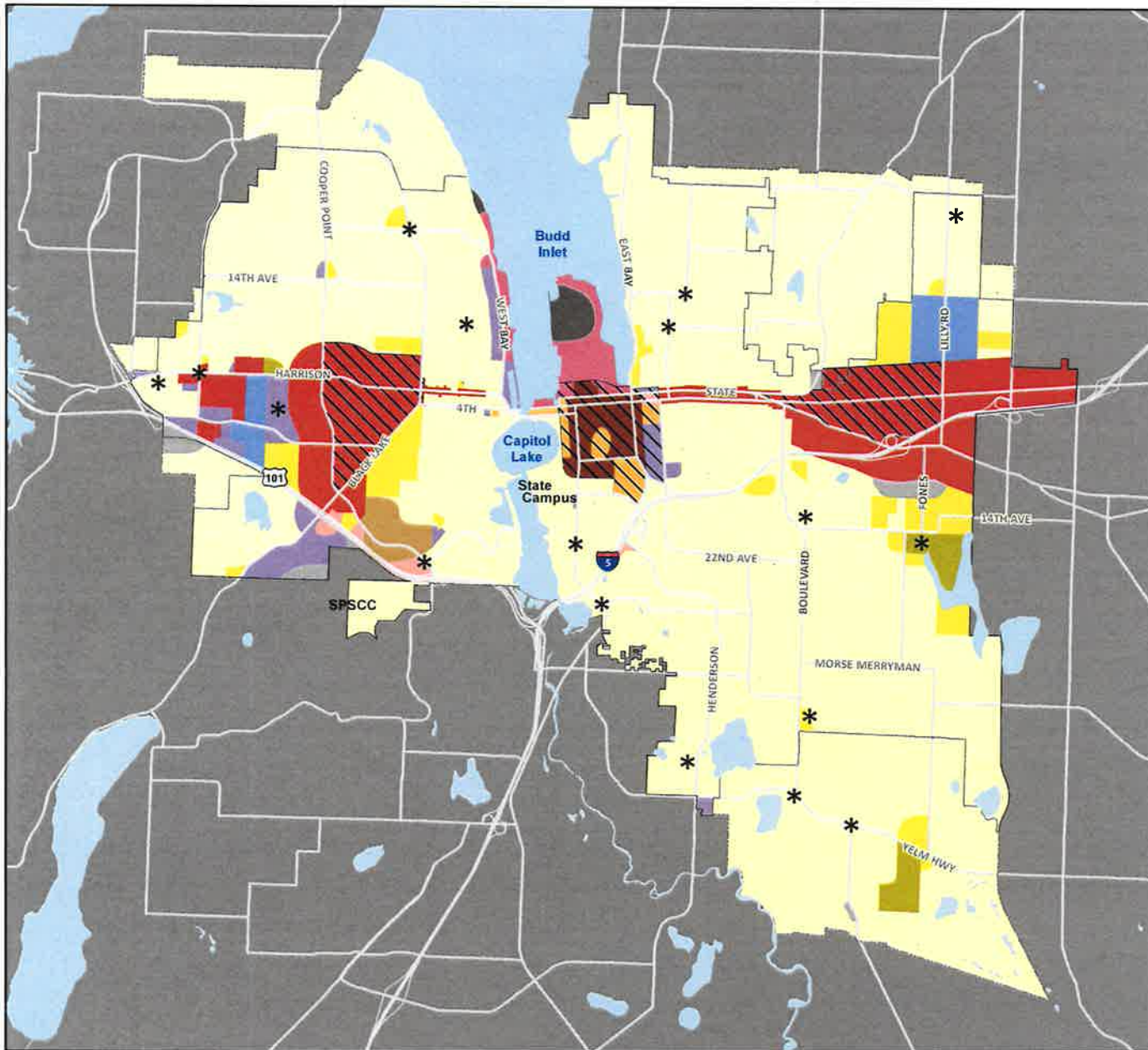
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




APPROVED:

PUBLISHED:

Exhibit A - Proposed Future Land Use

2017 Comprehensive Plan Amendments and Rezones



-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area

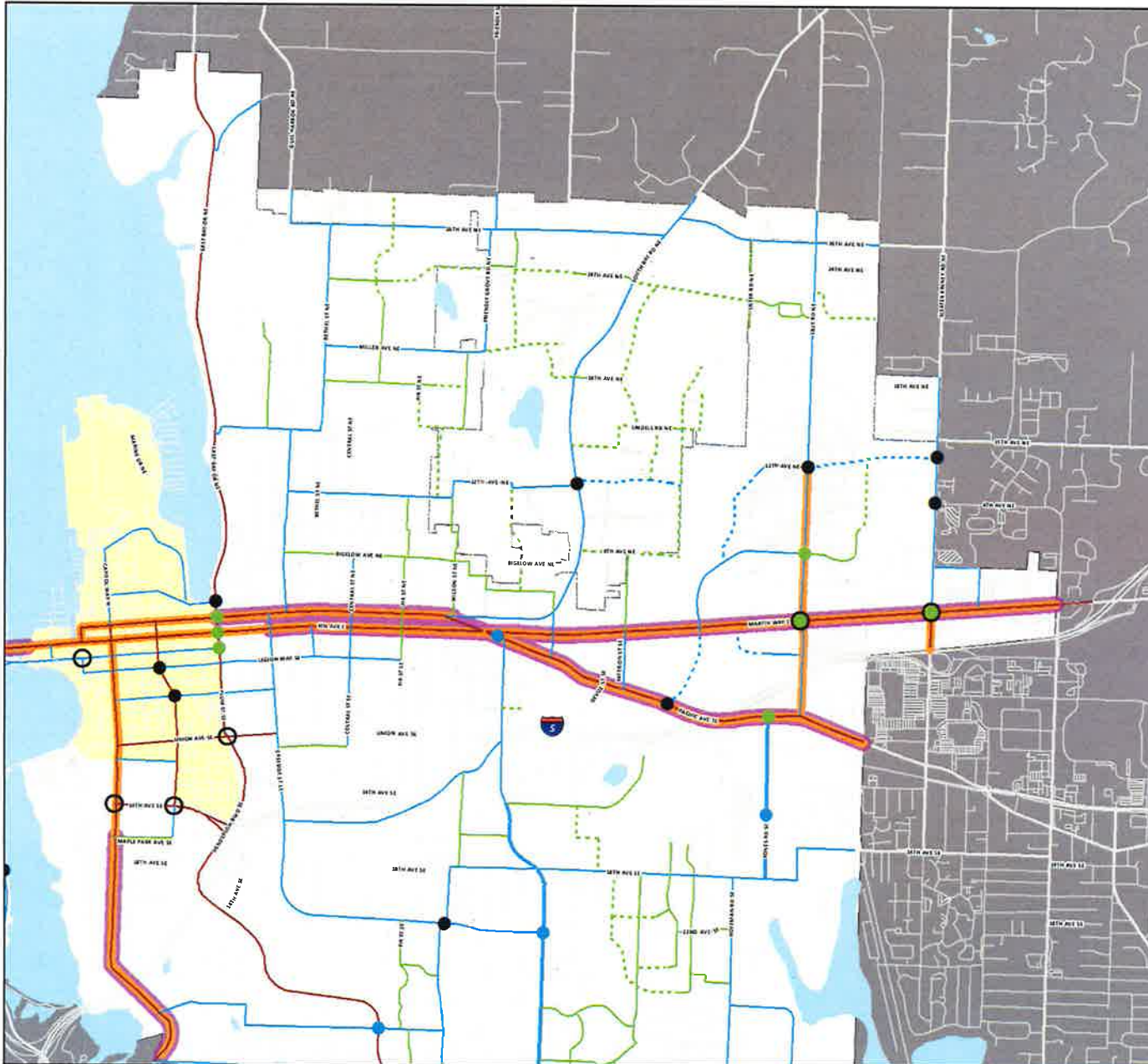


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Transportation 2030 Northeast

Draft: August 2017
Exhibit B1



- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- Future Major Collector
- Existing Neighborhood Collector
- Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor
- Downtown
- Urban Growth Area
- City Limits

* LOS will be allowed to fall below adopted levels of service at these sites. Some types of improvements are appropriate.
Notes:

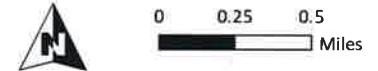
On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

In the downtown and along Urban Corridors LOS E will be acceptable on arterial and major collectors. In the rest of the City and Urban Growth Area LOS D is acceptable.

Future development will provide a street network and connections to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards.

The specific alignment of the future streets shown will be determined based on more detailed analysis during development review or City alignment studies.

All widening projects will be built to current street standards.



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Transportation 2030 Southeast

Draft: August 2017

Exhibit B2

- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- Future Major Collector
- Existing Neighborhood Collector
- Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor

- Downtown
- ▭ Urban Growth Area
- ▭ City Limits

* LOS will be allowed to fall below adopted levels of service at these sites. Some types of improvements are appropriate.

Notes:

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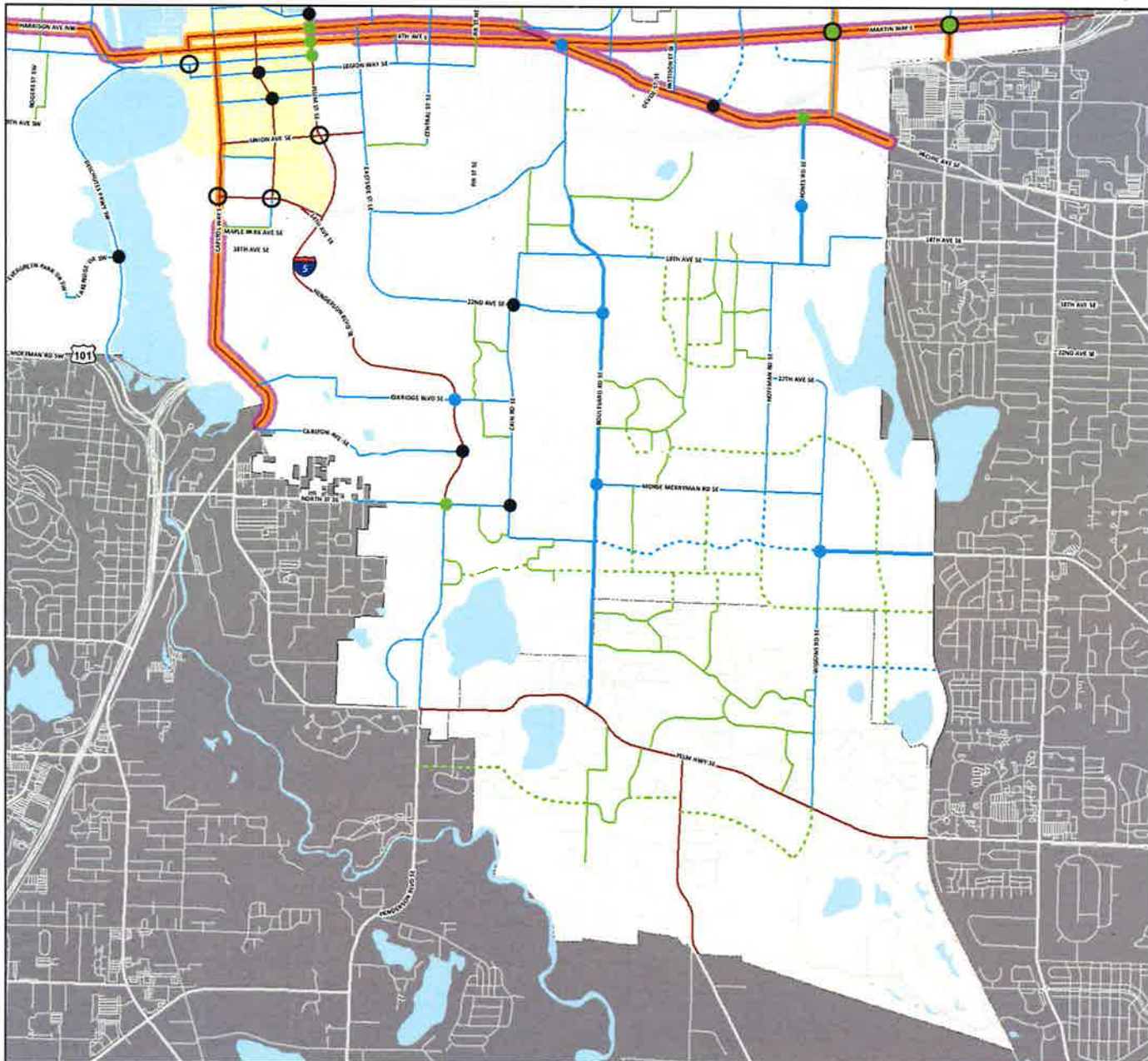
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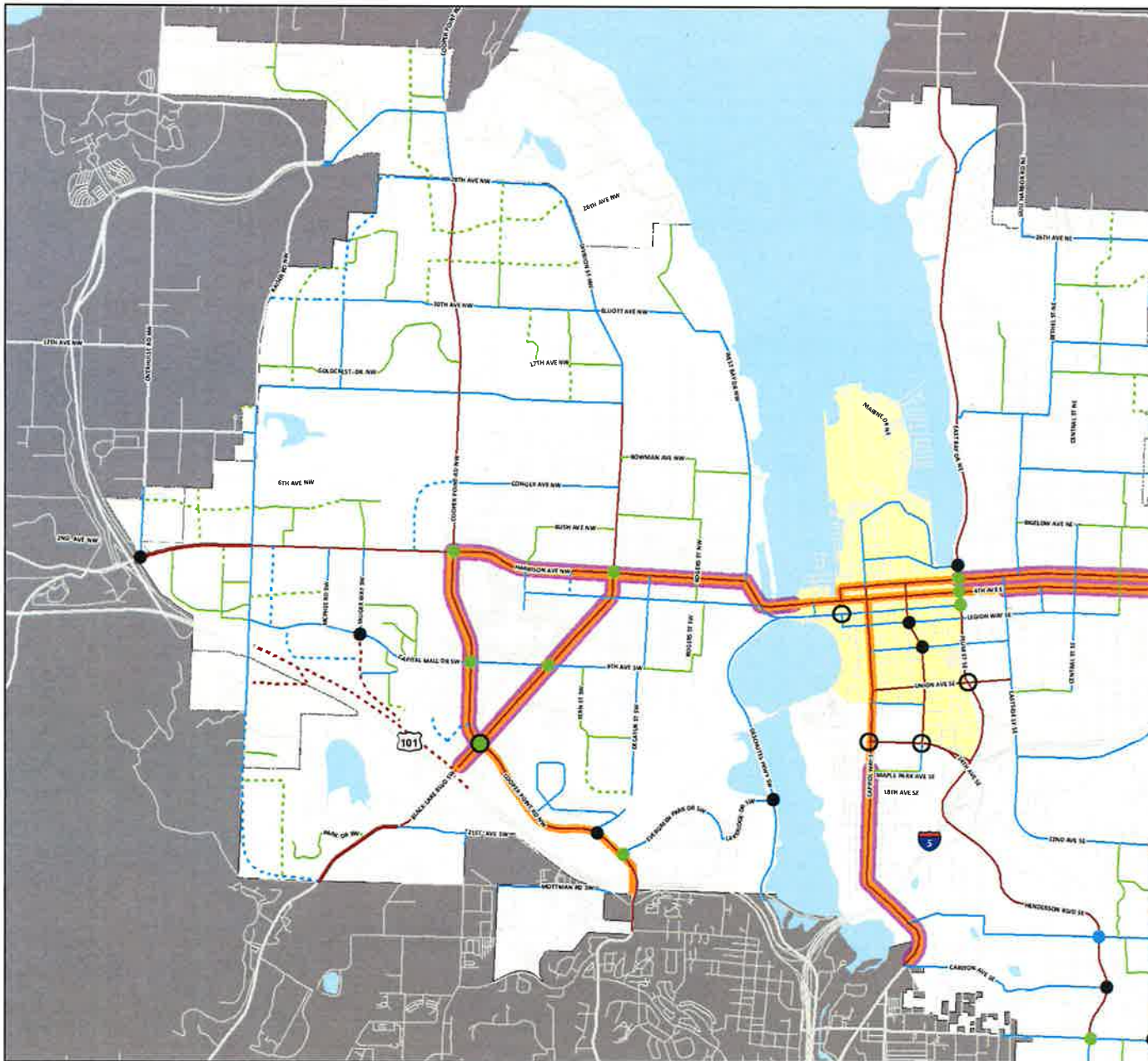
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Transportation 2030 Westside and Downtown

Draft: August 2017
Exhibit B3



- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- Future Major Collector
- Existing Neighborhood Collector
- Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor
- Downtown
- Urban Growth Area
- City Limits

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Notes:

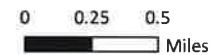
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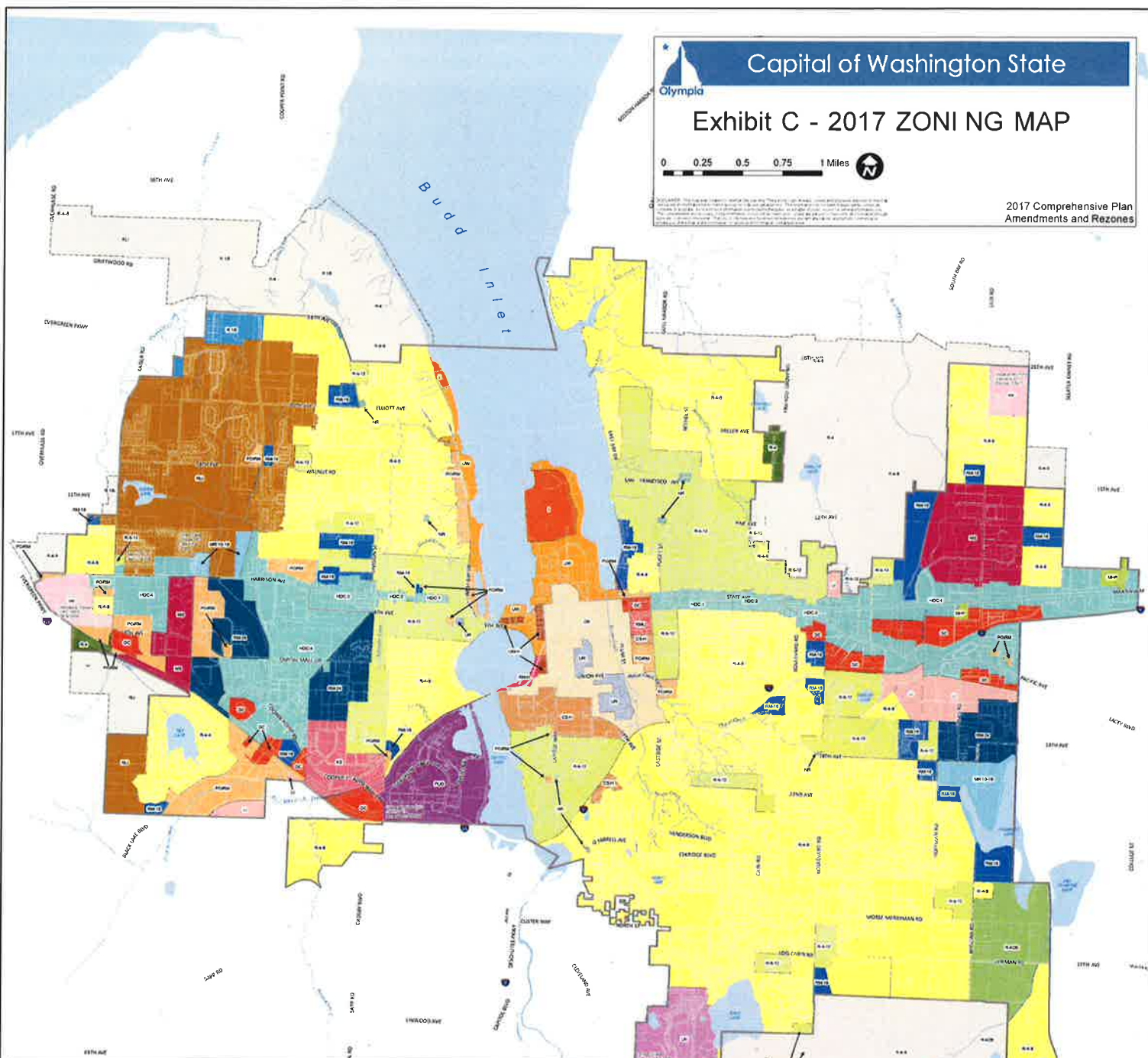
Future development will provide a street network and connections to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards.

The specific alignment of the future streets shown will be determined based on more detailed analysis during development review or City alignment studies.

All widening projects will be built to current street standards.



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Zoning Map Legend

	Olympia City Limits		RESIDENTIAL 1 UNIT PER 5 ACRE
	Urban Growth Area		MIXED RESIDENTIAL 7-13 UNITS
Zone Name			MIXED RESIDENTIAL 10-18 UNITS
	HIGH DENSITY CORRIDOR 1		RESIDENTIAL MULTIFAMILY 18 UNITS
	HIGH DENSITY CORRIDOR 2		RESIDENTIAL MULTIFAMILY 24 UNITS
	HIGH DENSITY CORRIDOR 3		SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
	HIGH DENSITY CORRIDOR 4		SINGLE-FAMILY RESIDENTIAL 4
	AUTO SERVICES		SINGLE-FAMILY RESIDENTIAL 4-8
	COMMERCIAL SERVICE HIGH DENSITY		TWO FAMILY RESIDENTIAL 6-12
	COMMUNITY ORIENTED SHOPPING CENTER		MANUFACTURED HOUSING PARK
	DOWNTOWN BUSINESS		RESIDENTIAL LOW IMPACT
	GENERAL COMMERCIAL		RESIDENTIAL MIXED USE
	INDUSTRIAL		PLANNED UNIT DEVELOPMENT
	LIGHT INDUSTRIAL		NEIGHBORHOOD VILLAGE
	HIGH RISE MULTIFAMILY		URBAN RESIDENTIAL
	MEDICAL SERVICE		URBAN VILLAGE
	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY		URBAN WATERFRONT
	NEIGHBORHOOD RETAIL		URBAN WATERFRONT HOUSING

Chapter 18.05 VILLAGES AND CENTERS

18.05.000 Chapter Contents

Sections:

- 18.05.020 Purposes.
- 18.05.040 Permitted, conditional, required, and prohibited uses.
- 18.05.050 General standards.
- 18.05.060 Use standards.
- 18.05.080 Development standards.
- 18.05.100 Additional regulations.
- 18.05.120 Briggs Village.
- 18.05.140 Woodbury Crossing Village.
- ~~18.05.160 Bentrige Village.~~
- 18.05.170 Village at Mill Pond.

(Ord. 6773 §5, 2011; Ord. 6700 §4, 2010; Ord. 6655 §3, 2009; Ord. 6299 §4, 2003).

~~18.05.160 Bentrige Village~~

~~On April 13, 2010, the Olympia City Council approved and adopted the Bentrige Village Master Plan, the details and regulations of which are found in Ordinance No. 6700, on file with the City Clerk.~~

~~(Ord. 6700 §4, 2010).~~

18.05.170 Village at Mill Pond

On July 26, 2011, the Olympia City Council approved and adopted the Village at Mill Pond Master Plan, the details and regulations of which are found in Ordinance No. 6773, on file with the City Clerk.

(Ord. 6773 §5, 2011)



City Council

Public Hearing on Potential Sale of Piperhill and Pacific Surplus Drinking Water Utility Properties

Agenda Date: 10/17/2017
Agenda Item Number: 5.A
File Number: 17-1040

Type: public hearing **Version:** 1 **Status:** Public Hearing

Title

Public Hearing on Potential Sale of Piperhill and Pacific Surplus Drinking Water Utility Properties

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Hold a public hearing on the potential sale of the Piperhill and Pacific Access Road, an asset of the City's Drinking Water Utility that was previously declared surplus by the City Council, to Sean and Tiffany Hooper, Steven and Kathleen Hooper, and CP General, LLC. Following the public hearing, direct staff to draft a resolution authorizing the Mayor and City Manager to sign all documents necessary to effect the sale of this utility surplus property.

Report

Issue:

Whether to sell the Piperhill and Pacific Access Road property to Sean and Tiffany Hooper, Steven and Kathleen Hooper, and CP General, LLC, as tenants in common.

Staff Contact:

Jay Burney, Assistant City Manager, 360.753.8740
Ladd Cluff, City Surveyor, Public Works Department, 360.753.8389

Presenter(s):

Jay Burney, Assistant City Manager

Background and Analysis:

The Piperhill and Pacific Access Road property, which runs north/south between Piperhill Drive and Old Pacific Highway, was formerly used to access and maintain the Meridian Reservoir, a property owned and maintained by the City's Drinking Water Utility. This access road crosses railroad tracks at its midpoint and, due to safety concerns, staff have found alternative means of access to the Reservoir property. As such, the Drinking Water Utility no longer has a use for this access road.

Several private properties along Piperhill Drive and abutting the access road have been using the road to enter/exit their properties. These properties are shown on the attached map. When these properties were developed with single family residences and permitted by the County, ownership or easement access should have been verified as a condition of granting building permits, but this issue was missed. This oversight has created a situation where these property owners do not have a legal right to access their properties (homes). One of the properties, currently vacant, is planned for development, but private financing is being held up over concerns related to ownership of the access road or lawful easement access.

Up to this point, the City has maintained the access road and assumed liability for those using the access road. Because the City's utility no longer has any use for the road, but the private properties do, staff recommended declaring the property surplus and then moving forward to sell the property to the abutting property owners after the required Public Hearing. On June 6, 2017, the City Council passed a resolution declaring the Piperhill and Pacific Access Road property as surplus to the needs of the City's Drinking Water Utility.

City staff followed the City's *Procedures for Reuse and Disposal of City Real Property*, noticing the property as surplus to the needs of the City and inquiring as to interested parties. Three property owners expressed an interest in acquiring a portion of the access road:

- 1) Sean and Tiffany Hooper - 9432 Piperhill Dr. SE
- 2) Steven and Kathleen Hooper - 9440 Piperhill Dr. SE
- 3) CP General, LLC - 9446 Piperhill Dr. SE

As noted above, these property owners need to acquire this property so that they have legal access to their properties.

The access road property is of minimal value to the City as it is not developable. Its only use is as an access road. The City currently spends \$1,000-\$2,000 per year on maintenance and insurance and carries the liability for any claims/issues that may arise out of the use of the access road, which solely benefits the private property owners with adjacent residences. Staff have determined a fair price for selling the property that would recoup staff time and efforts, and that price is \$7,500. This sum, if split among the three property owners requiring access, would require that each pay \$2,500. Sale of the property also relieves the City of its ongoing maintenance, insurance, and liability costs.

Neighborhood/Community Interests (if known):

The City no longer uses Piperhill and Pacific Access Road, yet maintenance of the property is currently being borne by the City's Drinking Water Utility rate payers. The property owners adjacent to the access road, who use it to access their properties, have no legal agreements in place to do so due to an error by the County in permitting construction of their homes.

Options:

1. Direct staff to draft a resolution authorizing the City Manager to sign all documents necessary to effect the sale of the Piperhill and Pacific Drinking Water access road property to Sean and Tiffany Hooper, Steven and Kathleen Hooper, and CP General, LLC.
2. Pursue an alternate disposition of the Piperhill and Pacific Access Road property.
3. Retain the Piperhill and Pacific Access Road property and continue to incur maintenance costs and liabilities.

Financial Impact:

The Drinking Water Utility currently bears the costs of maintaining the property. The current cost of maintenance and insurance is approximately \$1,000 - \$2,000 per year. The property is of minimal value as it is not developable and its only use is for access to the private properties adjacent to it.

Attachments:

Map



Meridian Reservoir Access Road

9432, 9440 & 9446 Piperhill Dr.





0 100 200 Feet

1 inch = 200 feet

Map printed 10/3/2017

Legend

-  City of Olympia Parcel
-  Dominant Estate Parcels

The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.





City Council

Public Hearing on the Consideration of a Vacation Petition for a Portion of Unopened Right-of-Way Adjacent to 606 Kaiser Road SW

Agenda Date: 10/17/2017
Agenda Item Number: 5.B
File Number: 17-0900

Type: public hearing **Version:** 1 **Status:** Public Hearing

Title

Public Hearing on the Consideration of a Vacation Petition for a Portion of Unopened Right-of-Way Adjacent to 606 Kaiser Road SW

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Hold a Public Hearing. If, after closing the Public Hearing, Council finds sufficient information to take action, move to approve on first reading and forward to second reading an ordinance to vacate a portion of unopened right-of-way adjacent to 606 Kaiser Road SW, and require payment to the City of one-half the appraised value.

Report

Issue:

Whether the City Council should pass an ordinance vacating a portion of unopened right-of-way adjacent to 606 Kaiser Road SW.

Staff Contact:

Ladd F. Cluff, PLS, City Surveyor, Public Works Engineering, 360.753.8389

Presenter(s):

Ladd F. Cluff, PLS, City Surveyor, Public Works.

Background and Analysis:

The majority of property owners, (MPH Holdings, M-Five Family Limited Partnership and Bowen Properties) adjacent to the unopened right-of-way north of Block 3, Pacific Addition to Olympia, petitioned the City to vacate a twenty (20) foot wide street right-of-way perpendicular to Kaiser Road SW. On September 19, 2017, Council adopted a resolution to set the date of October 17, 2017, for a Public Hearing to hear public comment regarding the request.

MPH Holdings entered into a Development Agreement with the City on the adjacent properties.

Earlier this year Ordinance No. 6631 (attached) amended that Development Agreement.

The unopened right-of-way is a twenty-foot wide remnant from a historic plat that is not usable. Its current alignment and intersection with Kaiser Road does not align with 5th Way or Greenwood Drive. Vacation will allow the adjacent parcels to develop in a consistent and thoughtful manner. Future east-west street connections will be defined through the development process and consistent with the City of Olympia Engineering Design and Development Standards.

City and franchise utility staff reviewed and commented on the petition using criteria outlined in Olympia Municipal Code Section 12.16.100. The City does not have current or future plans for the use of this unopened right-of-way. Franchise utilities responded and had no comments or request for easement reservation.

Staff recommends approving the vacation with the condition to pay the City one-half of the appraised value.

Neighborhood/Community Interests (if known):

The public hearing will provide an opportunity for Council to hear comments from the community regarding the requested vacation.

Options:

1. Hold a Public Hearing. If, after closing the Public Hearing, Council finds sufficient information to take action, move to approve on first reading and forward to second reading an ordinance to vacate a portion of unopened right-of-way adjacent to 606 Kaiser Rd SW, and require payment to the City of one-half the appraised value. This option allows the vacation to occur. Both public and private ownership needs are met.
2. Continue the Public Hearing and receive written testimony to a date certain. This option delays the decision until Council has enough information to make a decision.
3. Close the Public Hearing, then, reject the vacation request. This option leaves the right-of-way as is. Development of the site will require revision.

Financial Impact:

None

Attachments:

Ordinance
Petition
Exhibits
Development Agreement
Vicinity Map

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON VACATING AS A PUBLIC THOROUGHFARE A PORTION OF THE EAST-WEST RIGHT-OF-WAY PERPENDICULAR TO KAISER ROAD SW.

WHEREAS, the Olympia City Council adopted Resolution No. M-1901 on September 19, 2017, setting a public hearing date for October 17, 2017, at 7:00 p.m. to allow public comment for or against vacation of the following described public thoroughfare situated in the City of Olympia, Thurston County, State of Washington, to wit:

The 20-foot wide street lying to the North of Block 3 in Pacific Addition to City of Olympia as recorded in Volume 4 of Plats at Page 25, records of Thurston County, Washington, extended East to a point of intersection with the East line of Lot 2, Block 1, of said Plat extended.

WHEREAS, the petitioner is requesting that a 20-foot wide unopened right-of-way remnant lying to the North of Block 3 in Pacific Addition to City of Olympia be vacated; and

WHEREAS, notice of this proposed vacation was posted physically on site, and adjoining neighbors were mailed notice of the hearing; and

WHEREAS, a public hearing was held by the City Council of the City of Olympia on said petition on October 17, 2017, at 7:00 p.m. or thereafter in the evening; and

WHEREAS, the City has received no objecting comments from utility providers with regard to this vacation; and

WHEREAS, the City has learned that the unopened right-of-way terminated by operation of law in 1895 when the plat was located in Thurston County; and

WHEREAS, the property at issue was not annexed into the City until 2007; and

WHEREAS, the City never acquired any right-of-way interest in said property by operation of law; and

WHEREAS, the unopened right-of-way remnant serves only to be a cloud on title for the Petitioners; and

WHEREAS, the Public Works Department has indicated that the property has no known current or foreseeable future use to the City as a right-of-way; and

WHEREAS, this vacation is deemed to be in the public interest and serve the public welfare and will clear a cloud on Petitioners' title;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. As recommended by the City of Olympia Public Works Department and as requested by the owner of the abutting parcels, the Olympia City Council, pursuant to RCW 35.79.010, hereby vacates an alleged public right-of-way for the herein above-described property, which appears in public records.

Section 2. The purpose of said vacation is to correct and clarify public records relating to title ownership, and there shall be no further compensation paid for said vacation.

Section 3. The vacation meets the criteria set forth in OMC 12.16.100.

Section 4. This Ordinance shall take effect thirty (30) days after passage and publication, as required by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:



Petition to Vacate Public Right-of-Way

OFFICIAL USE ONLY

Applicant: MPH Holdings		Address: 606 Kaiser Rd SW	
Phone: 360.584.2056	File#: 17-0126	Receipt #:	Date:

**HONORABLE MAYOR AND CITY COUNCIL:**

We, the undersigned, do hereby petition the Olympia City Council to vacate the following described public right-of-way:

LEGAL DESCRIPTION OF AFFECTED RIGHT-OF-WAY:

The 20 foot wide street lying to the North of Block 3 in Pacific Addition to the City of Olympia as recorded in Volume 4 of Plats at Page 25, records of Thurston County, Washington, extended East to a point of intersection with the East line of Lot 2, Block 1 of said Plat extended.

PURPOSE OF REQUEST AND STATEMENT OF PUBLIC BENEFIT: *

The existing unopened right-of-way needs to be vacated to allow the adjacent parcels to develop in a the consistent and thoughtful manner. As the parcel layout (see attached site plan) demonstrates, the alignment of the unopened r-o-w on Kaiser Road is in conflict with the existing transportation layout for Kaiser Road and newly completed Comprehensive Zone Plan change in 2016. The east end of the unopened right-of-way, at this point in time, terminates without any further opportunity to extend to the McPhee Road to the east.

**See submittal requirements and criteria for approval on the reverse side of this form*

PETITIONERS*

Owner's signature	Owner's Names	Parcel Number
	MPH Holdings	12817421300
	M-Five Family Limited Partnership	12817431400
	Bowen Properties	12817430100

I verify that each of the above signatures represents a legal and registered owner of the property abutting the above-described right-of-way.

BRACY & THOMAS

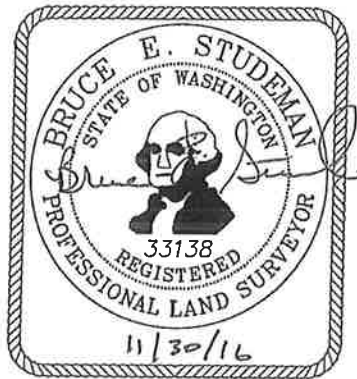
LAND SURVEYORS

1520 Irving St. SW, Suite B • Tumwater, WA 98512
360-357-5593 • Fax: 360-357-5594

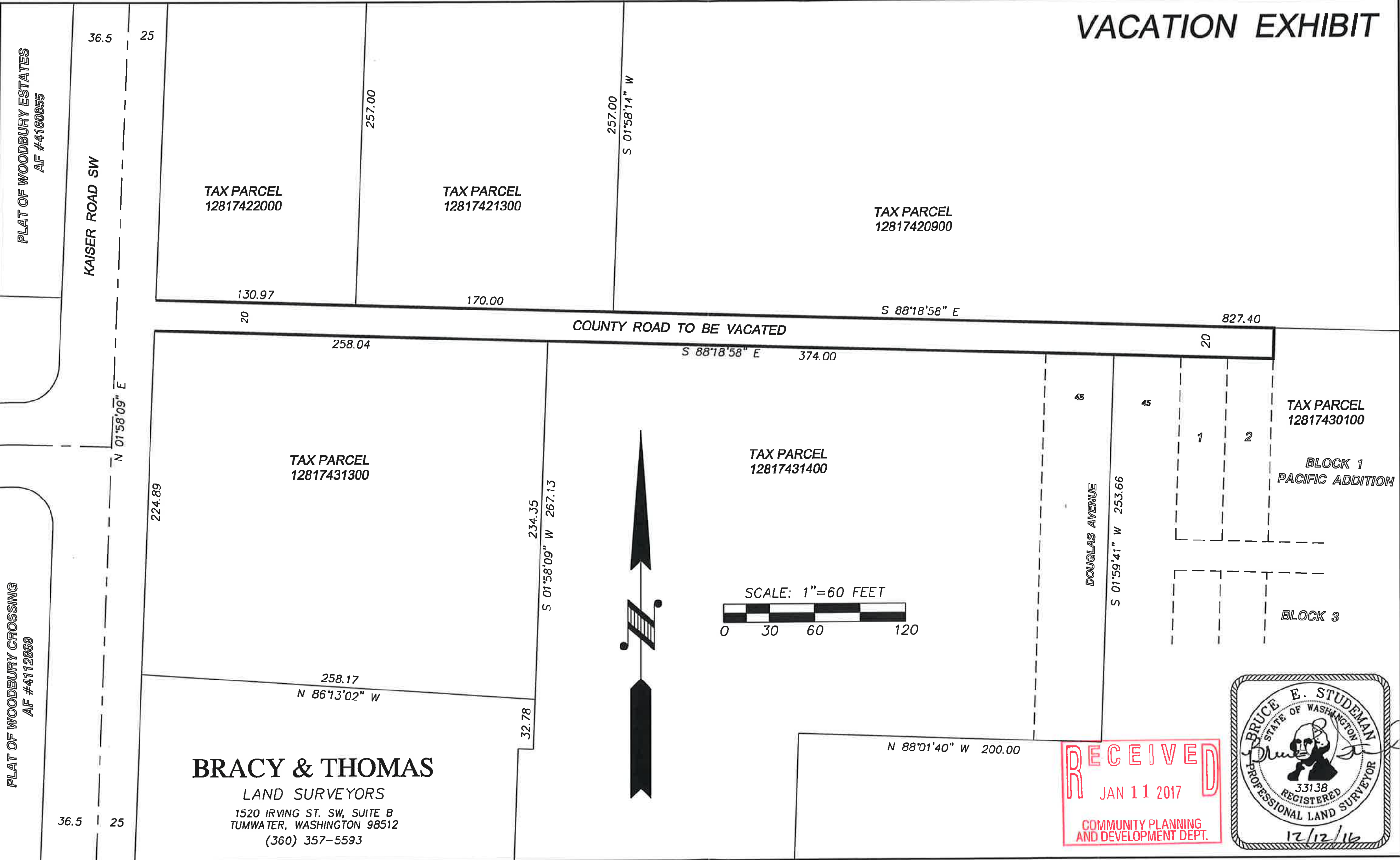
November 30, 2016

STREET VACATION

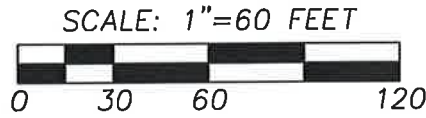
The 20 foot wide street lying to the North of Block 3 in Pacific Addition to the City of Olympia as recorded in Volume 4 of Plats at Page 25, records of Thurston County, Washington, extended East to a point of intersection with the East line of Lot 2, Block 1 of said Plat extended.



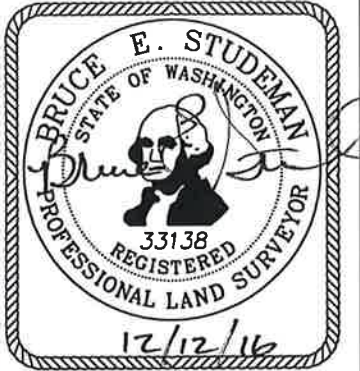
VACATION EXHIBIT



BRACY & THOMAS
LAND SURVEYORS
1520 IRVING ST. SW, SUITE B
TUMWATER, WASHINGTON 98512
(360) 357-5593



RECEIVED
JAN 11 2017
COMMUNITY PLANNING
AND DEVELOPMENT DEPT.





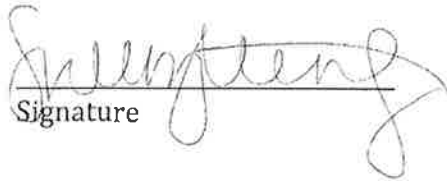
City of Olympia | Capital of Washington State

P.O. Box 1967, Olympia, WA 98507-1967

olympiawa.gov

Date: 6/12/17

As owner of MPH Holdings LLC, I hereby acknowledge receipt of the attached resolution, Resolution number 1881, have reviewed it and agree to its terms.


Signature

MAYOR: Cheryl Selby, **MAYOR PRO TEM:** Nathaniel Jones, **CITY MANAGER:** Steven R. Hall
COUNCILMEMBERS: Jessica Bateman, Clark Gilman, Julie Hankins, Jeannine Roe, Jim Cooper

RESOLUTION NO. M-1881

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON,
APPROVING AMENDMENT NO. 2 TO THE DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF OLYMPIA AND MPH HOLDINGS, LLC FOR THE DEVELOPMENT OF
REAL PROPERTY**

WHEREAS, on July 10, 2007, the City of Olympia (the City) and MPH Holdings, LLC (the Developer) entered into a *Development Agreement for the Development of Certain Property* (the Agreement); and

WHEREAS, on March 31, 2009, the Parties entered into Amendment No. 1 to the Agreement, under which the time period of validity of the Agreement was extended; and

WHEREAS, pursuant to Section 22 of the Agreement, the parties wish to amend the terms of the Agreement in certain areas; and

WHEREAS, this amendment complies with RCW 6.70B.170 - .210; and

WHEREAS, pursuant to RCW 36.70B.200, the Olympia City Council held a public hearing on June 6, 2017, and considered testimony from the public and City staff on the proposed amendment to the Agreement's terms in certain areas; and

WHEREAS, this proposed amendment complies with RCW 6.70B.170 - .210;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE as follows:

1. Approval of Amendment to Development Agreement. In accordance with RCW 36.70B.200, *Amendment No. 2 to the Development Agreement By and Between the City of Olympia and MPH Holdings, LLC for the Development of Certain Property* attached hereto and incorporated herein as Exhibit A, is hereby approved.
2. Conditions of Approval. The Development Agreement shall be null and void and no longer in legal effect unless the following occurs:

The Developer shall sign *Amendment No. 2 to the Development Agreement By and Between the City of Olympia and MPH Holdings, LLC for the Development of Certain Property* within ten (10) days of approval by the City of Olympia City Council. Also within ten (10) days of approval by the City of Olympia City Council, the Developer shall sign an acknowledgement that they have reviewed and agree to the terms in this Resolution. In addition, the Developer shall submit a request for deviation from the EDDS pertinent to Exhibit B to the City Engineer within ninety (90) days of their signature of *Amendment No. 2 to the Development Agreement By and Between the City of Olympia and MPH Holdings, LLC for the Development of Certain Property*. If an EDDS deviation request, consistent with Exhibit B to the Agreement, is not approved by the City Engineer within one hundred fifty (150) days of their signature (ninety days plus sixty days), the Development Agreement shall be null and void and of no legal effect. As part of the EDDS

deviation review, the City Engineer, in their discretion, may seek additional clarifications and more detail consistent with Exhibit B.

3. City Manager Authority. The City Manager is directed and authorized to execute on behalf of the City of Olympia Amendment No. 2 to the Development Agreement By and Between the City of Olympia and MPH Holdings, LLC for the Development of Certain Property, and to make any minor modifications as may be required and are consistent with the intent of the attached Amendment No. 2, or to correct any scrivener's errors.
4. Severability. The provisions of this Resolution are declared separate and severable. In any provision of this Resolution or its application to any person or circumstance is held invalid, the remainder of this Resolution or application of the provision to other persons or circumstances, shall be unaffected.
5. Ratification. Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and confirmed.

PASSED BY THE OLYMPIA CITY COUNCIL this 6th day of June 2017.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

DEPUTY CITY ATTORNEY

**AMENDMENT NO. 2
TO DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF OLYMPIA
AND MPH HOLDINGS, LLC,
FOR THE DEVELOPMENT OF CERTAIN PROPERTY**

This Amendment No. 2 is effective as of the date of the last authorizing signature affixed hereto. The parties ("Parties") to this Amendment No. 2 are the CITY OF OLYMPIA, a Washington municipal corporation (the "City"), and MPH HOLDINGS, LLC, a Washington limited liability company (the "Developer").

RECITALS

1. On July 10, 2007, the City and the Developer entered into a Development Agreement for the Development of Certain Property (the "Agreement").
2. The Agreement covered certain properties and provided that the term of the Agreement was to run for a defined period, unless extended or terminated as provided in the Agreement.
3. Subsequent to approval of the Agreement, the Developer has applied for and has been granted various permits for installation of improvements upon the covered property, including street, water, sewer, and stormwater improvements (the "Permits"). That installation continues and these permits remain valid at this time. A list of the Permits is attached hereto as Exhibit C, said list being incorporated herein by this reference. The City Engineer has approved certain modifications to the Permits, which constitute a net upgrade to the public health, safety and welfare. This recital does not grant, expand or reduce any authority under these permits. It is simply an acknowledgment of permits already granted.
4. On March 31, 2009, the Parties entered into Amendment No. 1 to the Agreement, under which the time period of validity of the Agreement was extended.
5. Since execution of Amendment No. 1, in 2013 the Developer submitted certain conceptual documents which proposed a realignment of the streets within the covered property, including an element which through the inclusion of an additional property, would provide for extension of the north-south roadway to 7th Avenue. Thereafter, the Developer applied for an amendment to the then applicable City of Olympia Zoning Code (the "Zoning Code") so as to broaden the authorized uses within the general area of the covered property. Subsequent to that application, the City recommended that the Developer integrate its specific request with the zoning review for the entire area then under consideration by the City. The Developer did so.

6. Such review by the City of what has been referred to as the "Kaiser-Harrison Opportunity Area" led to the adoption of area-wide amendments to the Zoning Code and the Olympia Comprehensive Plan (the "Comprehensive Plan").
7. These amendments to the Zoning Code implement the authorization of more extensive use classifications for the entire area. This expansion is believed by both Parties to be reflective of the goal to achieve the best uses of the properties subject to this Amendment, which includes the land subject to the Agreement.
8. With the finalization of zoning review, the Developer reactivated its review of potential modifications in the provisions of the Agreement, which would result in the most effective and mutually beneficial development of the covered property.
9. The Parties have discussed a variety of factors, including the basic road layout. It was agreed to add a parcel on the southerly boundary of the original site so as to assure a direct connection for the north-south main street to 7th Avenue.
10. Based upon all applicable factors, the City and the Developer find it appropriate to amend the Agreement's terms in certain areas.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The following shall constitute amendments to the identified sections and provisions of the original Agreement and Amendment No. 1 thereto:
 - A. Section 1 of the Agreement, *The Project*, is hereby replaced to read as follows:

Section 1: *The Project*. The Project is the development and use of the Property, consisting of approximately 24 acres in the City of Olympia. The Project is proposed to be a multi-use project consistent with the Zoning Code provisions in effect as of the date of the execution of this Amendment No. 2. It is anticipated that MPH will be seeking approval of one or more Binding Site Plans covering the property.
 - B. Section 4 of the Agreement, *Exhibits*, is hereby replaced to read as follows:

Section 4: *Exhibits*. The exhibits to the Agreement adopted in 2007 shall be replaced and succeeded by the following exhibits reflecting the legal description

of the covered properties and one or more maps showing various elements of the anticipated layout of the Property:

Exhibit A - Provides the legal description of the property subject to this Agreement, including the additional parcel.

Exhibit B - Road system layout and street section views, including basic location of road improvements, the final construction of which shall be subject to approval of individual Binding Site Plans. This Amendment does not certify or pre-approve Exhibit B as a Binding Site Plan or for any other land use review or permits, except the Permits that have been previously approved.

Exhibit C - List of prior permits.

Exhibit D - Phasing.

- C. Section 7 of the Agreement, *Term of Agreement*, is hereby replaced to read as follows:

Section 7: *Term of Agreement*. This Agreement shall be deemed to have commenced upon the effective date of the adopting Ordinance approving the original of this Agreement, and upon signature of this Amendment No. 2 by both parties and shall continue in full force and effect until January 1, 2022, unless extended or terminated as provided herein. Following the expiration of the term or any extension thereof, or if sooner terminated, this Agreement and the amendments thereto shall have no force and effect, subject, however, to post-termination obligations of the Developer or Landowner.

- D. Section 9 of the Agreement, *Permitted Uses, Development Standards*, is hereby replaced to read as follows:

Section 9: *Permitted Uses, Development Standards, & Phasing*. Whether developed in one phase or a series of phases as anticipated by Section 13, the property may be used for such uses and structure sizes as may be permitted within the development under the provisions of the Zoning Code provisions

in effect as of the date of the execution of this Amendment No. 2. Except for the agreed street improvements and any associated storm water and/or City of Olympia Engineering Design and Development Standards (the "EDDS") revisions required for said street improvements as set forth in this Amendment No. 2 and its Exhibits, the EDDS standards in effect as of the date of the Agreement and any permits or approvals previously granted, [a] the permitted uses, [b] the density and intensity of use, [c] the maximum height and size of proposed buildings, [d] provisions for reservation and dedication of land or payment of fees in lieu of dedication for public purposes, [e] as noted above, the existing Land Use Regulations relating to, among other items, the construction, installation and extension of public improvements, and [f] the development guidelines and standards for and applicable to the development of the Subject Property shall be those in effect as of the date of the approval of this Amendment No. 2 to the Agreement. This does not include any building or fire code that is state mandated (See RCW 19.27.031), impacts fees, mitigation fees, or any other fees or charges.

- E. A NEW SECTION 29, *Street and Roadway Improvements; Vesting*, is hereby added to the Agreement to read as follows:

New Section 29: *Street and Roadway Improvements; Vesting*. The parties agree to the street improvements shown in the attached Exhibit B. These administrative approvals are contingent upon approval by the Olympia City Council of this Development Agreement. These improvements differ from those previously approved in permits under the original Agreement; therefore, the Developer agreed as part of their administrative approval to submit revisions to those permits that are consistent with the attached Exhibit B. This Agreement also acknowledges the contingent administrative approval of these revisions to valid permits, which will not affect the vested rights of Developer to those permits. This Agreement simply acknowledges the vesting that is granted by permits that are not before the Olympia

City Council. This Agreement also acknowledges that the Permits were authorized to be amended in what is a City Engineer's deviation approval, because that deviation is an improvement to what the City of Olympia Community Planning and Development Department has determined to be already vested.

The parties acknowledge there is an existing ten-foot utility easement adjacent to the right-of-way on the west side of the north-south connector street (Smithfield Street) between Harrison Avenue and 7th Avenue, as shown in Exhibit B. Developer shall construct and maintain a four-foot wide hard surface suitable for pedestrian travel in the easternmost three feet of this easement immediately adjacent to the right-of-way, together with the westernmost one foot of the right-of-way. This area may be used as part of a small plaza, outdoor seating or other amenities provided for business customers and pedestrians. In combination with the four-foot sidewalk within the right-of-way, this will effectively create an eight-foot wide pedestrian walkway that will serve the adjacent businesses.

The remaining seven-foot wide portion of the utility easement may be used for landscaping and small commercial uses designed primarily to cater to pedestrians, as consistent with the terms of the easement. These uses may include, but are not limited to, vendors, newsstands, flowers, and cafes. This portion of the easement may not be used for fences or other features which form visual barriers or block views to street wall windows.

- F. Section 17 of the Agreement, *Annexation & "Preferred Lease Zone"* shall be deleted.
2. All remaining provisions of the Development Agreement by and Between the City of Olympia and MPH Holdings, LLC, for the Development of Certain Property dated July 10, 2007, as modified by Amendment No. 1 dated March 31, 2009, and not here amended or

supplemented shall remain as written in said Agreement, and shall continue in full force and effect.

3. This Amendment No. 2 may be executed in a number of identical counterparts which, taken together, shall constitute collectively one agreement; but in making proof of this Amendment, it shall not be necessary to produce or account for more than one such counterpart. Additionally, (i) the signature pages taken from separate individually executed counterparts of this Amendment may be combined to form multiple fully-executed counterparts; and (ii) a facsimile signature or an electronically scanned signature, where permitted, shall be deemed to be an original signature for all purposes. All executed counterparts of this Amendment shall be deemed to be originals, but all such counterparts, when taken together, shall constitute one and the same agreement.

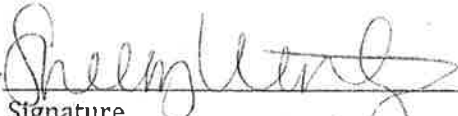


MPH HOLDINGS, LLC: By <u></u> Signature Print Name <u>Shelby Hertgen</u> Title <u>member</u> Date <u>6/12/17</u>	CITY OF OLYMPIA: <u></u> Steven R. Hall, City Manager Date <u>6-13-2017</u> APPROVED AS TO FORM: <u></u> Deputy City Attorney
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EXHIBIT "A"

WESTCAP DESCRIPTION

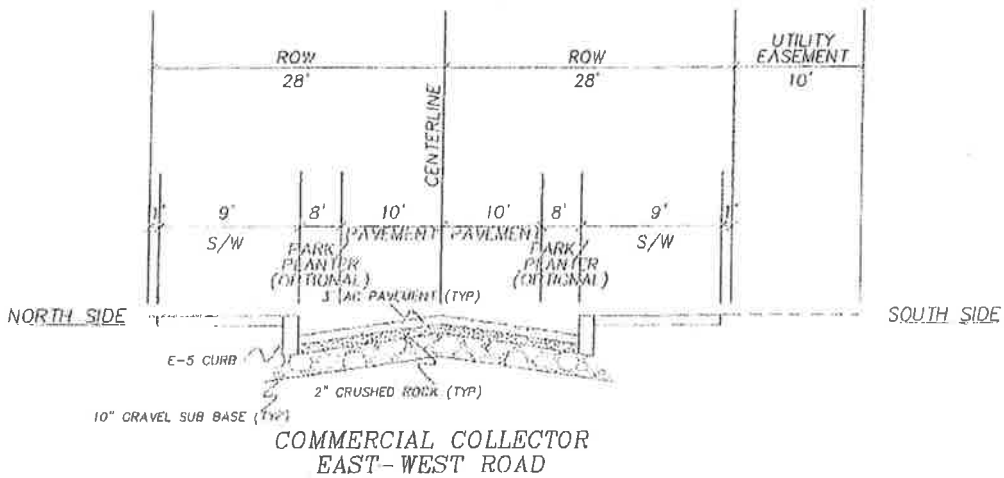
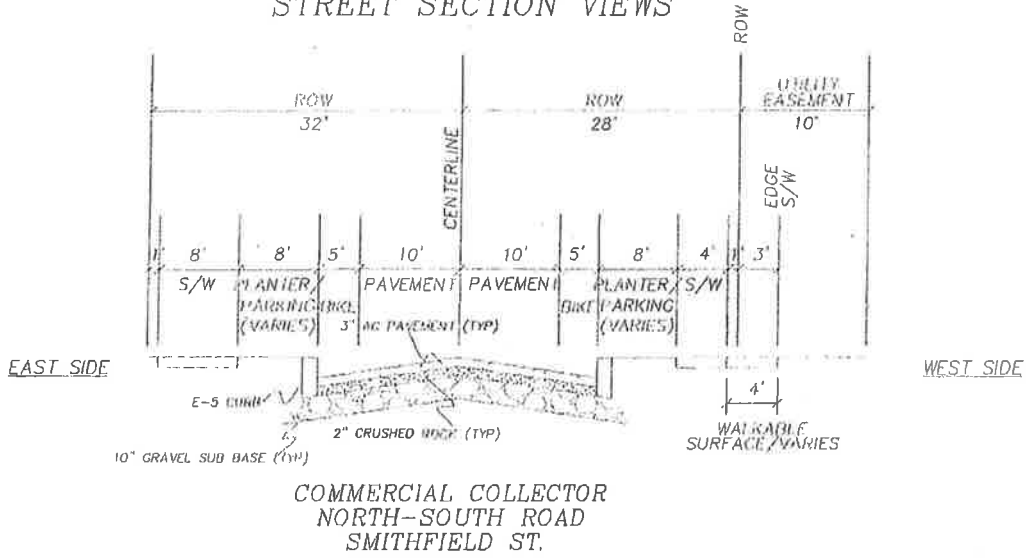
Parcel A of City of Olympia Boundary Line Adjustment No. BLA 08 0072 OL, as recorded June 26, 2008 under Auditor's File No. 4019857, records of Thurston County, Washington.
EXCEPTING THEREFROM that portion conveyed to the City of Olympia for Harrison Avenue per Auditor's File No. 4136288, records of Thurston County, Washington.

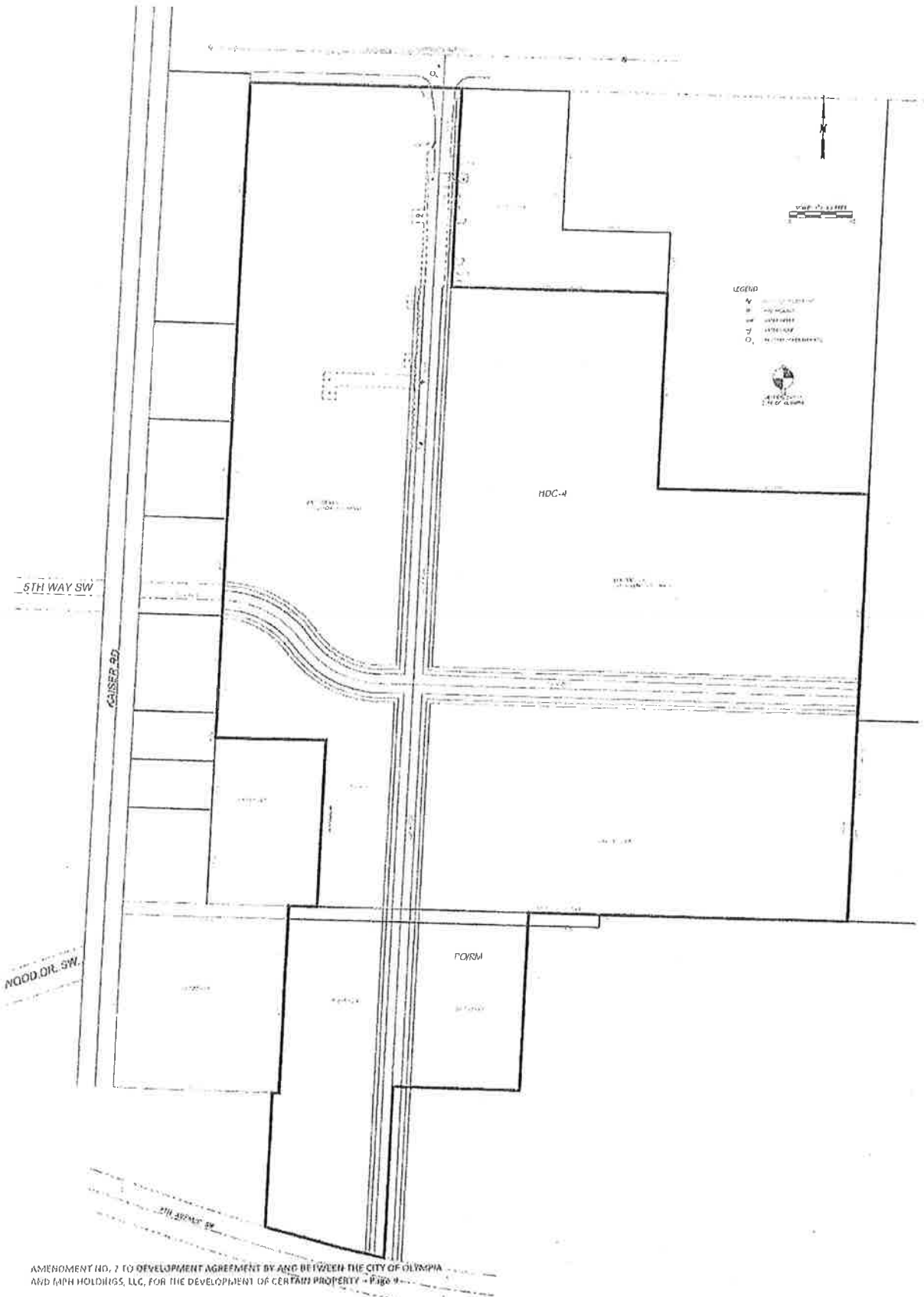
7th AVENUE PROPERTY DESCRIPTION

Parcel C of Boundary Line Adjustment No. BLA-0039, as recorded July 8, 1982 under Auditor's File No. 8207080043, records of Thurston County, Washington.

EXHIBIT "B"

STREET SECTION VIEWS





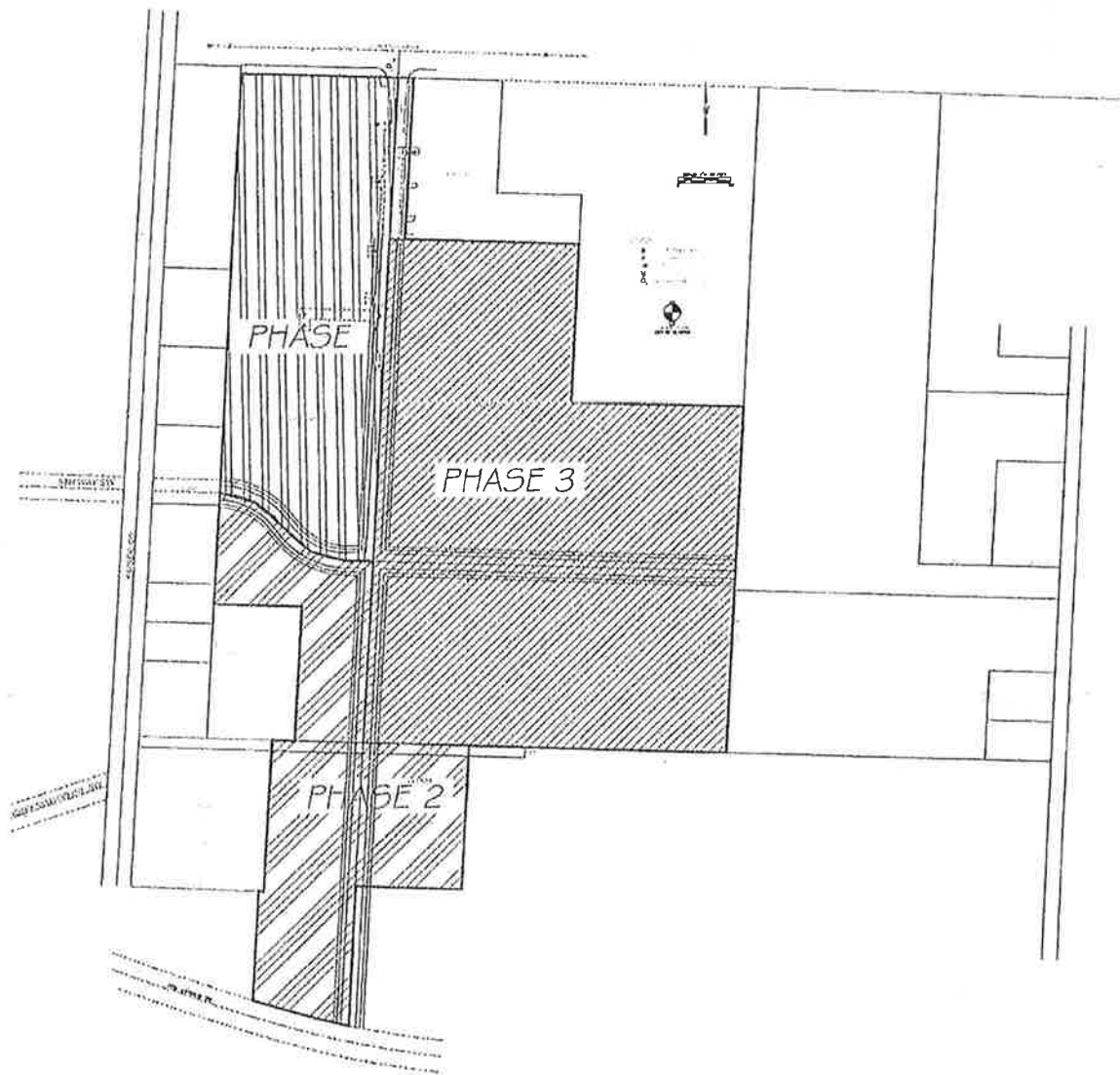
AMENDMENT NO. 2 TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF OLYMPIA AND IAPH HOLDINGS, LLC, FOR THE DEVELOPMENT OF CERTAIN PROPERTY - Page 9

EXHIBIT "C"

The following permits are active for your project at 4501 Harrison Avenue NW:

08-2218-ACCC-0 –	Engineering application
08-2218-ENSP-	Engineering Plat
08-2218-SEWR-0-	Sewer Main Permit
08-2218-Site-0	Engineering Site Work
08-2218-STRE-0	Street Improvements
08-2218-STRM-0	Stormwater Improvements
08-2218-WATR-0	Water Main Permit

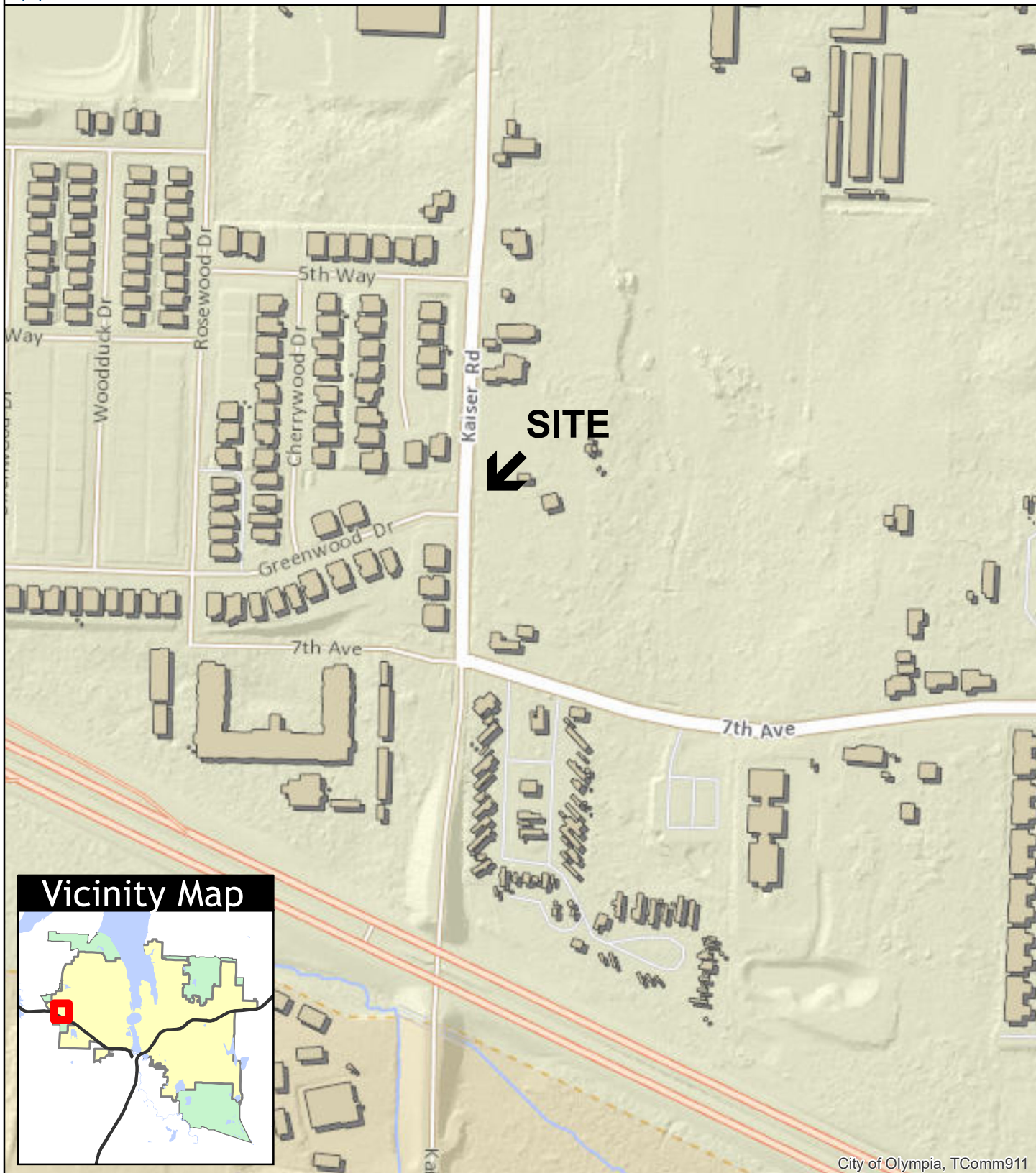
PHASING EXHIBIT "D"





17-0126 MPH Holdings Street Vacation

Vicinity Map



0 185 370 Feet 1 inch = 333 feet

Map printed 9/7/2017

For more information, please contact:

Name, Title

Email

(360) Phone.

This map is intended for 8.5x11" portrait printing.

The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.





City Council

Public Hearing on the Preliminary 2018-2023 Capital Facilities Plan (CFP)

Agenda Date: 10/17/2017
Agenda Item Number: 5.C
File Number: 17-1042

Type: public hearing **Version:** 1 **Status:** Public Hearing

Title

Public Hearing on the Preliminary 2018-2023 Capital Facilities Plan (CFP)

Recommended Action

Committee Recommendation:

The Finance Committee reviewed the preliminary CFP in July. The Planning Commission held a public hearing on August 7, 2017. The Planning Commission, the Parks and Recreation Advisory Committee, and the Bicycle & Pedestrian Advisory Committee have reviewed and commented on their respective parts of the preliminary CFP. Comments from the Utilities Advisory Committee are forthcoming.

City Manager Recommendation:

Hold a public hearing to receive testimony on the proposed 2018-2023 Capital Facilities Plan (CFP). Following public testimony, close the public hearing and move to accept written comments until Friday, October 20, 2017, at 5:00 p.m.

Report

Issue:

Whether to hold a public hearing on the proposed 2018-2023 CFP.

Staff Contact:

Debbie Sullivan, Administrative Services Deputy Director, 360.753.8499

Rich Hoey, Public Works Director, 360.753.8495

Paul Simmons, Parks, Arts and Recreation Director, 360.753.8462

Presenter(s):

Debbie Sullivan, Administrative Services Deputy Director

Background and Analysis:

The City Manager is required annually to present a six-year Capital Facilities Plan (CFP) to the City Council for adoption. The CFP must be balanced (revenues received realistically pay for proposed projects). The planning effort includes determining how much the facilities will cost, when they will be needed, and how they will be paid.

The Preliminary CFP went to the Planning Commission; Bicycle Pedestrian and Advisory Committee (BPAC); Parks and Recreation Committee (PRAC); and the Utility Advisory Committee (UAC) for review and comment. The Planning Commission held a public hearing on August 7, 2017. The Planning Commission, BPAC, and PRAC prepared comments for Council's consideration and their letters are attached. The UAC held a meeting on October 5, 2017. They passed a motion supporting the proposed CFP. A letter to the Council is forthcoming.

The Olympia School District CFP was not available in time to include it in City's Preliminary CFP. Information should be available for the November 21 public hearing on the capital budget.

Neighborhood/Community Interests (if known):

The CFP demonstrates the City's follow-through to the community's vision for a vibrant, healthy, and beautiful Capital City. The capital projects outlined in the CFP provide tangible proof that the comprehensive plan is supported by the City's investments.

Options:

1. Hold the public hearing. The Council may close the public hearing tonight and continue to take written testimony until October 20, 2017, at 5:00 p.m.
2. Do not hold a public hearing. Staff will reschedule at a later date.

Financial Impact:

The 2018-2023 Preliminary CFP is \$147 million. There are sufficient revenues to cover this plan.

Attachment

Planning Commission Letter
Bicycle Pedestrian Advisory Committee Letter
Parks and Recreation Advisory Committee Letter
[Hyperlink to 2018 - 2023 Proposed Capital Facilities Plan](#)

Olympia Planning Commission

October 3, 2017

Olympia City Council
PO Box 1967
Olympia, WA 98507

Dear Mayor Selby and City Councilmembers:

The Olympia Planning Commission (OPC) is pleased to report on its annual review of the *City of Olympia's 2018-2023 Preliminary Capital Facilities Plan (Draft CFP)*.

We wish to thank the members of the OPC's Finance Subcommittee for their work on this review. The Subcommittee was comprised of Commissioners Mike Auderer, Rad Cunningham, Paula Ehlers, and Carole Richmond. We also wish to thank the members of the public who testified and provided written comment, as well as the program staff who generously provided of their time to answer questions.

We commend capital facilities program staff for producing a document that is thorough, clear, and concise. We find that the proposed capital projects are consistent with, and further the policies and goals of, the Comprehensive Plan.

PARKS, ARTS AND RECREATION

The 2018 Parks, Arts, and Recreation section of the Draft CFP is based on the Capital Investment Strategy adopted in the 2016 Parks, Arts, and Recreation Plan. In carrying out the strategy, we are pleased to note that multiple types of park uses are addressed in the Draft CFP to some degree, including a pool feasibility study, off-road bicycle park, Americans with Disabilities Act (ADA) upgrades, a dog park concept plan and site consideration, athletic fields, as well as a cultural resource study. The variety of projects seems well-suited to meeting the needs of a wide range of Olympia residents.

Parkland Acquisition

In 2017, the City exercised an Option to purchase the Bentrige parcel, which is the final remaining piece of LBA Woods. The Parks Department plans to set aside more than \$14 million for parkland acquisition over the next 6 years, to be funded through the sale of \$10 million in Bond Anticipation Notes, as well as revenues from the voted and non-voted utility taxes. The Draft CFP notes, however, that the "open space inventory will need to be substantially increased" to not fall below the target Level of Service over the next 20 years.

Thanks to the voter-approved Metropolitan Parks District and tax levy, funding has been increased to maintain the facilities that we have. A steady revenue source over the years will ensure that the \$4 million maintenance backlog continues to fall.

Percival Landing

The Parks Department continues to make progress on Percival Landing maintenance and reconstruction. Voter approval of the Metropolitan Parks District tax levy in 2016 is speeding up completion of the many projects involved in replacing Olympia's public waterfront facility on Percival Landing. For example, it is allowing the Department to build reserve funds for both maintenance and current Phase 2 work, which includes:

- New sheet pile bulkhead replacement (\$3 million)
- Repairs conducted over the next 3 to 5 years (\$700,000), and
- "D" and "E" float replacements (\$4 million).

The City is pursuing grants and other funding sources to augment City funding for these projects, and has received a Legislative appropriation of \$921,500 to fund a portion of the bulkhead replacement.

Recommendations:

Percival Landing maintenance and reconstruction includes complex, challenging and expensive projects and the work can only proceed as funding becomes available. The Parks Department appears to be doing an excellent job of scheduling design, engineering, and repairs, while actively fund-raising to complete the work.

If there is one omission in this otherwise well-balanced section of the Draft CFP, it might be any reference to downtown urban or "pocket" parks, which have been discussed informally as a possible new category of parkland. While the Downtown Strategy relies on "privately owned public spaces," such as the plaza fronting the Hands On Children's Museum, it is unclear whether the additional 5,000 people expected to live downtown in the next 20 years will have adequate green space and outdoor recreational opportunities to meet required Level of Service and/or Comprehensive Plan goals and policies. Climate change is also expected to increase the ambient temperature of paved urban areas, which could be offset by planting more shade trees downtown.

We thank the Parks and Recreation Advisory Committee for its letter to the Commission and concur that future annual CFP updates should expedite ADA retrofits to the extent possible, as no one should be denied access to our existing parks and recreation facilities.

TRANSPORTATION

The City's Public Works Department has committed to developing a 20-year *Transportation Master Plan*,

beginning in 2017. When completed over the next 2-3 years, this Plan will update data and models, enabling more accuracy in traffic and multi-modal transportation projections, as well as identify and prioritize long-term transportation projects and the funding amounts and sources needed for their implementation. This Plan will provide needed guidance for development of the 6-year CFP transportation project list and refine the City's ability to achieve concurrency of projects with population growth.

As in previous years, major challenges include building and replacing sidewalks, encouraging cycling by providing safe bicycle access, and maintaining our existing road system. Funding for these projects comes from several sources, including the Voted and Non-Voted Utility Taxes, a portion of the gas tax, the Capitol Improvement Fund, and the Transportation Benefit District. New road construction is financed through impact fees and grants, which generally provide secure funding for road projects intended to serve new growth.

Sidewalks and Pathways

The purpose of this program is to construct new sidewalks based upon the 2004 Sidewalk Program. The program focuses on building sidewalks on at least one side of arterials, major collectors, and neighborhood collectors. Priorities include building sidewalks leading to and from schools and transit stops. The Transportation Master Plan, which is under development, will update the 2004 Sidewalk Program and evaluate the Neighborhood Pathways program.

Other than sidewalks built by developers and builders within and adjacent to subdivisions or infill lots, as required by City ordinance, sidewalk construction is the responsibility of the City. As we noted in our letter last year, there are many miles of roads frequented by pedestrians that currently do not have sidewalks because of the high cost of sidewalk construction; for example, sidewalks must now be built using pervious concrete and must often accommodate stormwater collection and drainage.

We are pleased that public input provided through the Sub-Area planning process has led to the addition of a sidewalk project in the Draft CFP. The 26th Avenue sidewalk project, from Bethel Street to Gull Harbor Road, is a high priority for the Olympia Northeast Neighborhood Association. We encourage the City to consider and include in future CFPs capital projects identified in future Sub-Area plans, as these will already have gone through local review and vetting, and respond to an identified neighborhood priority.

We are aware that the City is currently evaluating its 'fee-in-lieu of sidewalk' option for builders and developers. This option would allow builders and developers to pay the City for the cost of building a sidewalk, rather than build the sidewalk themselves. Builders point to a concern about liability when only a portion of sidewalk is built, creating potential obstacles for pedestrians. The benefit to the City would be that it could use those fees to fund the highest priority projects in the City, rather than be limited to the area immediately fronting a builder's project. There are a number of issues to resolve before this option could be adopted by the City, but it could benefit both parties. We encourage further analysis of this issue.

Recommendations

Sidewalks help meet the Comprehensive Plan goals of promoting health and safety and reducing dependence on automobiles. While the voted utility tax increased available funding for sidewalk construction throughout Olympia, funding still falls short of need. We recommend that the City explore options for increasing revenue to address the gap between the need for new sidewalks and available funding. One option would be to increase parking fees. The Planning Commission recommends considering expanding revenue from parking meters and parking lots by increasing fees and/or hours to help fund additional sidewalk improvements.

As requested by the Olympia Downtown Association, we would also like to recommend that the City prioritize sidewalk reconstruction downtown. We agree with the ODA that all hazardous sidewalks should be repaired and rendered safe for walking. We urge the Council to fund all needed sidewalk repairs and replacement downtown as soon as possible, starting in the Historic District, which attracts many visitors.

Cycling

Cycling projects have been included in the Draft CFP for the first time. The purpose of this program is to complete elements of the bicycle network. The bicycle network consists of bike corridors on low volume, low-stress streets improved for bicycle travel, while other improvements consist of addressing gaps and spot improvements in the bike lane network. Generally, new bike lanes are added in the Street Repair and Reconstruction program as part of Complete Street Reconstruction. A total of \$100,000 per year for the next 6 years is budgeted from the CIP fund for these improvements.

Recommendation

Of particular concern to members of the cycling community is the lack of protected bike lanes, which would include a physical barrier between cars and bicycles. Unfortunately, many streets in Olympia are not wide enough to accommodate all uses separately. We recommend that when a decision is made to include bicycle lanes, that the City prioritize protected lanes whenever possible. These are what will make a real difference in the willingness of people to ride their bikes downtown and elsewhere.

Street Repair and Reconstruction

The City uses a pavement condition rating system to evaluate the condition of our street surfaces. Depending upon the level of deterioration, a project may require minor preservation work, such as chip sealing, a simple resurfacing, or full reconstruction. A major emphasis of the program is to preserve the condition of a street before it deteriorates to a point that full reconstruction is needed.

Currently, the City has a deferred maintenance backlog of about \$48 million. Addressing this backlog

would bring the streets that are in poor condition up to a fair and good condition.

Complete street reconstruction addresses the streets with pavement in the worst condition. These reconstruction projects add bicycle and pedestrian facilities at the time the street is reconstructed. Mottman Road from Mottman Court to the west of SPSCC will undergo complete reconstruction, but work will not start until 2019. In 2018, five streets downtown will be resurfaced for a total of \$2.8 million.

Transportation Projects with Impact Fees

Transportation projects funded with impact fees are projects that are needed to serve anticipated new growth consistent with the 2040 Regional Transportation Plan, the Olympia Comprehensive Plan, and requirements of the Growth Management Act.

The Commission recognizes that some projects have been included in the Capital Facilities Plan for several consecutive years, without being completed as planned. This can occur for various reasons, such as when growth and the collection of impact fees have not occurred at the rate originally anticipated, or when anticipated grant funding has not yet been secured. The City continues to collect more data and to refine its transportation models to increase accuracy. Current development trends indicate that planned development will occur as projected.

Recommendations

We encourage continued efforts to fund and construct projects before road conditions fall below adopted transportation level of service standards – in this case, how long cars have to wait before passing through intersections – to provide adequate transportation facilities that meet the needs of both existing residents and new growth, and to be able to use impact fees for needed transportation projects. Some of these projects can be significant, such as the Fones Road widening project, which will require a mix of funding sources, including impact fees and grants, in order to be realized.

If the entire project cannot be built within the six years as projected in the plan because of shortfalls in expected funding, the city should consider breaking the project into smaller projects in order to ensure concurrency and/or that road conditions do not fall below required transportation level of service standards. The City should also consider funding arrangements that could allow future users of a project to pay for a fair share of a completed project, somewhat like late-comer agreements.

PUBLIC UTILITIES

Drinking Water, Wastewater, Storm and Surface Water, and Solid Waste Programs are critical programs for any city. Because these programs in Olympia are funded largely through General Facility Charges and user fees (utility rates), the adequacy of funding for needed projects is generally available. This has been

particularly true for the City since the recession ended and Olympia began to experience significant growth and development. The City's public utilities meet or exceed all required level of service standards and enjoys exceptional water quality, as well as adequate groundwater supplies to meet demand through at least 2050.

SUMMARY

The Olympia Planning Commission and its Finance Subcommittee appreciate the opportunity to provide these comments and recommendations regarding the 2018-2023 Capital Facilities Plan. We hope the Council finds them helpful in their budget deliberations. We will gladly answer any questions that might arise from this letter.

We also would like to express our appreciation for the work of all those who helped develop the Draft CFP. Many thanks to Joyce Phillips for her diligent and always cheerful support and guidance of our Finance Subcommittee. We would also like to thank the Utility Advisory Committee, Bicycle and Pedestrian Advisory Committee, and Parks and Recreation Advisory Committee for their review and letters.

Sincerely,



Brian Mark, CHAIR
Olympia Planning Commission



Carole Richmond, CHAIR
OPC Finance Subcommittee



MEMORANDUM

TO: Mayor Selby and Members of the Olympia City Council

FROM: David Copley, Chair, Bicycle & Pedestrian Advisory Committee (BPAC)

DATE: October 17, 2017

SUBJECT: 2018-2023 Preliminary Capital Facilities Plan (CFP) and Bicycle/Pedestrian Priorities

The purpose of this memorandum is to provide input on the 2018 Preliminary Capital Facilities Plan (CFP) from the Bicycle & Pedestrian Advisory Committee (BPAC) to the Olympia City Council.

The BPAC would like to commend the City Council for the volume of bicycle and pedestrian projects in this year's Capital Facilities Plan (CFP), and for the attention given to American with Disabilities Act (ADA) compliance in new and existing facilities. We also appreciate the format of this CFP. By including predesign and planning details for prospective projects, we all are better equipped to move forward on projects with realistic expectations and effective resource management.

While the content in the draft CFP is generally favorable to the needs of bicyclists and pedestrians, there are some major issues that merit a second look. Projects such as the West Olympia Access Project are a missed opportunity, which may do more harm than good, if they do not include consideration for bicycles and pedestrians. There are also priority needs, such as east-west bike access through downtown, which are absent from the CFP. We have listed below a summary of what we consider priority needs and edits to the CFP.

Bicycle Corridor - In 2016, we were able to celebrate the completion of the Bike Corridor pilot project. We encourage the City Council to fund permanent improvements to the pilot project as well as to fully fund a second downtown Bike Corridor this year. This could only be an economic boon to downtown businesses. The new Bike Corridor would extend the existing pilot project from Sylvester Park to the Olympia Woodland Trail trailhead at Eastside Street.

US 101/West Olympia Access Project - The US 101/West Olympia Access Project area is already challenging for bikers and walkers; this project will make it even more difficult for people to move through the west side on bikes or on foot. It will affect what are currently quiet streets that are welcoming to people walking and biking. This project merits reconsideration. This \$35 million investment should include greater provisions for cyclists and pedestrians. We encourage the City to seek innovative ways to move people walking and riding bikes through this project area.

Downtown Access and Through Traffic - We encourage the City Council to continue to fund bike facilities on streets that lead to and through downtown so that employees and customers can safely ride downtown, leaving vehicles at home. We appreciate the momentum towards comfortable Bike Corridors leading to downtown, but there is still a lack of a safe east-west connector across town. The isthmus connection to 5th Avenue and Deschutes Parkway is particularly daunting for people on bikes.

Make the Most of Roundabouts - We are pleased about the roundabout improvements planned at so many unsafe intersections. We hope the City will prioritize connecting sidewalks and bike lanes along the streets adjacent to these new roundabouts. Many of the roundabouts are close to bike/pedestrian trails and will benefit those using the trail network. Let's leverage each roundabout's sidewalks and bike lanes by prioritizing the adjacent streets for sidewalk and bike improvements - especially those near trails. Navigating a roundabout just to have the sidewalk end in a ditch is not safe.

Safe and Plentiful Bike Parking - Consider defining a level of service for bicycle parking downtown and on City-owned properties. Bike parking is currently scattered. Bicycling improvements should include safe, covered, and well-lit bike racks at the destinations such as parks. We are trying to encourage a greater range of our citizens to bike downtown and to other places of interest. Good bike parking at prominent locations allows less confident cyclists to have a predictable place to transition to walking, instead of navigating more challenging streets.

Downtown Parking - We encourage the City Council to take advantage of and prioritize space management strategies for downtown parking before considering a parking garage. We would like to see leveraging of the public and private, on- and off-street parking that is currently available, and improvements made to the bicycle, pedestrian and transit facilities downtown. If downtown is easy to access by foot, bike, or bus, more people will leave their cars at home and parking congestion will be reduced.

Consider Major Investments - The West Olympia/101 Access Project is a major investment in our transportation network. We encourage the City Council to consider a similarly large investment in bike, pedestrian, and transit infrastructure. For example, imagine how the Harrison Avenue corridor with major transit, bike, and pedestrian investments could transform the west side.

With unprecedented population growth in our region, we need to be strategic and mindful to how people will live and move through Olympia in the future. Continuing to invest the majority of our resources in single-occupancy car infrastructure seals the future of our transportation system as the reality of waiting in lines of car traffic. By betting on roads, we marry our future to car dependence, which we know is not healthy for our personal health, the environment, or our community. More roads have never, ever resulted in less traffic.

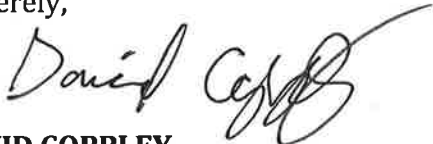
Olympia can be the great city we envision if we invest in a variety of transportation options. The needs of bikers and walkers should be considered at the beginning of projects. We have witnessed an increasing level of support and investment from the City Council in these matters, and encourage

Mayor Selby and Members of the Olympia City Council
October 2, 2017
Page 3 of 3

you to continue on that path. Investments in biking and walking infrastructure will help us attract and gracefully integrate a growing regional population.

Thank you for taking the time to consider the BPAC's recommendations during the course of your CFP review process.

Sincerely,



DAVID COPPLEY
Chair
Bicycle & Pedestrian Advisory Committee

DC/ms/hr

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cc: Michelle Swanson, AICP, Senior Program Specialist, Public Works Transportation
BPAC Members



City of Olympia | Capital of Washington State

P.O. Box 1967, Olympia, WA 98507-1967

olympiawa.gov

MEMORANDUM

TO: Olympia Planning Commission

FROM: Maria Ruth, Chair
Parks and Recreation Advisory Committee (PRAC)

DATE: September 22, 2017

SUBJECT: *Preliminary 2018-2023 Capital Facilities Plan (CFP)*
PRAC Recommendation to the Olympia Planning Commission

At our June 15, 2017 meeting, and again during our September 21, 2017 meeting, PRAC members reviewed the list of proposed park projects included in the Parks Chapter of the *2018-2023 Preliminary Capital Facilities Plan*.

On September 21, 2017, PRAC passed a motion to support the projects proposed for inclusion in the Parks Chapter of the *2018-2023 Preliminary Capital Facilities Plan* but for future CFPs would request a greater emphasis on ADA accessibility upgrades.

Thank you for taking the time to consider our recommendation in the course of your CFP review process. Please feel free to contact me by telephone at (360) 350-8583 or by email at mruth@ci.olympia.wa.us if you have questions or comments.

Sincerely,

Maria Ruth, Chair
Parks and Recreation Advisory Committee



City of
Olympia

**2018-
2023**

Preliminary

Capital Facilities Plan



**2018-2023 Preliminary
Capital Facilities Plan**



Prepared by the City of Olympia,
Administrative Services Department
P.O. Box 1967, Olympia, Washington 98507-1967



Information and Resources

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Jeannine Roe	Nathaniel Jones
Jessica Bateman	

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Carole Richmond	Tammy Adams
Darrell Hoppe	Travis Burns
Negheen Kamkar	

Information Resources

LOTT Clean Water Alliance: lottcleanwater.org

Transportation Mobility Strategy: olympiawa.gov/transportation

Olympia Comprehensive Plan: imagineolympia.com

Water System Plan: olympiawa.gov/drinkingwater

Olympia Bicycle Master Plan: olympiawa.gov/transportation

Capital Facilities Technical Team

The City Council wishes to acknowledge the many individuals who contributed to the preparation of this document. In addition to the required review by the Planning Commission, the following advisory groups also provide technical review of the CFP: Bicycle and Pedestrian Advisory Committee, Parks and Recreation Advisory Committee, and the Utility Advisory Committee.

The Capital Facilities Plan is an implementing strategy of the Capital Facilities Element of Olympia's Comprehensive Plan developed in compliance with the Washington State Growth Management Act.

The City is committed to the non-discriminatory treatment of all persons in employment and the delivery of services/resources.

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A Message from Steven R. Hall, Olympia City Manager

July 18, 2017

City Council and Citizens of Olympia,

I am pleased to present the Preliminary 2018-2023 Capital Facilities Plan (CFP). This CFP demonstrates the City's follow-through to the community's vision for a vibrant, healthy, and beautiful Capital City.

The City Council, management, staff, and citizens have worked hard to adopt a Comprehensive Plan and Action Plan to achieve the community that we all envision.

The Action Plan incorporates five action areas:

1. Community Safety & Health
2. Downtown
3. Economy
4. Environment
5. Neighborhoods

Capital projects described in this CFP provide tangible proof that these areas are supported by capital investments, bringing reality to the vision.

Capital projects to be completed in 2017 address all areas of the Action Plan. Here are a few examples:

Community, Safety and Health

Emergency response will be enhanced by the construction of a new water storage tank and transmission main south of Morse-Merryman Road that will increase capacity for firefighting services.

Aeration towers will be constructed at the Meridian Reservoirs to raise the pH of McAllister Wellfield water to meet Federal and State safe drinking water standards.

Downtown

Percival Landing bulkhead (that supports the landing near the Kissing Couple statue) rehabilitation design will be completed, and ADA upgrades will be made to the Percival west restroom.

Economy

Good roads support increasing commerce and private investment in downtown and business districts. Roadway surfaces will be improved and new striping will be installed on streets throughout the City.

Environment

An emergency generator was installed on-site at the Ensign Road wastewater lift station to enhance station reliability and reduce the potential for sewage spills.

Neighborhoods

Park land will be increased by over 65 acres with the acquisition of parcels adjacent to LBA Park ("Bentridge"), West Bay Drive, and the Olympia Woodland Trail.

Pedestrian safety will be improved with the installation of a sidewalk on Quince Street from Miller Avenue to Reeves Middle School, crosswalk islands on Pacific Avenue at Landsdale Road and Devoe Street, and flashing beacons to replace older in-pavement crosswalk lights at nine Citywide locations.

In addition to guidance in the Comprehensive Plan to shape our City's future, the City also follows guidance in our Financial Principles to prudently manage the public's resources. Sound and efficient investment of public funds is a core City principle, and good examples of efficiencies gained in 2017 projects include:

- Installing a new water main in the Boulevard Roundabout at Morse-Merryman Road in advance of a roadway project to gain system improvements and limit future road disturbance.
- Replacing old equipment at the Fones road booster station to reduce operating and maintenance costs and enhance system reliability.

The 2018-2023 Preliminary CFP totals \$147,404,126 representing roughly a 3.7% increase over the current plan. While utilities and infrastructure projects comprise the bulk of allocated funding, this is the second year in which Parks projects reflect a substantial increase in the plan due to resources from the Olympia Metropolitan Parks District.

PARKS

Thanks to voters' approval, the Olympia Metropolitan Park District (OMPD) generates revenue through a property tax for park land acquisition, development, and improvements. In 2018, 2% of the voter-approved utility tax and 1% of non-voted utility tax (on electric, gas and telephone utilities) is dedicated to park land acquisition. This CFP anticipates using \$2.8 million for park land acquisition, including \$1.2 million in installment payments for the "Bentridge" LBA Woods acquisition, and \$1.6 million for other acquisitions to help the City reach its goal of 500 acres of additional park land.

The plan also includes funding important steps to provide more opportunities for recreational activities:

- A master plan and designs for an athletic field complex
- Determination of preferred locations for an off-road bike park and a dog park; and
- A feasibility study for an aquatic center

Parks will also start these major capital construction projects in 2018:

\$1,067,000	Woodruff Park "sprayground" (water play fountain) and shelter
\$750,000	Priest Point replacements for shelter, roof, and restroom facilities
\$3,000,000	Percival Landing bulkhead pilings along Water Street and 4th Avenue

MULTIMODAL TRANSPORTATION

Transportation projects for 2018-2023 contribute essential street and pedestrian access improvements to continue transforming downtown Olympia into a vibrant location for people to enjoy.

Additionally, the south downtown bicycling corridor will be extended to connect Sylvester Park to the I-5 bike path at Chestnut Street, and the westside bike route will be built out to connect northwest and southwest neighborhoods on Thomas, Plymouth and Decatur Streets.

UTILITIES

In the Drinking Water Utility, significant investments are planned to address capacity in supply and distribution systems. Hoffman Well facilities will be upgraded to better remove iron/manganese and produce higher quality water from Hoffman Well 3. To secure essential water supplies in the event of an earthquake, seismic retrofits will be completed for the Elliot and Fir Street Reservoirs.

To overcome volume limitations in the Briggs Urban Village Area, a new well will provide additional capacity of approximately 30 gallons per minute. The Eastside Street and Henderson Boulevard Water Main will be extended with new 16-inch pipe to replace an existing 10-inch pipe that causes a bottleneck in the distribution system. Once constructed, these projects will enhance system reliability for the City's water customers.

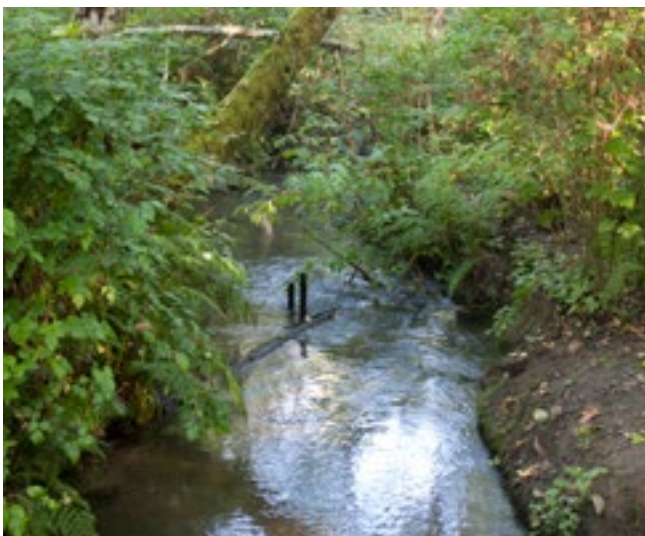
The Stormwater Utility will continue installing facilities to treat stormwater runoff on Martin Way from Mary Elder Road to Sleater-Kinney Road. Polluted runoff from over eight acres of street right-of-way currently flows untreated to Woodard Creek. The Utility's project will improve water quality and habitat conditions.

To reduce the risk of sewage spills, the Wastewater Utility is taking on two new projects:

1. Installation of a new emergency generator at the Water Street Lift Station will reduce costs, enhance station reliability, and mitigate the risk of sewage spills into the Puget Sound.
2. In the Southeast area, projects will convert customers from individual septic systems to gravity sewer service, decreasing operating costs and limiting the potential for sewer spills on customer property.

A change in City policy now provides an opportunity for the City to take ownership of the sewer lateral from a customer's property line to the sewer main. The Wastewater Utility may fund repairs of laterals within the right-of-way that were previously too expensive or difficult for customers to undertake on their own.

It is an ongoing challenge to provide a full range of utility services at the level our citizens' demand without causing affordability challenges for some customers. We appreciate the citizens who serve on the Utilities Advisory Committee (UAC) and work with us to ensure our rates remain affordable and in balance with the investments needed to deliver quality services.



MAINTENANCE AND AMERICANS WITH DISABILITIES ACT IMPROVEMENTS

I am pleased to report that we continue to make progress with needed maintenance to our buildings, streets, and parks. To address Americans with Disabilities Act (ADA) assessments, this CFP includes funding for ADA improvements in Parks facilities and City-owned buildings. Transportation project ADA improvements are included in individual transportation project budgets.

Many City-owned buildings are in declining condition and must be repaired for safety and operational efficiency. In 2018, this CFP allocates \$1.33 million to address some of the most critical needs for repairs of buildings.

UNFUNDED NEEDS

Although this CFP restores funding for some essential maintenance, new issues and demands are emerging --- East Bay erosion, sea-level rise, a downtown parking structure, full removal and replacement of hazardous trees, substantial facilities challenges for Public Works, Parks, Criminal Justice, and Percival Landing --- all of these capital needs and more are on our to-do list. During 2018, we will continue to evaluate these needs and look for dedicated or one-time funding to address them.

REVENUES

The 2018-2023 Preliminary CFP continues the momentum that started with new revenues the City began to receive in 2017. Parks will invest over \$11 million of OMPD funds in capital projects over the next six-years, with any remainder OMPD funds designated to support Parks operations. The CFP calls for the 2% Voted Utility Tax and 1% of the Non-Voted Utility Tax to cover costs of purchasing new park properties, including debt service on bonds, plus generate funds for future Councils to approve emerging park opportunities.

An estimated \$9 million will be collected over the next six years from Transportation Benefit District vehicle license tab renewals at the annual per vehicle rate of \$40 that began in January 2017. These revenues will support ongoing street repairs to provide roadways in the condition that our citizens need and deserve.

CONCLUSION

In 2018-2023, new and ongoing capital projects will support the community's vision as embodied in the City's plans and principles. I am confident this CFP responsibly addresses and supports the infrastructure needs for Olympia. Projects included in this plan strike an appropriate balance between building new projects and maintaining existing infrastructure. They incorporate creative and efficient solutions to complex challenges and advance the community's priorities from vision to reality.

Respectfully submitted,

Steven R. Hall

City Manager

If you would like to learn more about the City action plan, visit www.olympia.wa.gov/takeaction.



2017 City Council Priorities/City Action Areas

At its January 2017 Retreat, the Council established the following priorities for 2017.



Community Safety and Health

- Support and encourage respectful, inclusive civic engagement
- Support a quality education
- Provide transportation choices
- Support comprehensive wellness, including parks, recreations, arts and more
- Provide quality support for those in need
- Support responsive emergency services for all



Economy

- Support a stable and growing economy
- Support creation of family-wage jobs
- Support quality infrastructure
- Support arts and entertainment
- Support local food production, products, and services



Environment

- Protect and enhance our water and air quality
- Support a close connection with nature
- Support preservation of quality natural areas
- Work toward a toxic-free community
- Strive to become waste free



Downtown

- Support a vibrant and attractive urban destination
- Support a mix of urban housing options
- Support a variety of business enterprises
- Support our cultural institutions and historic resources



Neighborhoods

- Support distinctive places and spaces
- Support safe and welcoming places to live
- Provide planning for thoughtful growth
- Provide nearby opportunities for goods and services

Long Term Financial Strategy (LTFS) - Key Financial Principles

- Make Trade-Offs
- Do It Well
- Focus Programs on Olympia Residents and Businesses
- Preserve Physical Infrastructure
- Use Unexpected One-Time Revenues for One-Time Costs or Reserves
- Invest in Employees
- Pursue Innovative Approaches to Service Delivery
- Contract In/Contract Out
- Maintain Capacity to Respond to Emerging Community Needs
- Pursue Entrepreneurial Initiatives
- Address Unfunded Liabilities
- Selectively Recover Costs
- Recognize the Connection Between the Operating Budget and the Capital Budget

Long Term Financial Strategy - Guidelines

What Should the City Do in the Following Year's Budget When the Financial Forecast is Positive?

- Assess the situation
- Maintain adequate reserves
- Use one-time revenues only for one-time expenses
- Use recurring revenues for recurring costs or for one-time expenses
- Stay faithful to City goals over the long run
- Think carefully when considering revenue cuts
- Think long-term

What Should the City Do Every Year, Whether the Financial Forecast is Positive or Negative?

- Increase operating cost recovery
- Pursue cost sharing

What Should the City Do in the Following Year's Budget When the Financial Forecast is Negative?

- Assess the situation
- Use reserves sparingly
- Reduce services
- Continue to think carefully when considering tax increases

What should the Council consider before increasing taxes?

- Will the increase result in programs or services that will have a quantifiable public benefit?
- Is the tax source related and connected to the services that are to be supported by the new revenue?
- Is the increase fully justifiable in terms of need?
- Has every effort to educate citizens about the tax been taken in advance of the increase?
- Are the services that are intended to be supported by the new revenue supportable into the foreseeable future?

What should the Council consider before asking residents to increase taxes?

- Have efforts to educate residents about the tax been made?
- Has there been ample time for residents to debate and discuss the issue?
- Has the council taken the time to listen to residents' concerns?
- Do our residents understand what the results will be following implementation of the new tax?



Introduction



OlympiaTM





Readers' Guide

Below is the Readers' Guide to help navigate the Capital Facilities Plan (CFP) by section with a brief description of what each contains.

Introduction

The **Frequently Asked Questions** have been designed to answer the most commonly asked questions about the Capital Facilities Plan, as well as assist the reader in better understanding elements of the Plan.

The **Executive Summary** provides a summary of project costs and funding sources included in the 2017-2022 six-year planning window.

The **Debt Limitation** section explains the amount of money the City of Olympia can legally borrow. This is important because some capital projects are financed with debt resources.

The **Capital Facilities Plan Explanation** defines the purpose of the CFP, statutory requirements, and methodologies used to develop the CFP in its entirety.

The CFP **Funding Sources** identifies the various revenue sources used by the City to finance capital projects. Charted trends on the collection of impact fees, Real Estate Excise Taxes and Utility Taxes are provided in this section.

Completing the Introduction section is the **Project Funding Summary**, which identifies project funding sources for each project in the various program categories. County-funded projects within the City's Urban Growth Boundary are also found here.

What are we Building in 2018

This section highlights projects that are past the planning and design phase and are "shovel ready" in 2018.

New and Completed Projects

Provides a brief description of all new and recently completed capital projects, the end result of the project, and before and after photos when available. This provides the Council and citizens a way to see how their money is being spent. New projects are those new to the CFP in 2018, and Completed projects are those that were completed in 2017.

Program Sections

The next seven sections include the specific projects proposed for the 2017-2022 CFP six-year plan and are presented in one of the following program categories:

Parks, Arts and Recreation Projects:

Park site acquisition, development and maintenance projects, projects for the construction of individual neighborhood or community parks.

Transportation Projects:

Major street maintenance projects, minor streets, sidewalk, and bridge repair projects, pedestrian accessibility projects; other transportation infrastructure-related projects including bikeways, intersection improvements, street oversizing, traffic calming, etc. Transportation projects have been split into two sections—those not funded by impact fees and those funded by impact fees.

General Capital Facilities Projects:

Includes the City's major building and facilities maintenance, repair and replacement projects, projects for the construction of public facilities, non-typical capital improvement projects or other projects that do not fit any of the other categories.

Drinking Water Projects:

Projects for additional storage for treated water, improving raw water utilization, planning for future water systems and capacity, and reclaimed water.

Wastewater Projects:

Projects providing enhanced treatment of wastewater Septic Tank Effluent Pump (STEP) system management, and planning for future system capacity.

Storm and Surface Water Projects:

Projects include stormwater flood control and water quality measures in the City's storm drainage basins, and enhancement of aquatic habitat in local creeks and wetlands.

Each of the program category sections are organized in the same way and contain:

- An introductory narrative providing a general background of planning activities done in that section, as well as a discussion of planning goals and policies.
- Individual project information identifying the project's location, links to other projects in this CFP document, a brief description about the project, a detailed project list for projects that include multiple sub-projects, justification for the project, level-of-service (LOS) standards or target outcome ratios (TORs) and how these will be affected by the project, and references to City goals, policies, and plan documents.
- A project financial summary table summarizing proposed project costs, funding sources, and future operating and maintenance costs for the project.

Elements of the Comprehensive Plan Goals and Policies

The CFP ***Element of the Comprehensive Plan Goals and Policies*** demonstrates how the Comprehensive Plan directly impacts development of the CFP.

Miscellaneous Reports

- Financial Status reports for all active CFP projects; those currently listed in the CFP and those no longer requiring additional funding
- Schedule of collection and usage of impact fees
- Quick-reference CFP project location matrix
- Public facilities inventory
- Index of projects

Glossary

Glossary of acronyms and terms used throughout this document.

Olympia School District 2018-2023 CFP

The Olympia School District CFP is included because the City charges impact fees on their behalf. Any questions regarding their projects or their impact fees should be directed to the Olympia School District.



Frequently Asked Questions

1. What is a Capital project?

A structure, improvement, piece of equipment, or other major asset, including land, that has a useful life of at least five years and a project cost that exceeds \$50,000. Capital projects are provided by and for public purposes and services including, but not limited to, public streets and transportation facilities, City parks and recreation facilities, public buildings such as libraries, fire stations, community centers, public water systems and sanitary sewer systems. While capital projects do not cover routine maintenance, they do include renovation and major repair or reconstruction of damaged or deteriorating facilities.

2. There are many projects listed in the CFP. How does the City determine which projects are priority?

First, the City determines if it meet the goals of the Comprehensive Plan. Then, each project proposal is matched against the Council's Long-Term Financial Strategy (LTFS) criteria:

- Maintenance or general repair of existing infrastructure
- A legal or statutory requirement
- A continuation of multi-year projects (contractual obligations, etc.)
- Implementation of legislative (Council) goals and objectives
- Ability to leverage outside sources (grants, mitigation, impact fees, low interest loans, etc.)
- An acquisition or development of new facilities

When considering which projects are funded in the CFP, adequate funding to construct and maintain projects is determined by two important questions:

1. *What can we really afford?*
2. *How do we choose when two or more priorities are in conflict with each other?*

As noted in the LTFS, leveraging outside revenue sources is critical. If grant funds are applied for and received, chances are good that the grant-funded project will become a priority. Grant funds become new and additional revenue to the City, above and beyond the City's current resources. The City continually looks for ways to reduce the reliance on General Fund dollars for capital projects. In essence, grant funds allow the City's current resources to be stretched a little further. Similar to grants are partnerships. The City tries to develop partnerships with other groups to lower the cost for construction or operations and maintenance.

3. Once determined to be a priority, are these projects automatically given funding in priority order?

No. See the last paragraph in question 2. When grant funds are received for a particular project, chances are good that project will become a priority.

4. Do state or federal grants require the City to do projects out of our preferred order?

Not necessarily—the order is determined on a project-by-project basis.

5. It seems likely that a capital project may affect future operating budgets. Does this have an impact on whether or not a project will be approved and funded?

Yes. It is important that capital improvements carrying additional maintenance obligations impacting the General Fund budget do not intensify the strains already being placed on the Operating Budget.

6. When funding a particular project, where does the money come from?**Non-Utility Projects**

Parks, Transportation, and General Capital Facilities projects are funded through grants, cost sharing with neighboring jurisdictions (on shared projects), local improvement districts (LIDs), developer contributions, impact fees, the Real Estate Excise Tax (REET) (0.5%), Transportation Benefit District fees, Non-Voted Utility Tax (1%), and Voted Utility Tax (V.U.T.) (3%).

Funding for non-utility projects continues to be a challenge. In years when the City ends the year with revenues exceeding expenditures the council may choose to spend the excess on capital projects.

Utility Projects

City Drinking Water, Wastewater, and Storm & Surface Water utilities are operated like businesses and must be self-sustaining. Utility capital projects are funded through a combination of general facility charges, rates, and developer improvements. In addition, state and federal grants play an important role in funding of utility projects.

The Growth Management Act requires projects shown in the Capital Facilities Plan to have sufficient revenues to fund the project.

7. What is the Utility Tax and what projects does it fund?

The City Council has authority to approve, without voter approval, up to a 6% utility tax on private utilities. Five percent of the tax collected goes to the General Fund Operating Budget and 1% goes to fund Capital Projects. Currently the Capital Projects portion is \$1 million. By ordinance, the Council can reallocate the 1% from the CFP to the General Fund. In 2004 the City presented Olympia residents with a ballot measure to raise the utility tax to 9%. This Voted Utility Tax was approved and provides an additional 2% funding to Parks and 1% funding to Pathways/Sidewalks.

8. What is the “CIP” funding source?

CIP is funding for the City's Capital Improvement Program. It funds projects that are not utility-related, such as Parks, Transportation, and General Capital Facilities projects. It is made up of 0.5% of the Real Estate Excise Tax (REET) which must be spent on Parks or Transportation projects, 1% of the Non-Voted Utility Tax, interest earnings, and utility support from Storm & Surface water for Transportation projects.

9. Once a project has been approved and funded, can any part of the money be used for another project?

Yes. The legislative body (Council) can, by simple majority, vote to appropriate funds to a different project. In most cases, this will be done when money is needed to match a grant the City has applied for on another project, which allows us to receive new and/or additional revenue.

10. If a project was initially funded through the CFP and is not yet complete, will it continue to be listed in the CFP document until it is completed?

It depends. If the project is still in-progress, but no additional money is needed beyond what has already been appropriated, it will not be listed in the CFP in future years. If the project does need additional funds appropriated beyond the current level of funding, it will continue to be listed in the CFP.

11. Individual project financial information seems to indicate that a specific dollar amount can be expected to be spent on the project over the next six years. Is this a correct interpretation?

No. The planning period for a CFP project is six years. Only expenditures and revenues proposed for the first year of the program are incorporated into the Annual Operating Budget as the Capital Budget (adopted in December of each year). It is important to note that the CFP is a planning document that includes timeline estimates based on changing dynamics related to growth projections, project schedules, new information, evolving priorities, or other assumptions. The Capital Facilities Plan is reviewed and amended annually to verify availability of fiscal resources. Therefore, project cost estimates and timelines may change.

12. What happens if a project does not collect the amount of revenue as anticipated over the next six years?

In deciding how to address a particular shortfall of funding, the City continually assesses current needs against future growth requirements and existing deficiencies against future expansions. Other options available for the City to consider are to decrease level of service standards, decrease the cost of the facility, or decrease the demand for the public service or facility, resulting in postponement or termination of the project.

13. Are all projects in the CFP completed within six years?

No. The Capital Facilities Plan is reviewed and amended annually to verify that fiscal resources are available. And because the need for capital facilities is generated by population growth, existing facility deficiencies, major facility maintenance and repair needs, internal operations, and Council and Comprehensive Plan goals and policies, there is a need to continually assess which projects are affected and should be considered a priority. As a result, project cost estimates and timelines may change.

14. How are lifecycle costs budgeted for replacement projects?

The City hired a consultant to determine the standard industry lifecycle for a variety of projects, (i.e. parks playground equipment, fire equipment, HVAC systems, etc.). Replacement costs were then formulated to identify annual lifecycle costs for the City’s replacement projects. The recent acquisition of asset management software allows the City to better understand the optimal lifecycle of major assets, further enabling strategic and financial replacement plans.

15. What are impact fees?

Impact fees are charges assessed against newly-developing property in the City limits that attempt to recover the cost incurred by a local government in providing the public facilities required to serve the new development. Under the Growth Management Act, impact fees can be collected and spent on roads, streets, parks, schools, and fire protection facilities. Currently, the City is not collecting fire impact fees.

16. What is the difference between State Environmental Policy Act (SEPA) mitigation fees and impact fees?

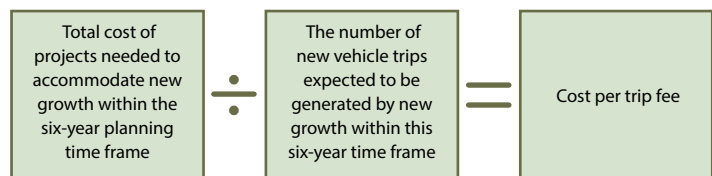
SEPA mitigation fees are charged to “long plats,” or new, major developments for their direct impact on the system. SEPA mitigation measures must be related to a specific adverse impact identified in the environmental analysis of a project. The impact mitigated may be to the natural or built environment, including public facilities. Transportation mitigation fees are the most common, but mitigation fees may be assessed for any project. These fees are collected for specific projects, and the funds can only be spent on the identified projects. SEPA mitigation fees are assessed on projects within the City of Olympia, Olympia’s Urban Growth Area and adjacent jurisdictions (Tumwater & Lacey).

Olympia’s impact fees are charged to new development only within the City limits. The City is able to spend these fees on “system improvements.” System improvements can include physical or operational changes to existing streets, as well as new street connections that are built in one location to benefit projected needs at another location. Funds collected can only be used for projects that are specifically identified as part of the impact fee calculation.

17. How are Transportation Impact Fees determined?

The impact fee structure for the City of Olympia was designed to determine the fair share of improvement costs that can be charged for a new development. Impact fees are charged to developers of new construction to pay for part of the cost to build streets and other traffic improvements that are needed because of new growth in our community. The following key points summarize the impact fee structure:

- A six-year street facility list, oriented to future growth, is developed. The projects are identified through the City’s transportation planning process as being needed during the next six years to meet adopted level of service standards.
- Existing deficiencies are identified and separated from future trips on the street system.
- Future trips are allocated to geographic areas inside and outside the City using a traffic forecasting model.
- A Citywide fee system is established. The fee is calculated by taking the total cost of projects needed to accommodate new growth within the six-year planning time frame, divided by the number of new vehicle trips expected to be generated by new growth within this six-year time frame. This results in a cost per trip fee.
- A land use-based fee schedule is then developed.



18. How are Olympia’s population figures determined?

The Growth Management Act establishes how population/growth figures will be determined. The Act requires the State Office of Financial Management to provide a high, medium, and low range for all counties. It is up to the County Commissioners to determine what figures to use. The Thurston County Commissioners have delegated this responsibility to the Thurston Regional Planning Council (TRPC). TRPC provides the information for all of Thurston County. The numbers are revised every three to five years and the model relies heavily on census data. If Olympia wanted to modify its figures, TRPC and the other jurisdictions would have to agree.

19. How does the City calculate the amount of Transportation Impact Fees generated in a year?

The amount of transportation impact fees generated in a year is a function of how much growth occurs in a year. For planning purposes, the total cost of projects needed to accommodate new growth in the six-year planning time frame is divided by six to establish the average amount of transportation impact fees the City expects to collect each year.

20. Does Olympia have multiple zones for the Transportation Impact area?

No. The entire City makes up one zone.

21. If the City collects transportation impact fees on a specific project, must it be spent on the impacts of growth in that project's geographic area?

No. Transportation impact fees collected are pooled into a single account. When it is determined that a geographic area of the City does not have sufficient capital facilities in place and readily available when new development occurs or a service area population grows, money from this pooled fund is used to establish sufficient capacity to serve the service area population and/or new development.

22. What the City anticipates to receive in impact fee funding seems higher than what is actually collected (as indicated in previous years). Why is this and how does it affect a project funded with impact fee revenue?

Impact fee revenue may be overstated. With the economic downturn, this has been the case in Olympia for several years. By showing impact fees in a specific calendar year, public expectations are raised about when a project will be initiated. Funding projections can change significantly based on the rate of growth, areas where growth occurs, and the ability to obtain grant funding for certain projects. As a result, project estimates and timelines may change.

23. Can the City collect impact fees in the Urban Growth Area?

The City of Olympia may not collect impact fees for projects in the Urban Growth Area.

24. Why do various impact fee receipts differ?

Park impact fee receipts will differ from transportation impact fees received based on the projects being constructed/acquired due to new growth. Also, Transportation collects impact fees on both residential and commercial projects, while Parks collects impact fees only on residential projects.

25. When Olympia annexes an area where the County has a current, County-funded project underway, does the City assume responsibility for the project and associated project costs?

When an annexation includes capital projects that will add to Olympia's asset base, the City may negotiate related project costs as part of an interlocal agreement between the City and the County.

26. How does the Capital Facilities Plan (CFP) relate to the Comprehensive Plan (Comp Plan)?

The City of Olympia's Comp Plan describes our community's values and our vision for the future, including a set of goals and policies that aim to define how we will get there. It serves as the foundation upon which City regulations, programs and other plans are formed. As many as 20,000 additional people are expected to join our community over the next two decades. The Comp Plan is our strategy for maintaining and enhancing our high quality of life and environment while accommodating that growth. The CFP is the element that brings the Comp Plan to life. By funding projects needed to maintain Levels of Service and for concurrency, the CFP helps shape the quality of life in Olympia. The requirement to fully finance the CFP provides the reality check for the vision of the Comp Plan.

27. What does Level Of Service (LOS) mean?

A Level of Service is a quantifiable measure of the amount of public facility that is provided. Examples include acres of park land per capita, vehicle capacity of intersections, or water pressure per square inch available for the water system.

28. What is concurrency?

Concurrency is a concept that states all public facilities (streets, roads, highways, bikeways, sidewalks, street and road lighting, traffic signals, water systems, stormwater systems, wastewater systems, parks and recreation facilities, and schools) needed to serve new development and/or a growing service area population, must be in place at the time of initial need. If the facilities are not in place, a financial commitment must have been made to provide the facilities within six years of the time of the initial need, and such facilities must be of sufficient capacity to serve the service area population and/or new development without decreasing service levels below locally established minimum standards.

29. If I want to become more involved in the CFP process, how do I get involved?

Citizens, community groups, businesses, and other stakeholders can maximize the attention and consideration paid to their suggestions by working with City staff and the Olympia Planning Commission to wrap their suggestions into major City planning processes. Projects and policies are continually monitored and modified by updates to long-term plans, usually through a public process with associated City boards and commissions. The Planning Commission holds a public hearing on the CFP (usually in August) and the City Council holds at least one public hearing on the CFP. To learn more, view the [Planning Commission and City Council meeting schedules](#) on the City of Olympia website. (www.olympiawa.gov)



Executive Summary

The 2018-2023 Capital Facilities Plan (CFP) is a multi-year plan of capital projects with projected beginning and completion dates, estimated costs, and proposed methods of financing. The Plan is reviewed and updated annually according to the availability of resources, changes in City policy and community needs, unexpected emergencies and events, and changes in cost and financial strategies.

It is important to understand that a multi-year Capital Facilities Plan does not represent a financial commitment. City Council approval does not automatically authorize funding. It does approve the program in concept and provides validity to the planning process. Appropriations are made in the Capital Budget, which is the first year of the capital program. Projects beyond the current year Capital Budget should not be viewed as a commitment to fund the project, but instead as an indication that given the information available at the time, the City plans to move forward with the project in the future.

Capital Costs of Proposed Projects in the 2018-2023 Capital Facilities Plan

Capital project costs for the City's 2018-2023 six-year capital facilities planning period total \$147,404,126. Chart 1.1 illustrates the percentage of the plan's six-year capital costs attributed to each program category. Table 1.1 illustrates planned capital costs by program category and the planned year of expenditure.

2018-2023 Capital Facilities Plan Cost by Project Category - \$ 147,404,126

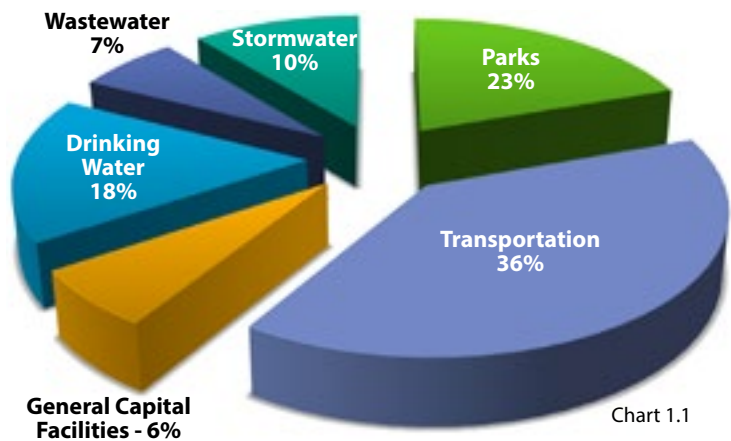


Table 1.1

	2018	2019-2023	Total
Parks	\$5,764,000	\$27,943,000	\$33,707,000
Transportation	\$7,281,766	\$46,209,061	\$53,490,826
General Capital Facilities	\$1,510,000	\$7,500,000	\$9,010,000
Drinking Water	\$5,551,000	\$21,690,000	\$27,241,000
Wastewater	\$1,957,000	\$7,723,000	\$9,680,000
Stormwater	\$1,774,700	\$12,500,600	\$14,275,300
Total	\$23,838,466	\$123,565,661	\$147,404,126

Revenue Sources Available for the 2018-2023 Planning Period

Utility Projects

City Drinking Water, Wastewater, Storm & Surface Water and Waste ReSources utilities are operated like businesses and must be self-sustaining. They do not receive support from the General Fund of the City. Utility capital projects are funded through a combination of general facility charges, rates, developer improvements, and revenue bonds. In addition, state and federal grants also play an important role in funding of utility projects. There are currently no capital projects planned for solid waste.

Non-Utility Projects

Parks, Transportation, and General Capital Facilities projects are funded with general revenue, grants, cost sharing with neighboring jurisdictions (on shared projects), local improvement districts (LIDs), Transportation Benefit District fees, developer contributions, impact fees, the Real Estate Excise Tax (REET) (0.5%), and the Utility Tax. The City is at the statutory limit (6%) for utility taxes, which may be imposed by the Council without a public vote. In September 2004, the voters approved a 3% increase in the Utility Tax above the 6% limit, bringing the total Utility Tax to 9%. Currently, 1% goes directly to the CFP for general CFP support. Another 0.5% goes to the General Fund for park maintenance on capital projects. Of the 3% voter approved increase, 2% is for Parks and 1% for Pathways/Sidewalks.

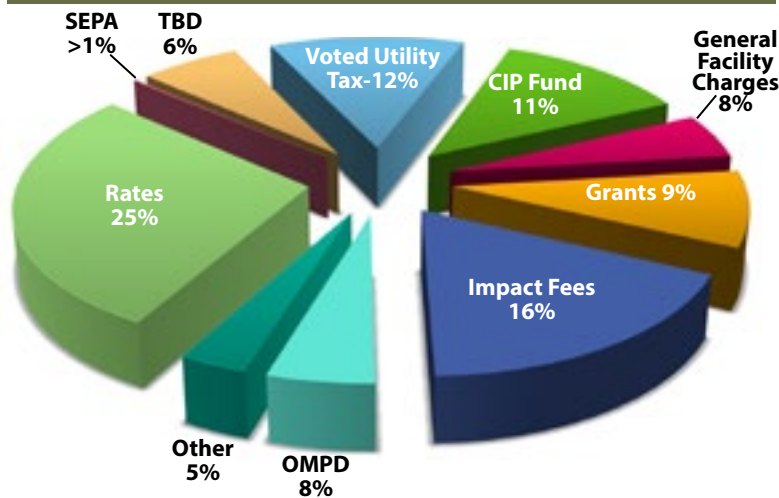
6% Non-voted Utility Tax		3% Voter-Approved Utility Tax	
4.5 %	General Fund	2.0%	Parks
0.5 %	Parks Maintenance	1.0%	Sidewalks
1.0 %	Capital Facilities		

Voter-Approved Debt

The City has \$144.6 million capacity for voter-approved bonds (paid back through an excess property tax levy) of which \$78 million is available, including \$33 million in non-voter approved (councilmanic).

State law limits bonded debt to 2.5% of Assessed Value (AV) of taxable property. The amount of non-voted plus voter-approved may not exceed the 2.5% of assessed value limit.

2018-2023 Capital Facilities Plan Cost by Funding Source
\$ 147,404,126



	2018	2019-2023	Total
CIP Fund	\$2,810,000	\$14,000,000	\$16,810,000
General Facilities Charges	\$565,000	\$11,315,500	\$11,880,500
Grants	\$450,000	\$12,238,371	\$12,688,371
Impact Fees	\$4,045,966	\$19,325,690	\$23,371,655
OMPD	\$1,851,000	\$9,243,000	\$11,094,000
Other	\$1,275,000	\$6,375,000	\$7,650,000
Rates	\$8,417,700	\$29,068,100	\$37,485,800
SEPA Mitigation	\$23,800	\$-	\$23,800
TBD	\$1,500,000	\$7,500,000	\$9,000,000
Voted Utility Tax	\$2,900,000	\$14,500,000	\$17,400,000
Total	\$23,838,466	\$123,565,661	\$147,404,126

Non-Voted Debt

As of January 1, 2017 the City has \$86.8 million in non-voted general obligation bonding capacity (councilmanic) and presently has \$35 million of that amount uncommitted and available to use to finance projects. The City Council deliberates carefully before authorizing this method of financing as the City's existing operating revenues must be used for repayment.

Planning for Capital Facilities

The CFP is the element that makes the rest of the Comprehensive Plan come to life. By funding projects needed to maintain levels of service and for concurrency, the CFP helps shape the quality of life in Olympia. The requirement to fully finance the CFP provides a reality check for the vision of the Comprehensive Plan.

Planning for capital facilities is a complex task. First, it requires an understanding of future needs. Second, it must assess the various types of capital facilities that could be provided, and identify the most effective and efficient array of facilities to support the needed services. Finally, it must address how these facilities will be financed.

Planning what is needed is the first step. Planning how to pay for what is needed is the second step. Only so much can and will be afforded. Securing the most effective array of facilities in light of limited resources and competing demands requires coordination of the planned facilities and their implementation. It also requires a thorough understanding of the fiscal capacity of the City to finance these facilities. Financial planning and

implementation of capital facilities cannot be effectively carried out on an annual basis, since oftentimes the financing requires multi-year commitments of fiscal resources. As such, this plan is long-range in its scope. The CFP assumes receipt of outside granting assistance, and if grants are not received, projects may be delayed or pushed out. The CFP is a planning document, not a budget for expenditures.

Prioritization of the projects among programs is difficult; however prioritization between programs is more difficult. Which is more important, parks maintenance or street maintenance? Therefore, the Council established the following general guidelines for prioritizing Capital projects:

- Maintenance or general repair of existing infrastructure
- A legal or statutory requirement
- A continuation of multi-year projects (contractual obligations, etc.)
- Implementation of legislative (Council) goals and objectives
- Ability to leverage outside sources such as grants, mitigation, impact fees, low interest loans, etc
- An acquisition or development of new facilities

Debt Limitations

Olympia issues debt only to provide financing for essential and necessary capital projects. Through debt planning and the Capital Facilities Plan, the City integrates its capital projects. The services that the City determines necessary to its residents and visitors form the basis for all capital projects.

The goal of Olympia’s debt policy is to maintain the ability to provide high quality essential City services in a cost effective manner. Councilmembers weigh this goal against maintaining the ability to borrow at the lowest possible rates. The City uses the following guidelines before financing projects with long-term debt:

- Management staff and elected officials conservatively project the revenue sources to pay off the debt.
- The term of the debt will not exceed the useful life of the project.
- The benefits of the improvement must outweigh its costs, including the interest costs of financing.

State law limits bonded debt to 2.5% of assessed value of taxable property. Of this limit, up to 1.5% of assessed value of taxable property may be non-voter approved debt (councilmanic bonds). **However, the amount of non-voted, plus voter-approved, may not exceed the 2.5% of assessed value limit.**

	01/01/2017
Estimated Taxable Assessed Value	\$ 6,361,555,378
General Indebtedness <i>without</i> a Vote of the People:	
Legal Limit, 1.5% of Property Value:	95,423,330
G.O. Bond Liabilities	<u>(60,382,923)</u>
Remaining Non-voted Debt Capacity	<u>\$35,040,407</u>
General Indebtedness <i>with</i> a Vote of the People:	
Legal Limit, 2.5% of Property Value:	\$ 159,038,880
Outstanding Voted Debt	(11,850,000)
Outstanding Non-voted Debt	<u>(60,382,923)</u>
Remaining Voted Debt Capacity	<u>\$ 86,805,957</u>

In addition to the above limits, the City has debt authority with a vote of the people of 2.5% each for parks and utility purposes. Olympia has not accessed this authority.

The Capital Facilities Plan

What Are Capital Facilities and Why Do We Need to Plan for Them?

Capital facilities are all around us. They are the public facilities we all use on a daily basis. They are our public streets and transportation facilities, our City parks and recreation facilities, our public buildings such as libraries, fire stations, and community centers, our public water systems that bring us pure drinking water, and the sanitary sewer systems that collect our wastewater for treatment and safe disposal. Even if you don't reside within the City, you use capital facilities every time you drive, eat, shop, work, or play here.

While a CFP does not cover routine maintenance, it does include renovation and major repair or reconstruction of damaged or deteriorating facilities. Capital facilities do not usually include furniture and equipment. However, a capital project may include the furniture and equipment clearly associated with a newly constructed or renovated facility.

The planning period for a CFP is six years. Expenditures proposed for the first year of the program are incorporated into the Annual Budget as the Capital Budget (adopted in December of each year).

One of the most important aspects of the CFP process is that it is not a once-a-year effort, but an important ongoing part of the City's overall management process. New information and evolving priorities require continual review. Each time the review is carried out, it must be done comprehensively.

All of these facilities should be planned for years in advance to assure they will be available and adequate to serve all who need or desire to utilize them. Such planning involves determining not only where facilities will be needed, but when, and not only how much they will cost, but how they will be paid for. It is important to note that the CFP is a planning document that includes timeline estimates based on changing dynamics related to growth projections, project schedules, or other assumptions.

City of Olympia Capital Facilities

- Public Buildings
- Public Street Systems
- Public Parks
- Public Water Systems
- Public Sewer Systems

The State Growth Management Act and Its Effect on the Capital Facilities Planning Process

In response to the effect of unprecedented population growth on our State's environment and public facilities, the Washington State Legislature determined that "uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and wise use of our lands, pose a threat to the environment, sustainable economic development, and to the health, safety, and high quality of life enjoyed by the residents of this state," and that "it is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning." The State of Washington Growth Management Act (GMA) was adopted by the Legislative body in the early 1990s to address these concerns.

The GMA requires that all jurisdictions located within counties that (a) have a population of 50,000 or more people and have experienced a population increase of 10% or more over the last ten years, or (b) regardless of current population, have experienced a population increase of 20% or more over the last ten years, must write, adopt, and implement local comprehensive plans that will guide all development activity within their jurisdictions and associated Urban Growth Areas (UGA) over the next twenty years. Each jurisdiction is required to coordinate its comprehensive plan with the plans of neighboring jurisdictions, and unincorporated areas located within designated Urban Growth Areas must be planned through a joint process involving both the city and the county.

The GMA requires that comprehensive plans guide growth and development in a manner that is consistent with the following 13 State planning goals, plus a shoreline goal:

1. Encouragement of urban density growth within designated urban growth management areas.
2. Reduction of urban sprawl outside of designated urban growth management areas.
3. Encouragement of efficient transportation systems, including alternate systems of travel.
4. Encouragement of affordable housing availability to all economic segments.
5. Encouragement of economic development.
6. Just compensation for private property obtained for public use.
7. Timely processing of governmental permits.
8. Enhancement of natural resource-based industries and encouragement of productive land conservation.
9. Encouragement of open space retention for recreational opportunities and wildlife habitat.
10. Protection of the environment, including air and water quality.
11. Encouragement of citizen participation in the planning process.
12. Provision of adequate public facilities to support development without decreasing current service standards below locally established minimum standards.
13. Encouragement of the preservation of lands, sites, and structures that have historical or archaeological significance.
14. Protection of shorelines, including preserving natural character, protecting resources and ecology, increasing public access and fostering reasonable and appropriate uses.

The Capital Facilities Plan as an Element of Olympia’s Comprehensive Plan

The Growth Management Act requires inclusion of mandatory planning elements in each jurisdiction’s comprehensive plan, and suggests the inclusion of several optional elements. The mandatory elements required by the GMA are:

1. Six-year Capital Facilities Plan Element
2. Land Use Element
3. Housing Element
4. Utilities Element
5. Transportation Element
6. Rural Element (counties only)
7. Park and Recreation Element



Chart 2.1

Olympia’s Comprehensive Plan includes additional elements (Chart 2.1).

Concurrency and Levels-of-Service Requirements

The Growth Management Act requires jurisdictions to have capital facilities in place and readily available when new development occurs or a service area population grows. This concept is known as concurrency. Specifically, this means that:

1. All public facilities needed to serve new development and/or a growing service area population must be in place at the time of initial need. If the facilities are not in place, a financial commitment must have been made to provide the facilities within six years of the time of the initial need; and
2. Such facilities must be of sufficient capacity to serve the service area population and/or new development without decreasing service levels below locally established minimum standards, known as levels-of-service.

Levels-of-service are quantifiable measures of capacity, such as acres of park land per capita, vehicle capacity of intersections, or water pressure per square inch available for the water system. Minimum standards are established at the local level. Factors that influence local standards are citizen, City Council and Planning Commission recommendations, national standards, federal and state mandates, and the standards of neighboring jurisdictions.

The GMA stipulates that if a jurisdiction is unable to provide or finance capital facilities in a manner that meets concurrency and level-of-service requirements, it must either (a) adopt and enforce ordinances which prohibit approval of proposed development if such development would cause levels-of-service to decline below locally established standards, or (b) lower established standards for levels-of-service.

Determining Where, When, and How Capital Facilities Will Be Built

In planning for future capital facilities, several factors have to be considered. Many are unique to the type of facility being planned. The process used to determine the location of a new park is very different from the process used to determine the location of a new sewer line. Many sources of financing can only be used for certain types of projects. Therefore, this capital facilities plan is actually the product of many separate but coordinated planning documents, each focusing on a specific type of facility. Future sewer requirements are addressed via a sewer plan, parks facilities through a parks and recreation plan, urban trail facilities through an urban trails plan, etc.

Some capital facilities projects are not included in the Comprehensive Plan. Nonetheless, many of the projects are vital to the quality of life in Olympia. These projects meet the growth management definition of capital facilities but do not fall into one of the standard growth management chapters. The Farmers Market and City Hall are examples of this. In addition, the recommendations of local citizens, advisory boards, and the Olympia Planning Commission are considered when determining types and locations of projects. Chart 2.2 illustrates how the City’s Comprehensive Plan directly impacts the other plans, and ultimately the CFP. The various elements of the Comprehensive Plan affect the type and required capacities of capital facilities required.

Elements of Olympia’s Capital Facilities Plan

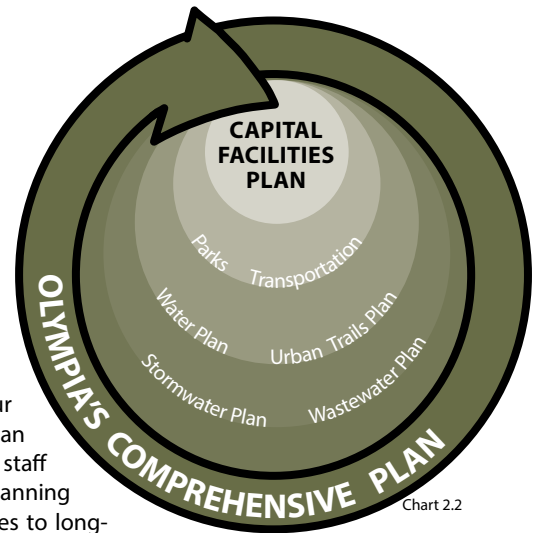


Chart 2.2

How Citizens Can Get Involved in the Capital Facilities Plan

The City of Olympia strives to create a CFP which truly responds to the needs of our community. Citizens, community groups, businesses, and other stakeholders can maximize the attention and consideration paid to their suggestions by working with staff and the Olympia Planning Commission to merge their suggestions into major City planning processes. Projects and policies are continually monitored and modified by updates to long-

term plans, usually via a public process with associated City boards and commissions. See the 2018-2023 Capital Facilities Plan Calendar of Events, on our website for public hearing dates.

Population Forecasts for Olympia's Urban Growth Management Area (UGMA)

The GMA mandates that capital facility plans be structured to accommodate projected population growth within a jurisdiction's UGMA planning area. The Thurston Regional Planning Council (TRPC) anticipates growth of roughly 17% in the City's population between 2010 and 2020, or from approximately 46,500 to 54,600 persons. The fastest growing parts of the City will continue to be the West and Southeast sides. Each of the capital project category sections of this CFP demonstrates how the facilities listed under that section have been planned to accommodate the additional growth.

Joint Projects and Projects by Other Jurisdictions

Several of the projects listed within this document will be undertaken jointly with other jurisdictions or agencies. A stormwater project, for instance, may address a drainage problem that ignores City or UGMA boundaries. A transportation project may involve the upgrading of a roadway that crosses in and out of the city and the county. On such projects, joint planning and financing arrangements have been detailed on the individual project's worksheet.

Thurston County has several "county only" parks or transportation projects planned within Olympia's unincorporated UGMA. Under the joint planning agreement established between the City and Thurston County, initial financing and construction of these projects falls under County coordination. County projects have been listed for reference purposes in the Project Funding Reports. For more detail, please refer to the Thurston County CFP.

Capital Facilities Not Provided by the City

In addition to planning for public buildings, streets, parks, trails, water systems, wastewater systems, and storm drainage systems, the GMA requires that jurisdictions plan for 1) public school facilities, 2) solid waste (garbage) collection and disposal facilities, and 3) wastewater treatment. These facilities are planned for and provided throughout the UGMA by the various school districts, the Thurston County Department of Solid Waste, and the LOTT Alliance, respectively. Additionally, Solid Waste may have capital costs for equipment that could be included in the CFP. The City of Olympia charges school impact fees on behalf of the Olympia School District. The District's CFP is included starting on page 137 of this document.

Early in 2000, the LOTT partners (Lacey, Olympia, Tumwater, and Thurston County) signed an agreement to provide a new governance structure to carry out a plan which anticipates development of additional treatment capacity for the LOTT partners through innovative wastewater reclamation and management facilities. The LOTT Wastewater Alliance functions as a regional agency providing wholesale wastewater resource treatment and management services in the public's interest. Therefore, the LOTT Alliance capital facilities are not included in this document.

What is Not Included in This CFP Document?

This Capital Facilities Plan does not provide a status update on previously funded capital projects still in progress. If the project is currently active and requires additional funding in the future, it is included in this plan. Otherwise, it is simply listed in the Active Project list in the Miscellaneous Reports section.

The Capital Facilities Plan - Funding Sources

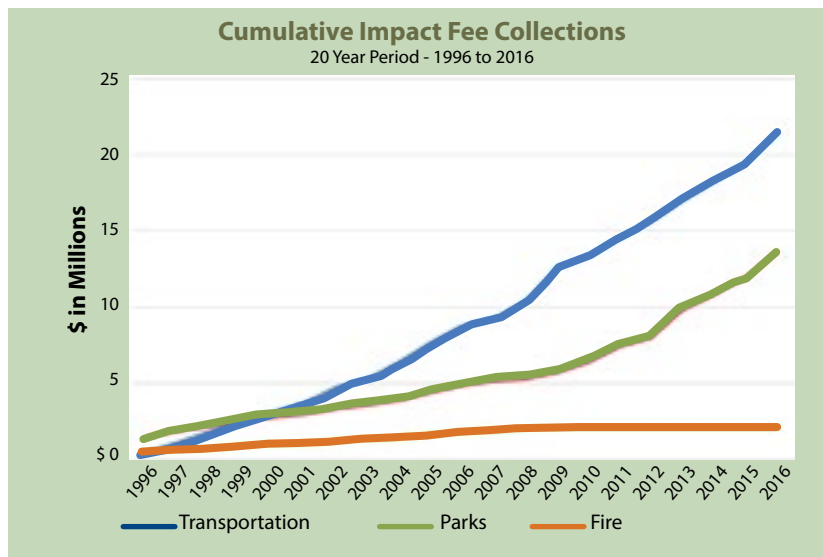
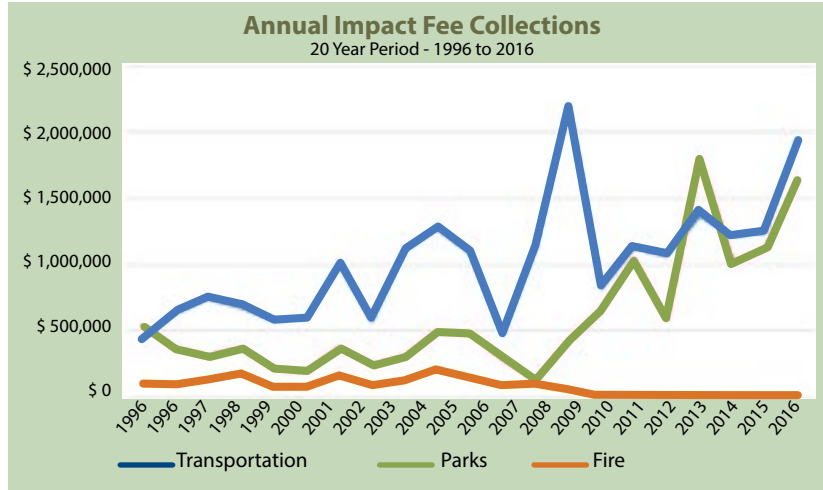
In an attempt to stretch the money as far as it will go, the CFP incorporates many different funding sources. Those sources may include current revenues, bonds backed by taxes or utility revenues, state and federal grants, special assessments on benefiting properties, as well as donations. A complete list of funding sources for the 2018-2023 is:

CFP Funding Sources	
Current Revenues	
<ul style="list-style-type: none"> Wastewater Rates Drinking Water Rates Storm & Surface Water Rates General Facilities Charges Non-Voted Utility Tax (1%) 	<ul style="list-style-type: none"> Voted Utility Tax (3%) Motor Vehicle Fuel Tax Interest Real Estate Excise Tax (REET) (0.5%)*
* REET funds must be spent on Parks or Transportation.	
Debt	
<ul style="list-style-type: none"> The City has \$86.8 million of voter-approved debt capacity. Of this, \$35 million may be issued by the Council without a vote of the people. 	<ul style="list-style-type: none"> Loans from State of Washington agencies Utility Revenue Bonds
Grants	
<ul style="list-style-type: none"> Federal Surface Transportation Program Funds State Transportation Improvement Board Funds Federal Community Development Block Grant 	<ul style="list-style-type: none"> Federal Highways Administration Washington State Department of Transportation State Recreation Conservation Office
Other	
<ul style="list-style-type: none"> Impact Fees (OMC 15.16) Transportation Benefit District fees SEPA Mitigation Fees 	<ul style="list-style-type: none"> Olympia Metropolitan Park District (OMPD)

Revenues Dedicated to the CFP

Impact Fees (OMC 15.16)

Impact Fees are one-time charges imposed on development activity to raise revenue for the construction or expansion of public facilities needed to serve new growth and development. Impact fees are assessed and dedicated primarily for the provision of additional roads and streets, parks, schools, and fire protection facilities. Currently the City does not collect Fire Impact Fees.



Impact Fee Rates

City

Single Family	2013	2014	2015	2016	2017
Parks	\$4,950	\$5,090	\$5,334	\$5,437	\$5,446
Transportation	\$2,608	\$2,654	\$2,688	\$2,913	\$3,498

Schools

Year	2013	2014	2015	2016	2017
Single Family	\$5,179	\$5,090	\$5,895	\$5,240	\$5,298
Multi Family	\$0	\$2,654	\$1,749	\$2,498	\$2,520
Downtown	\$0	\$0	\$0	\$0	\$0

Revenues Dedicated to the CFP (continued)

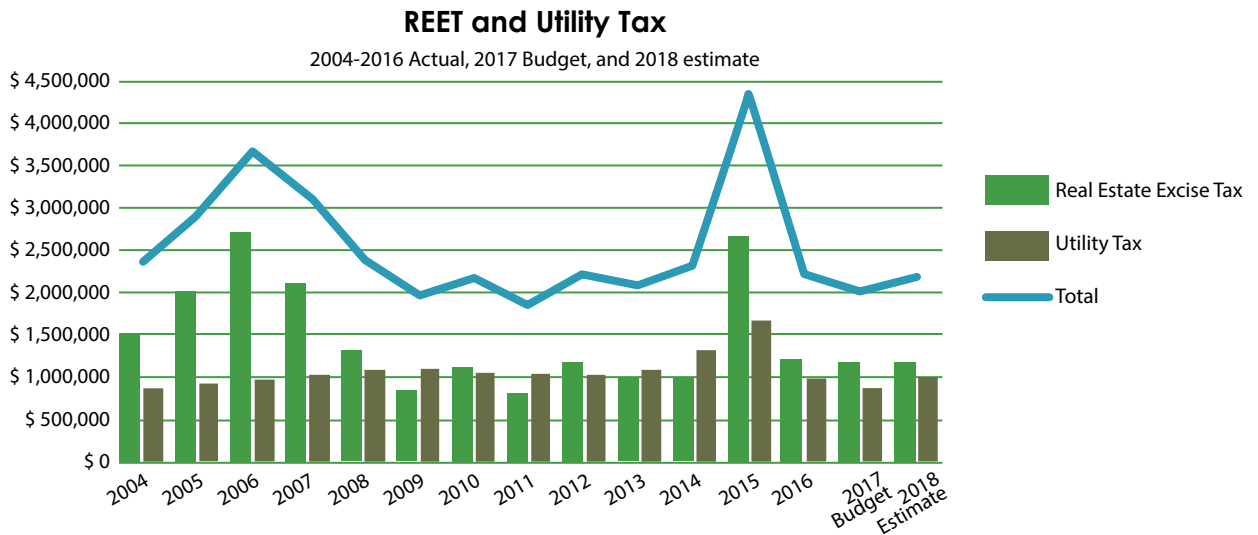
Real Estate Excise Tax (REET)

A tax upon the sale of all residential and commercial property within the City of Olympia at a rate of one-half of 1% of the purchase price. This tax is restricted by State law to Transportation and Parks capital projects. In 2011, the State Legislature authorized up to one-third of REET to be used for maintenance of existing capital projects. This provision expired December 31, 2016.

Generally, in Olympia this tax is used for capital transportation projects. For the 2016 CFP, the Council authorized \$307,400 for Percival Landing maintenance. All REET tax for 2016 was allocated to the Capital Program.

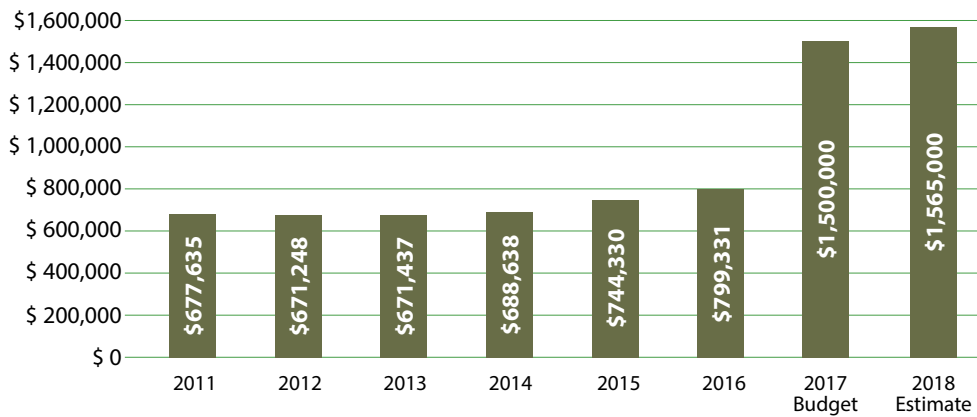
Utility Tax

Of the 6% Non-Voted Utility Tax upon electric, natural gas and telecommunications utilities, one-sixth (1% tax) is allocated by Council policy to the CFP. In addition all of the non-voted utility tax on cable TV is dedicated to the CFP. This tax is a general revenue and can be used for any purpose determined by the Council.



Transportation Benefit District (TBD) Revenue Collected

2011-2018



Transportation Benefit District (TBD) Revenue

These are gross revenues. Each year approximately \$10,000 is appropriated for operating expenses (audit, insurance, etc.) The net funds are dedicated to the CFP. In 2017 the fees increased from \$20 to \$40 per vehicle.

Calendar of Events	
Review Status of Existing Projects in CFP	April
Proposed CFP Projects due from Departments	May 1
Present Preliminary CFP to City Council	July 18
Planning Commission Public Hearing on Preliminary CFP (City and School District)	August 7 (Monday)
City Council Public Hearing and Discussion on Preliminary CFP	October 17
First Reading on Capital Budget	December 12
Second and Final Reading and Adoption of Operating and Capital Budgets	December 19

Project Funding Summary - General Government Projects

Project Funding Summary - General Government Projects: Parks

Parks Projects	Funding	2018	2019-2023	TOTAL
ADA Facility Upgrades	OMPD Funds	\$ 200,000	\$ 1,000,000	\$ 1,200,000
Community Park Expansion	Impact Fees	\$ 500,600	\$ 2,500,000	\$ 3,000,600
	SEPA Mitigation Fees	\$ 9,400	\$ -	\$ 9,400
	OMPD Funds	\$ -	\$ 1,000,000	\$ 1,000,000
Capital Asset Management Program	OMPD Funds	\$ 750,000	\$ 3,750,000	\$ 4,500,000
Neighborhood Park Development	Impact Fees	\$ 175,000	\$ 350,000	\$ 525,000
Open Space Acquisition and Development	Impact Fees	\$ 285,600	\$ 1,150,000	\$ 1,435,600
	SEPA Mitigation Fees	\$ 14,400	\$ -	\$ 14,400
Parks Bond Issue Debt Service	Voted Utility Tax	\$ 120,000	\$ 3,620,000	\$ 3,740,000
	OMPD Funds	\$ 243,000	\$ 727,000	\$ 970,000
Parks Land Acquisition	Voted Utility Tax	\$ 1,805,000	\$ 6,005,000	\$ 7,810,000
	Non-Voted Utility Tax	\$ 1,000,000	\$ 5,000,000	\$ 6,000,000
Percival Landing Major Maintenance and Reconstruction	OMPD Funds	\$ 658,000	\$ 2,766,000	\$ 3,424,000
Small Capital Projects	Impact Fees	\$ 3,000	\$ 75,000	\$ 78,000
	Total Parks	\$ 5,764,000	\$ 27,943,000	\$ 33,707,000

Funding Recap	Funding	2018	2019-2023	TOTAL
	Impact Fees	\$ 964,200	\$ 4,075,000	\$ 5,039,200
	Non-Voted Utility Tax	\$ 1,000,000	\$ 5,000,000	\$ 6,000,000
	OMPD Funds	\$ 1,851,000	\$ 9,243,000	\$ 11,094,000
	SEPA Fees	\$ 23,800	\$ -	\$ 23,800
	Voted Utility Tax	\$ 1,925,000	\$ 9,625,000	\$ 11,550,000
	Total Parks	\$ 5,764,000	\$ 27,943,000	\$ 33,707,000

Project Funding Summary - General Government Projects: Transportation

Transportation Projects	Funding	2018	2019-2023	TOTAL
Access and Safety Improvements	CIP Fund	\$ 100,000	\$ 500,000	\$ 600,000
Bike Improvements	CIP Fund	\$ 100,000	\$ 500,000	\$ 600,000
Pre-Design and Planning	Gas Tax	\$ 50,000	\$ 250,000	\$ 300,000
Sidewalks and Pathways	Stormwater Utility Rates (asphalt overlay)	\$ 150,000	\$ 750,000	\$ 900,000
	Voted Utility Tax - Sidewalks	\$ 950,000	\$ 4,750,000	\$ 5,700,000
	Voted Utility Tax - Parks	\$ 25,000	\$ 125,000	\$ 150,000
Street Repair and Reconstruction	CIP Fund	\$ 1,100,000	\$ 5,500,000	\$ 6,600,000
	Gas Tax	\$ 225,000	\$ 1,125,000	\$ 1,350,000
	Transportation Benefit District	\$ 1,500,000	\$ 7,500,000	\$ 9,000,000
Total Transportation		\$ 4,200,000	\$ 21,000,000	\$ 25,200,000

Funding Recap	Funding	2018	2019-2023	TOTAL
	CIP Fund	\$ 1,300,000	\$ 6,500,000	\$ 7,800,000
	Gas Tax	\$ 275,000	\$ 1,375,000	\$ 1,650,000
	Transportation Benefit District	\$ 1,500,000	\$ 7,500,000	\$ 9,000,000
	Storm Water Utility Rate	\$ 150,000	\$ 750,000	\$ 900,000
	Voted Utility Tax	\$ 975,000	\$ 4,875,000	\$ 5,850,000
Total Transportation		\$ 4,200,000	\$ 21,000,000	\$ 25,200,000

Project Funding Summary - General Government Projects: Transportation with Impact Fees

Transportation Impact Fee Projects	Funding	2018	2019-2023	TOTAL
2010 Transportation Stimulus Project Repayment	Impact Fees	\$ 435,613	\$ 2,181,863	\$ 2,617,475
Boulevard Road - Intersection Improvements (Program #0628)	Grant	\$ -	\$ -	\$ -
	Impact Fees	\$ 2,646,153	\$ -	\$ 2,646,153
Cain Road & North Street - Intersection Improvements (Program #0631)	Grant	\$ -	\$ 172,417	\$ 172,417
	Impact Fees	\$ -	\$ 226,271	\$ 226,271
Fones Road—Transportation (Program #0623)	Grant	\$ -	\$ 6,378,233	\$ 6,378,233
	Impact Fees	\$ -	\$ 8,370,449	\$ 8,370,449
Henderson Boulevard & Eskridge Boulevard - Intersection Improvements (Program # 0630)	Grant	\$ -	\$ 240,605	\$ 240,605
	Impact Fees	\$ -	\$ 315,756	\$ 315,756
Log Cabin Road Extension - Impact Fee Collection (Program #0616)	Grant	\$ -	\$ 216,231	\$ 216,231
	Impact Fees	\$ -	\$ 283,769	\$ 283,769
Wiggins Road and 37th Ave Intersection Improvements (Program # 0629)	Grant	\$ -	\$ 189,274	\$ 189,274
	Impact Fees	\$ -	\$ 248,393	\$ 248,393
US 101/West Olympia Access Project (Program #0627)	Grant	\$ -	\$ 2,761,611	\$ 2,761,611
	Impact Fees	\$ -	\$ 3,624,189	\$ 3,624,189
Total Transportation with Impact Fee		\$ 3,081,766	\$ 25,209,061	\$ 28,290,826

Funding Recap	Funding	2018	2019-2023	TOTAL
	Grant	\$ -	\$ 9,958,371	\$ 9,958,371
	Impact Fees	\$ 3,081,766	\$ 15,250,690	\$ 18,332,455
Total Transportation with Impact Fees		\$ 3,081,766	\$ 25,209,061	\$ 28,290,826

This CFP is only a planning document; it does not necessarily represent a budget for expenditures.

Project Funding Summary - General Government Projects: General Capital Facilities

General Capital Facilities Projects	Funding	2018	2019-2023	TOTAL
Building Repair and Replacement	CIP Fund	\$ 1,330,000	\$ 7,000,000	\$ 8,330,000
ADA Transition Plan and Projects	CIP Fund	\$ 180,000	\$ 500,000	\$ 680,000
Total General Capital Facilities		\$ 1,510,000	\$ 7,500,000	\$ 9,010,000

Funding Recap	Funding	2018	2019-2023	TOTAL
	CIP Fund	\$ 1,510,000	\$ 7,500,000	\$ 9,010,000
Total General Capital Facilities		\$ 1,510,000	\$ 7,500,000	\$ 9,010,000

Summary of Funding Sources for General Government Projects

Funding Sources	2018	2019-2023	TOTAL
CIP Fund	\$ 2,810,000	\$ 14,000,000	\$ 16,810,000
Gas Tax	\$ 275,000	\$ 1,375,000	\$ 1,650,000
Grant	\$ -	\$ 9,958,371	\$ 9,958,371
Impact Fees	\$ 4,045,966	\$ 19,325,690	\$ 23,371,655
Non-Voted Utility Tax	\$ 1,000,000	\$ 5,000,000	\$ 6,000,000
OMPD Funds	\$ 1,851,000	\$ 9,243,000	\$ 11,094,000
SEPA Fees	\$ 23,800	\$ -	\$ 23,800
Storm Water Utility Rate	\$ 150,000	\$ 750,000	\$ 900,000
Transportation Benefit District	\$ 1,500,000	\$ 7,500,000	\$ 9,000,000
Voted Utility Tax	\$ 2,900,000	\$ 14,500,000	\$ 17,400,000
Total General Government	\$ 14,555,766	\$ 81,652,061	\$ 96,207,826

Capital Improvement Plan (CIP) Revenues

CIP Revenues include 1% non-voted utility tax on gas, electric, and telephone utilities plus 6% utility tax on Cable TV. CIP revenues also include REET and interest.

CIP Revenues

ANNUAL PROJECTION:	2017 Budget	2018 Budget
Non-Voted Utility Tax		
(1%) Gas/Electric/Telephone	\$380,000	\$-
(6%) Cable TV	\$1,130,000	\$1,130,000
Real Estate Excise Tax (REET)	\$1,200,000	\$1,200,000
General Fund Contribution	\$-	\$445,000
Interest	\$-	\$35,000
Total	\$2,710,000	\$2,810,000
ONE TIME REVENUE:	2017 Budget	2018 Budget
Real Estate Excise Tax - Fund Balance	\$831,800	\$-
CIP - Fund Balance	\$59,730	\$-
Total	\$891,530	\$-
Amount available for 2018 Appropriations	\$3,601,530	\$2,810,000

This CFP is only a planning document; it does not necessarily represent a budget for expenditures.

Project Funding Summary - Utilities Projects

Project Funding Summary - Utilities Projects: Drinking Water

Drinking Water Projects	Funding	2018	2019-2023	TOTAL
Asphalt Overlay Adjustments—Water (Program # 9021)	Rates	\$ 12,000	\$ 60,000	\$ 72,000
Groundwater Protection—Water (Program #9701)	Rates	\$ 413,000	\$ 36,000	\$ 449,000
Infrastructure Pre-Design and Planning—Water (Program #9903)	Rates	\$ 24,000	\$ 120,000	\$ 144,000
Reclaimed Water (Program #9710)	Rates	\$ -	\$ 113,000	\$ 113,000
Small Diameter Water Pipe Replacement—Water (Program #9408)	Rates	\$ 563,000	\$ 2,815,000	\$ 3,378,000
Transmission and Distribution Projects—Water (Program #9609)	General Facility Charges	\$ 186,000	\$ 1,409,750	\$ 1,595,750
	Rates	\$ 1,504,000	\$ 11,538,250	\$ 13,042,250
Water Source Development and Protection (Program #9700)	General Facility Charges	\$ 20,000	\$ 3,744,000	\$ 3,764,000
	Rates	\$ 20,000	\$ 100,000	\$ 120,000
Water Storage Systems (Program #9610)	Rates	\$ 2,809,000	\$ 1,416,000	\$ 4,225,000
Water System Planning (Program #9906)	General Facility Charges	\$ -	\$ 169,000	\$ 169,000
	Rates	\$ -	\$ 169,000	\$ 169,000
Total Drinking Water		\$ 5,551,000	\$ 21,690,000	\$ 27,241,000

Project Funding Summary - Utilities Projects: Wastewater

Wastewater Projects	Funding	2018	2019-2023	TOTAL
Asphalt Overlay Adjustments - Sewer (Program #9021)	Rates	\$ 12,000	\$ 60,000	\$ 72,000
Infrastructure Predesign and Planning - Sewer (Program #9903)	Rates	\$ 42,000	\$ 210,000	\$ 252,000
Lift Stations—Sewer (Program #9806)	General Facility Charges	\$ -	\$ 1,510,750	\$ 1,510,750
	Rates	\$ 486,000	\$ 1,159,250	\$ 1,645,250
Onsite Sewage System Conversions - Sewer (Program #9813)	General Facility Charges	\$ 359,000	\$ 1,795,000	\$ 2,154,000
Replacement and Repair Projects - Sewer (Program #9703)	Rates	\$ 1,001,000	\$ 2,703,000	\$ 3,704,000
Sewer System Planning - Sewer (Program #9808)	Rates	\$ 57,000	\$ 285,000	\$ 342,000
Total Wastewater		\$ 1,957,000	\$ 7,723,000	\$ 9,680,000

Project Funding Summary - Utilities Projects: Stormwater

Stormwater Projects	Funding	2018	2019-2023	TOTAL
Aquatic Habitat Improvements - Stormwater (Program #9024)	Rates	\$ 266,000	\$ 1,330,000	\$ 1,596,000
Flood Mitigation & Collection - Stormwater (Program #9028)	General Facility Charges	\$ -	\$ 2,687,000	\$ 2,687,000
	Rates	\$ 733,700	\$ 5,068,600	\$ 5,802,300
Infrastructure Pre-Design & Planning - Stormwater (Program #9903)	Rates	\$ 175,000	\$ 375,000	\$ 550,000
Water Quality Improvements - Stormwater (Program #9027)	Rates	\$ 150,000	\$ 760,000	\$ 910,000
	Storm Water Utility Grant	\$ 450,000	\$ 2,280,000	\$ 2,730,000
Total Stormwater		\$ 1,774,700	\$ 12,500,600	\$ 14,275,300

Additionally: Included in the Transportation Section are Projects funded by transfers from the Stormwater Utility as follows:

Project	Funding	2018	2019-2023	TOTAL
Sidewalks and Pathways—Transportation Section	Stormwater Utility Rates	\$ 150,000	\$ 750,000	\$ 900,000
	Total	\$ 150,000	\$ 750,000	\$ 900,000

This CFP is only a planning document; it does not necessarily represent a budget for expenditures.

Summary of Funding Sources for Utilities Projects

Funding Sources	2018	2019-2023	TOTAL
General Facilities Charges	\$ 565,000	\$ 11,315,500	\$ 11,880,500
Rates	\$ 8,267,700	\$ 28,318,100	\$ 36,585,800
Storm Water Utility Grant	\$ 450,000	\$ 2,280,000	\$ 2,730,000
Total Utilities	\$ 9,282,700	\$ 41,913,600	\$ 51,196,300

Combined Summary of Funding Sources for Both General Government and Utilities Projects

Funding Sources	2018	2019-2023	TOTAL
CIP Fund	\$ 2,810,000	\$ 14,000,000	\$ 16,810,000
Gas Tax	\$ 275,000	\$ 1,375,000	\$ 1,650,000
General Facilities Charges	\$ 565,000	\$ 11,315,500	\$ 11,880,500
Grant	\$ -	\$ 9,958,371	\$ 9,958,371
Impact Fees	\$ 4,045,966	\$ 19,325,690	\$ 23,371,655
Non-Voted Utility Tax	\$ 1,000,000	\$ 5,000,000	\$ 6,000,000
OMPD Funds	\$ 1,851,000	\$ 9,243,000	\$ 11,094,000
Rates	\$ 8,267,700	\$ 28,318,100	\$ 36,585,800
SEPA Fees	\$ 23,800	\$ -	\$ 23,800
Storm Water Utility Grant	\$ 450,000	\$ 2,280,000	\$ 2,730,000
Storm Water Utility Rate	\$ 150,000	\$ 750,000	\$ 900,000
Transportation Benefit District	\$ 1,500,000	\$ 7,500,000	\$ 9,000,000
Voted Utility Tax	\$ 2,900,000	\$ 14,500,000	\$ 17,400,000
Total	\$ 23,838,466	\$ 123,565,661	\$ 147,404,126

This CFP is only a planning document; it does not necessarily represent a budget for expenditures.

County Funded Projects in Olympia Urban Growth Area

Project	2018	2019-2023	Total
Buildings			
County Wide Security Upgrade	\$0	\$1,250,000	\$1,250,000
Potential Consolidated Sheriff/Training/Patrol Facility	\$0	\$8,000,000	\$8,000,000
Special Projects (Major Maintenance/Repairs)	\$885,000	\$3,900,000	\$4,785,000
Courthouse Air System Major Maintenance	\$200,000	\$0	\$200,000
Courthouse Building #1 Infrastructure Improvements	\$0	\$325,000	\$325,000
Courthouse Building #1 Security Projects	\$60,000	\$0	\$60,000
Courthouse Building #2 Infrastructure Improvements	\$150,000	\$225,000	\$375,000
Courthouse Building #2 Secured Entrance Project	\$0	\$1,000,000	\$1,000,000
Courthouse Building #3 Infrastructure Improvements	\$275,000	\$300,000	\$575,000
Courthouse Building #4 Infrastructure Improvements	\$0	\$250,000	\$250,000
Courthouse Building #4 Security Projects	\$60,000	\$0	\$60,000
Courthouse Building #5 Security Projects	\$0	\$350,000	\$350,000
Courthouse Building #6 Security Projects	\$0	\$250,000	\$250,000
Courthouse Buildings #2 & #3 Security Projects	\$60,000	\$0	\$60,000
Courthouse Campus Geotechnical Report	\$0	\$150,000	\$150,000
Courthouse Mansard Roof Major Maintenance	\$0	\$200,000	\$200,000
Courthouse Project	\$200,000	\$199,700,000	\$199,900,000
Courthouse Secured Entrance Project	\$0	\$3,000,000	\$3,000,000
Emergency Services Center HVAC Replacement Project	\$0	\$250,000	\$250,000
Emergency Services Center Roof Replacement Project	\$0	\$350,000	\$350,000
Energy Saving - Air Handling Systems, LED Lighting & Solar Panels	\$0	\$500,000	\$500,000
Energy Savings - Automation & Metering Solutions	\$0	\$325,000	\$325,000
McLane Property Improvements	\$10,000	\$0	\$10,000
Public Health Building Improvement Project	\$75,000	\$175,000	\$250,000
Storm and Surface Water Utility			
Donelly Drive - Infiltration Gallery	\$0	\$467,000	\$467,000
Stuart Place - Conveyance & Treatment	\$0	\$335,000	\$335,000
Woodard Creek Retrofit - Site 11	\$145,000	\$330,000	\$475,000
Roads and Transportation			
Evergreen Parkway/Mud Bay Rd Interchange Improvements (61161)	\$0	\$50,000	\$50,000
Parks			
Chehalis Western Trail Improvements	\$175,000	\$475,000	\$650,000
Total:	\$2,295,000	\$222,157,000	\$224,452,000

What Are We
Building in 2018?







What Are We Building in 2018?

The following projects are what the City will be building in 2018. These projects are past the planning and design phase and are “shovel ready.” You should expect to see construction or land acquired. Some projects begin construction in 2018 and are a one-year project, whereas other projects run longer than one year and are therefore considered major projects. We think it is important to list single-year and multiple-year projects so that our citizens are aware of the projects taking place with their dollars.

You will not find all of these projects listed in the project sections of the 2018-2023 Capital Facilities Plan (CFP) as some of them may have already been appropriated in previous budget years. These projects are marked with an asterisk (*). Only new projects or projects that need additional funds will be listed in the current CFP.

It is important to remember that for many projects, it takes a number of years to get to the construction phase. This is because rights-of-way may need to be purchased, environmental reviews are necessary, and/or engineering design work needs to be completed. These are only a few examples of what takes place before a project begins actual construction. So while the following projects are what is under construction and/or acquired in 2018, a lot of work is under way behind the scenes on several other future projects.

Parks, Arts and Recreation	Total Project Cost	Estimated Construction/ Acquisition Start Date	Estimated Construction/ Acquisition Completion Date
Percival Landing Bulkhead Replacement Construct a sheet pile bulkhead along Water Street and 4th Avenue.	\$3,000,000	2018	2019
Woodruff Park Sprayground and Shelter Construct a sprayground, shelter, accessible parking and walkways, and remodel an existing park restroom to be ADA accessible.	\$1,067,000	2018	2018
Capital Asset Management Program Complete projects at Priest Point Park to replace: Shelter #2, Restroom #2, Upper Loop Shelters, and the Garden Kiosk roofs.	\$750,000	2018	2018

Transportation	Total Project Cost	Estimated Construction/ Acquisition Start Date	Estimated Construction/ Acquisition Completion Date
Morse Merryman and Boulevard Road Roundabout Improve the safety of this intersection and reduce congestion with a roundabout, sidewalks, bike lanes, landscaping and lighting.	\$6,065,830	2017	2018
Street Preservation Chipseal and Asphalt Paving Treatment on various roads throughout the City to extend the life of the pavement and delay the need to replace streets.	\$1,282,000	2018	2018

Drinking Water	Total Project Cost	Estimated Construction/ Acquisition Start Date	Estimated Construction/ Acquisition Completion Date
Boulevard Reservoir Coatings (Interior / Exterior) * This project provides for the recoating of the existing steel storage reservoir on the inside and outside to prolong service life and enhance water quality by preventing rust and corrosion.	\$650,000	2018	2018
Elliot Reservoir Seismic Retrofit Construction This project will complete recommended seismic retrofits to the Elliot Reservoir. Improvements will include interior column wrapping, dowels to tie roof slab to perimeter walls, and perimeter retaining wall.	\$1,240,000	2018	2019
Fir Street #1 and #2 Reservoirs Seismic Retrofit Construction This project will complete recommended seismic retrofits to Fir Street Reservoirs. Improvements will include the addition of perimeter walls with reinforcing cables and the addition of collars on the interior columns.	\$1,427,000	2018	2019
Ground Water Monitoring Wells* This project will drill 12 new additional groundwater monitoring wells within the capture zones to provide advance warning of any water quality issues that could impact the City's drinking water sources.	\$428,000	2017	2018

*You will not find all of these projects listed in the project sections of the 2018-2023 Preliminary Capital Facilities Plan (CFP) as some of them may have already been appropriated in previous budget years.

Drinking Water	Total Project Cost	Estimated Construction/ Acquisition Start Date	Estimated Construction/ Acquisition Completion Date
Kaiser Road Water Main Extension* This project will install a new 12-inch water main from the LOTT sewer lift station to Evergreen Park Drive, increasing service reliability to the Evergreen State College area.	\$814,000	2018	2019
Kenyon Ross Intertie and Otis Street Pressure Reducing Valve (PRV) This project will install an important intertie and a PRV station needed to improve service redundancy and enhance water quality.	\$225,000	2018	2018
Log Cabin Reservoir and Transmission Main* Construction of a new storage tank and transmission main in Zone 417, located south of Morse Merryman Road and east of the Boulevard Storage Tank to address storage deficiencies in Zone 417.	\$11,800,000	2017	2019
McCormick Valve House* This will replace the original pipes and valves installed when the Fir Street tanks were constructed in 1935. This project will be completed in conjunction with construction of the Fir Street #1 and #2 Reservoirs Seismic Retrofits.	\$200,000	2018	2019
West Bay Booster Station and Electrical Upgrade* Replace existing pumps, electrical components, and associated equipment that are past their useful life. The last major upgrades of the station was in 1997.	\$670,000	2017	2018

Wastewater	Total Project Cost	Estimated Construction/ Acquisition Start Date	Estimated Construction/ Acquisition Completion Date
East Bay Marina Force Main Relocation* Install a new section of force main to relocate all or a portion of the existing 4-inch PVC sewer force main currently threatened by bank erosion, in order to mitigate the potential for a wastewater spill into the Puget Sound.	\$150,000	2017	2018
Water Street Generator Install an on-site emergency generator for the lift station.	\$400,000	2018	2018

Storm and Surface Water	Total Project Cost	Estimated Construction/ Acquisition Start Date	Estimated Construction/ Acquisition Completion Date
Ascension and 4th Avenue Stormwater Facility This project will design and construct a stormwater facility on City-owned land between 4th and Ascension Avenues. It will provide flow control and water quality treatment to runoff generated from existing developed areas.	\$290,000	2018	2019
Cooper Point and Black Lake Conveyance Design This project will evaluate the feasibility and present a cost effective design for increasing the capacity of an extensive Westside stormwater conveyance system serving approximately 700 acres of development. The project will perform design work to evaluate options and design conveyance to reduce the potential for flooding of the Cooper Point Road and Black Lake Boulevard intersection.	\$500,000	2016	2018

*You will not find all of these projects listed in the project sections of the 2018-2023 Preliminary Capital Facilities Plan (CFP) as some of them may have already been appropriated in previous budget years.

Storm and Surface Water	Total Project Cost	Estimated Construction/ Acquisition Start Date	Estimated Construction/ Acquisition Completion Date
<p>Harrison Avenue Water Quality Retrofit</p> <p>The project will provide water quality treatment for runoff from Harrison Avenue between West Bay Drive and Milroy Street. The Harrison Avenue drainage basin is tributary to Budd Inlet and comprises more than 20 acres zoned predominately high-density corridor. Subject to grant funding from Ecology.</p>	\$534,000	2017	2018
<p>Neighborhood Low-Impact Development Design</p> <p>This project will evaluate several locations for stormwater retrofit using low impact development best management practices such as bioretention/ rain gardens. Focus will be given to neighborhood centers identified in the City's Comprehensive Plan. Subject to grant funding from Ecology.</p>	\$150,000	2017	2018
<p>Sea Level Rise Response Plan</p> <p>In collaboration with the LOTT Clean Water Alliance and the Port of Olympia, this project will develop a formal community plan that prioritizes investments for best responding to sea level rise, while protecting downtown economic, social and environmental values. The plan will identify funding needs and sources, implementation schedules and responsibilities.</p>	\$100,000	2017	2018
<p>Union Avenue Water Quality Retrofit</p> <p>This project would construct a stormwater treatment facility near Union Avenue and Cherry Street to treat runoff from portions of Union Avenue and Jefferson Street. This project will remove sediment and debris from runoff prior to discharge to Moxlie Creek. Subject to grant funding from Ecology.</p>	\$ 600,000	2018	2019

New & Completed projects





New Projects

How do we define “new” projects? Capital facilities projects are considered new when (1) funding is requested for the first time, or (2) when a project appeared in the CFP more than three years ago, was removed and is now being added back.

New Projects: Parks, Arts and Recreation

ADA Facility Upgrades

Project Description:

This program will provide ADA upgrades to park facilities.

Anticipated Result:

Over time all Olympia park facilities will be ADA accessible.

Aquatic Center Feasibility Study

Project Description:

Development of an aquatic center feasibility study to determine preferred locations, features of the aquatic center, costs, and potential partnerships.

Anticipated Result:

Identification of potential partnerships, as well as the best location and features for an aquatic center in Olympia.

Athletic Field Community Park Master Plan & Design

Project Description:

Development of a master plan and the designs for an athletic field complex.

Anticipated Result:

A master plan and designs for an athletic field complex at a community park.

Cultural & Historical Resource Survey

Project Description:

Professional survey of Priest Point Park to help determine its broader cultural significance and identify potential locations of cultural, archaeological, and historic sites, resulting in cultural resource management recommendations.

Anticipated Result:

This project will result in a go-to resource for Parks staff and the City Historic Preservation Officer to support informed and inclusive planning, public access management, and other environmental stewardship activities.

Dog Park Site Selection & Concept Plan

Project Description:

Analysis of park sites suitable for a dog park and preparation of a concept plan.

Anticipated Result:

Determination of the preferred location for a dog park and a concept plan that can be used for grant applications.

LBA Woods Interim Improvements

Project Description:

This project may include improvements to the trails, removal of unnecessary fencing, the addition of trail signage, and other minor improvements.

Anticipated Result:

Enhance the usability and experience of the Woods for park users.

Off-road Bike Park

Project Description:

Determination of preferred location for an off-road bike park, as well as design and construction of trails, a restroom, parking area and entry kiosk.

Anticipated Result:

Design and construction of an off-road mountain biking park.

Sprayground #2 (2018-2019 Grant Match)

Project Description:

Add a sprayground amenity to a neighborhood park to address an emerging recreation need for water play.

Anticipated Result:

Creation of a new recreational activity in a neighborhood park and reduced pressure on the use of Heritage Fountain and the sprayground at Woodruff Park.

New Projects: Transportation

Bike Corridors

Project Description:

Bike corridors are low-volume streets improved for bicycle travel.

Anticipated Result:

The Southeast to Downtown Route will connect Sylvester Park to the I-5 bike path at Chestnut Street. The Westside Route will connect the northwest and southwest neighborhoods on Thomas, Plymouth and Decatur.

Small Bike Projects

Project Description:

These projects make small improvements to and fill gaps in the bicycle facility network.

Anticipated Result:

One project will widen the shoulders through the curve where Division Street becomes 28th Avenue to provide a minimum of 5 feet for bike lanes in each direction. The Lakeridge Drive Project will re-stripe the street to include a bike lane in the uphill direction.

New Projects: Drinking Water

Briggs Well Design/Construction

Project Description:

This project will design/Construct a new groundwater supply well in the Briggs Urban Village Area to supply Zone 338 with an additional anticipated 30 gallons per minute of source capacity.

Anticipated Result:

Develop design drawings and specifications suitable for contractor bidding and project construction. Once constructed bring enhanced supply redundancy and reliability for Zones 417 and 338.

Eastside Street and Henderson Boulevard Water Main Extension Design/Construction

Project Description:

This project will design and construct over 3,500 feet of new 16-inch water main to replace an existing 10-inch pipe that presents a bottleneck in the Zone 264 distribution system.

Anticipated Result:

Develop design drawings and specifications suitable for contractor bidding and project construction. Once constructed remove a system bottleneck to enhance system redundancy and reliability.

Elliot Reservoir Seismic Retrofit Construction

Project Description:

This project will complete recommended seismic retrofits to the Elliot Reservoir.

Anticipated Result:

Provide structural improvements including interior column wrapping, dowels to tie roof slab to perimeter walls, and perimeter retaining wall.

Fir Street #1 and #2 Reservoirs Seismic Retrofit Construction

Project Description:

This project will complete recommended seismic retrofits to Fir Street Reservoirs.

Anticipated Result:

Provide structural improvements including the addition of perimeter walls with reinforcing cables and the addition of collars on the interior columns.

Hoffman Court Reservoir Coating Replacement Design/Construction

Project Description:

This project will design and provide an updated cost estimate for the Hoffman Court Reservoir Coating Replacement planned for 2019.

Anticipated Result:

Develop design plans and specifications suitable for contractor bidding and project construction. Prolong Hoffman Reservoir service life and protect water quality by preventing rust and corrosion.

Hoffman Well Treatment Design/Construction

Project Description:

This project will design and construct hypo-chlorination and iron/manganese removal treatment facilities for the Hoffman Well 3.

Anticipated Result:

Develop design plans and specifications suitable for contractor bidding and project construction. Provide treatment processes needed to produce high quality water from the Hoffman Well 3 source.

Kenyon Ross Inter tie and Otis Street Pressure Reducing Valve (PRV)

Project Description:

This project will install an important inter-tie and a PRV station.

Anticipated Result:

Provide needed service redundancy and enhance water quality.

New Projects: Wastewater

Water Street Lift Station Generator Construction

Project Description:

Provide a new on-site emergency generator for the lift station.

Anticipated Result:

Installation of a new emergency generator will reduce O&M costs, enhance station reliability, and mitigate the risk of sewage spills into the Puget Sound.

Side Sewer Repairs

Project Description:

Historically, Wastewater Utility customers have owned the sewer lateral from the building to the sewer main. A change in City policy now provides an opportunity for the City to take ownership of a lateral from the property line to the main, if there is a clean-out installed at the property line. This project will fund anticipated repairs to sewer laterals in the right of way based on this change.

Anticipated Result:

The project may fund repairs of City-owned laterals within the right of way that were previously too expensive or difficult for customers to undertake.

Southeast Area STEP Conversions

Project Description:

This project may fund efforts to convert customers from STEP systems to gravity sewer service in the southeast.

Anticipated Result:

Decreasing the number of STEP systems in operation reduces O&M costs and may limit the potential for sewer spills on customer property.

New Projects: Storm and Surface Water

Ascension and 4th Avenue Pond

Project Description:

This project will construct a stormwater pond on City-owned land between 4th and Ascension

Anticipated Result:

This is a retrofit project that will provide flow control to reduce flooding downstream stormwater conveyance system and water quality treatment to improve conditions in Schneider Creek.

Sea Level Rise Response Plan

Project Description:

In collaboration with the LOTT Clean Water Alliance and the Port of Olympia, this project will develop a formal community plan that prioritizes strategies and investments for best responding to sea level rise, while protecting downtown economic, social and environmental values.

Anticipated Result:

The plan will identify needed actions, estimated costs and resources, implementation schedules and responsibilities for addressing sea level rise in downtown.

Union Avenue Water Quality Retrofit

Project Description:

This project would construct a stormwater treatment facility near Union Avenue and Cherry Street to treat runoff from portions of Union Avenue and Jefferson Street.

Anticipated Result:

This project will remove sediment and debris from runoff and improve water quality in Moxlie Creek and Budd Inlet.

Completed Projects

How do we define “completed” projects? Completed projects are those that were completed during the prior year. In this 2018 CFP, it refers to projects that were completed in 2017.

Completed Projects: Parks, Arts and Recreation

Capital Asset Management Program

Project Description:

Completed the following major maintenance projects: Friendly Grove tennis court repaint, Priest Point Park restrooms #1 and #3 roof replacements, Priest Point Park office remodel, Olympia Center alley repave and Priest Point Park Ellis Cove Trail evaluation and design.

End Result:

Maintain existing park infrastructure.

Kaiser Woods Building Demolition and Site Stabilization Plan

Project Description:

Demolish two single family homes, provide interim signage, hazard tree evaluation, noxious weed removal, minor trail improvement and debris removal.

End Result:

Undeveloped park will be safer for informal public use.

Land Acquisition and Donations

Project Description:

Purchased 59 acres of land known as “Bentridge”, adjacent to LBA Park and 1.61 acres off West Bay Drive. Accepted donations of 4.43 acres of land along the Olympia Woodland Trail.

End Result:

Increase of 65.04 acres of park land.

LBA Woods (Morse-Merryman Site) Site Stabilization Plan

Project Description:

Provide interim signage, hazard tree evaluation, noxious weed removal, minor trail improvement and debris removal.

End Result:

Undeveloped park will be safer for informal public use.

Margaret McKenny Park Playground

Project Description:

Construct new playground and other park improvements at Margaret McKenny Park.

End Result:

Adds a complete playground at the neighborhood park.

Percival Landing Bulkhead Design

Project Description:

Completed the design for a new sheet pile bulkhead along Water Street and 4th Avenue.

End Result:

The Landing, roadways and utilities will be protected from slope failure and provide the foundation for the next phase of Percival Landing rehabilitation.

Restroom ADA Upgrades

Project Description:

ADA upgrades to Percival West restroom and LBA Park restroom.

End Result:

Upgrades one restroom at Percival West into a 24-hour ADA restroom. LBA upgrade will replace all fixtures and plumbing in the lower restroom to meet ADA.

Stevens Field Synthetic Turf Installation

Project Description:

Install synthetic turf infield at Stevens Field Ballfield #1.

End Result:

The synthetic surface will enhance player safety, reduce rain-outs, extend the playing season, and reduce infield maintenance costs.

Completed Projects: Parks, Arts and Recreation

WSDOT/OWT Dog Run Concept Plan

Project Description:

The dog run concept is new. It will be located between the OWT and I-5 bikepath on land the City proposes to lease on a long-term basis from WSDOT.

End Result:

A concept plan for a dog run at the Olympia Woodland Trail.

Yauger Ballfield Lighting Replacement

Project Description:

Replace the light poles and lights at fields #2 and #3 at Yauger Park.

End Result:

Replace wooden poles that are at the end of their useful life and provide a more consistent lighting of the field surfaces with the installation of new poles and lighting fixtures.

Completed Projects: Transportation

2017 Crack Sealing Project

Project Description:

Seal roadway pavement cracks throughout the City.

End Result:

Sealed cracks in the road surface in order to preserve the integrity of the pavement and provide a seal so that moisture cannot penetrate the crack and then freeze, causing the crack to widen and deepen.

2017 Pavement Preservation

Project Description:

Restored the pavement surface condition and extended the life of the roadways by applying a chip seal application and asphalt resurfacing.

End Result:

Improvements to the roadway surface condition and new striping on streets throughout the City.

Pacific Avenue Pedestrian Crossings

Project Description:

Improved the crossings of Pacific Avenue at Lansdale Road and Devoe Street.

End Result:

The crossing islands help pedestrians cross half the street at a time. Flashing beacons raise driver awareness of crossing pedestrians.

Quince Street Sidewalk

Project Description:

A sidewalk from Miller Avenue to Reeves Middle School.

End Result:

This improvement helps students walk to school and residents walk for recreation and transportation.

4th Avenue Bridge Railing Repair

Project Description:

Made repairs to the bridge railing.

End Result:

The cracking and spalling of the railing has been eliminated preventing future structural damage.

Pedestrian Crossing Flashing Beacons

Project Description:

Replace older in-pavement crosswalk lights with flashing beacon systems at nine locations Citywide.

End Result:

The beacons systems are more durable and reliable and therefore more effective at raising driver awareness of pedestrians trying to cross the street.

Completed Projects: General Facilities

Washington Center for the Performing Arts

<p>Project Description: Repair and replace the failed HVAC system, including new controls.</p>	<p>End Result: Provide cooling to the Washington Center for the Performing Arts.</p>
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Maintenance Center Feasibility Study

<p>Project Description: Evaluate rebuilding/remodeling a new Public Works/Parks Maintenance Center.</p>	<p>End Result: Determine the facility and property needs and provide planning level construction cost estimates.</p>
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Completed Projects: Drinking Water

AC Pipe Replacement – Boulevard Roundabout at Morse-Merryman Road

<p>Project Description: Replace asbestos cement water main in conjunction with roundabout project at Morse-Merryman and Boulevard Roads.</p>	<p>End Result: New water main was installed in advance of roadway project to enhance system reliability, minimize operation and maintenance costs, and limit future road disturbance.</p>
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Fones Road Booster Station Replacement

<p>Project Description: Build a new booster pump station to replace existing pumps, electrical components, and associated equipment that are past their useful life.</p>	<p>End Result: Replacement booster pump station enhanced system reliability, improved work safety, and reduced operation and maintenance costs.</p>
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McAllister Wellfield Corrosion Control Treatment

<p>Project Description: Construct aeration towers at the Meridian Reservoirs.</p>	<p>End Result: Raised the pH of McAllister Wellfield water to meet Federal and State safe drinking water standards.</p>
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Small Diameter and AC Pipe Replacement

<p>Project Description: Replaced AC mains associated with a high frequency of repairs and excessive water outages. Replaced many small diameter pipes associated with low water pressure and flow (commonly galvanized lines that corrode on the inside.)</p>	<p>End Result: Improved system reliability and performance while mitigating the risk and associated cost of water main failure.</p>
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Completed Projects: Wastewater

Ensign Road Generator

Project Description:

Installed on-site emergency generator at the lift station.

End Result:

Decreased operations and Maintenance costs, enhanced station reliability, and reduced potential for sewage spills.

Water Street Soil Investigation and Cleanup

Project Description:

Sampling and analysis of soil from the lift station property.

End Result:

Funded soil investigation efforts associated with the lift station property.

Completed Projects: Storm and Surface Water

Downtown Flood Mitigation

Project Description:

Modified the stormwater conveyance system in 7th Avenue.

End Result:

Reduced the risk of flooding and effort needed to prevent flooding in the area between 5th Avenue and 7th Avenue and Water Street and Columbia Street.

Port of Olympia Stormwater Separation

Project Description:

City and Port of Olympia stormwater drainage systems were separated.

End Result:

Jurisdictional stormwater management responsibilities are delineated and City streets are better protected from flooding from backflow of marine water.

Parks, Arts and
Recreation Projects







Parks, Arts and Recreation

The 2018-2023 Capital Facilities Plan Parks, Arts and Recreation section is based on the Capital Investment Strategy adopted in the 2016 Parks, Arts and Recreation Plan. This strategy includes proposed projects and funding sources reviewed by the community and approved by City Council. Pulling projects from this ten-year road map of investment is the crucial first step in developing the capital budget.

Another critical step is to review the current project inventory in the Capital Asset Management Program (CAMP). Annually, one-third of the park system infrastructure is inspected and the condition of facilities is scored. Based on the scoring, projects are then submitted for funding in the CFP.

Capital Project Funding Sources

Park capital projects are funded primarily by six sources:

1. Park impact fees
2. State Environmental Policy Act (SEPA) mitigation fees
3. Non-voted utility tax
4. Voted utility tax revenue from the Parks and Pathways Funding Measure
5. Olympia Metropolitan Park District (OMPD)
6. Grants

The general direction in the CFP is that new park development is funded through park impact fees, SEPA mitigation fees and

grants. This is appropriate since these fees are required to pay for new park capacity. Land acquisition is funded primarily through the voted utility tax and non-voted utility tax.

Major maintenance is prioritized via the Capital Asset Management Program (CAMP) and is funded through the Metropolitan Park District. Percival Landing annual inspections and maintenance reserve are also funded via the Metropolitan Park District.

Base Programs

The Parks, Arts and Recreation Chapter of the Capital Facilities Plan consists of nine program categories:

1. ADA Facilities Upgrades
2. Capital Asset Management Program
3. Community Park Development
4. Neighborhood Park Development
5. Open Space Acquisition and Development
6. Park Bond Issue Debt Service
7. Percival Landing Major Maintenance and Reconstruction
8. Park Land Acquisition
9. Small Capital Projects

Level of Service Standards

Level of Service standards are the ratio of developed park land per 1,000 residents. This is how the City evaluates whether we need

to acquire more park land or build more recreation facilities. The Capital Facilities Plan identifies the means by which the City finances new park acquisition and development. Park land acquisition and development is funded by a variety of sources, including the voted utility tax, OMPD revenue, park impact fees, SEPA mitigation fees, grants, and donations.

The following table presents the existing and target level of service standards from the 2016 Parks, Arts and Recreation (PAR) Plan. It shows that additional park land and development are needed if the target levels of service standards are to be met. In the category of Open Space, the existing ratio of parks to population is slightly higher than the target ratio. While this would appear to indicate no additional open space acquisition would be needed, this is not the case; substantial population growth is projected during the plan’s 20-year horizon. In order to not fall below the target Level of Service Standard, the open space inventory will need to be substantially increased.

Existing and Target Levels of Service Standards for Parks*

Park Type	Existing Developed Acres (2016 PAR Plan)	Existing Ratio (2016 PAR Plan - Acres /1,000)	Target Ratio (2016 PAR Plan - Acres/1,000)
Neighborhood Parks	44.63	.71	1.09
Community Parks	144.45	2.30	3.00
Open Space	723.15	11.49	11.19

** For levels of service standard calculations, only developed parks are included.*

ADA Facility Upgrades

Location

Various locations Citywide

Links to Other Projects or Facilities

N/A

Description

Many of Olympia’s parks and associated facilities were constructed prior to the passage of the Americans with Disabilities Act (ADA) in 1990. In 2017, the City conducted an ADA Feasibility Study of its parks system. The purpose of the study was to determine if any park facilities were not ADA compliant, and if so, what upgrades would be necessary to bring them into compliance. The study found that indeed several parks contain elements that are not ADA accessible and that need to be upgraded to bring them into compliance. This program will provide ADA upgrades to park facilities.

Justification (Need/Demand)

ADA regulations prohibit discrimination against individuals on the basis of disability and require local governments to make their facilities accessible to persons with disabilities. These requirements focus on providing accessibility by addressing and eliminating structural barriers associated with park facilities.

Level of Service Standard

N/A

Comprehensive Plan and Functional Plan(s) Citations

This CFP reflects the goals and policies of the 2016 Parks, Arts and Recreation Plan and the Olympia Comprehensive Plan. Policies PR 10.1

Capital Costs:	2018	2019-2023	Total
ADA Facility Upgrades	\$200,000	\$1,000,000	\$1,200,000
Total	\$200,000	\$1,000,000	\$1,200,000

Funding Sources	2018	2019-2023	Total
OMPD Funds	\$200,000	\$1,000,000	\$1,200,000
Total	\$200,000	\$1,000,000	\$1,200,000

Annual Operations and Maintenance

Estimated Costs	Since this project is not adding new facilities but rather upgrading existing facilities, it is not anticipated that there will be additional maintenance costs.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Parks, Arts and Recreation
Quadrant Location	Citywide

Community Park Development

Location

Community Parks are located throughout Olympia

Links to Other Projects or Facilities

N/A

Description

Community parks are places for large-scale community use. Community parks include athletic fields, picnic shelters, tennis courts, water access and other facilities. Impact fees collected for ball field and tennis court expansion were merged into a new Community Park impact fee category. For further simplification, in 2012 the Special Use Area impact fee category was also merged into the Community Park category.

Justification (Need/Demand)

In 2018, funding is requested for the following projects:

Aquatic Center Feasibility Study:

In the random sample survey conducted for the 2016 Parks, Arts & Recreation Plan, when asked what the most needed recreational amenity not currently offered was, “swimming facilities” was the number one response. Development of an aquatic center feasibility study will identify potential partnerships, preferred locations, features of the aquatic center, as well as estimated costs for development and ongoing operation and maintenance.

LBA Woods Interim Improvements:

Full acquisition of LBA Woods was completed in 2017. This project may include improvements to the trails, removal of unnecessary fencing, the addition of trail signage, and other minor improvements to enhance the usability and experience of the Woods for park users.

Athletic Field Community Park Master Plan and Design:

This project develops a master plan and the designs for an athletic field complex at a yet to be determined community park. Depending on the size of the chosen park, the complex will likely include two to four soccer fields and associated parking and support facilities. The project may also consider addition of other, complementary recreational facilities, such as a playground, dog park or skate court. Subsequent to the Master Plan, the 2016 Parks, Arts & Recreation Plan calls for phase 1 development of the complex to begin in 2019.

Dog Park Site Selection and Concept Plan:

Assess the suitability of Olympia’s parks for a future dog park. This includes analysis of exiting conditions, assessment of required public improvements, ranking of the sites based on suitability, and development of a conceptual master plan with cost estimates.

Level of Service Standard

Target level of service standard (2016 Parks, Arts and Recreation Plan): 3.00 acres/1,000 population
 Existing Ratio (2016 Parks, Arts and Recreation Plan): 2.30 acres/1,000 population

Comprehensive Plan and Functional Plan(s) Citations

This CFP reflects the goals and policies of the 2016 Parks, Arts and Recreation Plan and the Olympia Comprehensive Plan.
 Goals: PR 2.5, PR 3.1, PR 3.4, PR 6.2, PR 9.2, PR 10.1



Community Park Development (continued)

Capital Costs:	2018	2019-2023	Total
Aquatic Center Feasibility Study	\$100,000	-	\$100,000
Athletic Field Community Park Master Plan and Design	\$250,000	-	\$250,000
Athletic Field Community Park Construction (Phase 1)	-	1,900,000	\$1,900,000
Dog Park Site Selection and Concept Plan	\$60,000	-	\$60,000
LBA Woods Interim Improvements	\$100,000	-	\$100,000
Ward Lake Park Phase 1 Development	-	\$1,000,000	\$1,000,000
West Bay Park Restroom	-	\$300,000	\$300,000
West Bay Park Phase 2 Design	-	\$300,000	\$300,000
Total	\$510,000	\$ 3,500,000	\$4,010,000

Funding Sources	2018	2019-2023	Total
Impact Fees	\$500,600	\$2,500,000	\$3,000,600
SEPA Mitigation Fees	\$9,400	-	\$9,400
OMPD Funds	-	\$1,000,000	\$1,000,000
Total	\$510,000	\$3,500,000	\$4,010,000

Annual Operations and Maintenance	
Estimated Costs	None of the projects proposed in 2018 add new facilities that would require operations and maintenance.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Parks, Arts and Recreation
Quadrant Location	Citywide

Capital Asset Management Program (CAMP)

Location

Park Facilities Citywide

Links to Other Projects or Facilities

Citywide Asset Management Program

Description

Sustaining a maintenance fund for parks is as important as building new facilities. It is critical that future maintenance requirements are identified and funded concurrently with new construction so that the community is assured uninterrupted access to its inventory of public recreation facilities.

CAMP incorporates a systematic inspection and criteria-based prioritization process for fixing park infrastructure. One-third of all park infrastructure is inspected annually by a City staff engineer and Park maintenance staff.

The Department is continuing to integrate park facilities into the Citywide Asset Management System and has continued to integrate condition data and project prioritization assessments developed for CAMP into the system.

With voter approval of the Olympia Metropolitan Park District and the Parks, Arts and Recreation Plan, funding for CAMP is targeted at \$750,000 per year. This stable and predictable funding source will provide the foundation to schedule and make repairs. Allocation at this funding level will help make repairs identified in the annual assessments. With new repair needs identified every year, the steady revenue source will improve the park Facility Condition Index (FCI) over time.

CAMP projects identified for 2018 are:

- Priest Point Park Restroom #2 Replacement
- Priest Point Park Kitchen #2 Replacement
- Priest Point Park Upper Loop Shelter Upgrades
- Priest Point Park Garden Kiosk Roof Replacements
- LBA Upper Ballfield Retaining Wall and ADA Path

Justification (Need/Demand)

CAMP is the maintenance backbone of Olympia’s park system. Funding maintenance isn’t glamorous, but it is essential to responsibly maintain public assets. CAMP is necessary to ensure that existing park facilities are rehabilitated and replaced as needed to maintain the park amenities citizens expect. This program supports sustainability by extending the life of our park facilities. Deferred maintenance can result in closed facilities or additional maintenance costs.

Level of Service Standard

N/A

Comprehensive Plan and Functional Plan(s) Citations

This CFP reflects the goals and policies of the 2016 Parks, Arts and Recreation Plan and the Olympia Comprehensive Plan.

Goals: GR 6. Policies PR 6.1, PR 6.5



Capital Asset Management Program (CAMP) (continued)

Capital Costs:	2018	2019-2023	Total
CAMP Major Maintenance Projects	\$750,000	\$3,750,000	\$4,500,000
Total	\$750,000	\$3,750,000	\$4,500,000

Funding Sources	2018	2019-2023	Total
OMPD Funds	\$750,000	\$3,750,000	\$4,500,000
Total	\$750,000	\$3,750,000	\$4,500,000

Annual Operations and Maintenance	
Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Parks, Arts and Recreation
Quadrant Location	Northeast, Southeast

Neighborhood Park Development

Location

Neighborhood parks are located in all quadrants of the City

Links to Other Projects or Facilities

N/A

Description

Neighborhood parks are an integral part of implementing the urban design strategy for Olympia’s neighborhoods. Neighborhood parks are a common gathering place for families and children, and are a high priority for expanding Olympia’s park system.

Justification (Need/Demand)

In 2018, funding is requested for the following projects:

Sprayground #2 (2018-2019 Grant Match):

A sprayground is a recreation area for water play that has little or no standing water and includes ground nozzles that spray water upwards out of the splash pad’s raindeck. They eliminate the need for lifeguards because there is little risk of drowning and they require less maintenance than a pool. Adding a sprayground amenity to a neighborhood park will address the recreation trend for water play features for children. The selected neighborhood park has not yet been chosen. Funding for this project includes planning, design and construction, and will be allocated over three years, starting in 2018. If the grant application is successful, construction would occur in 2020.

Level of Service Standard

Target level of service standard (2016 Parks, Arts and Recreation Plan): 0.71 acres/1,000 population

Existing Ratio (2016 Parks, Arts and Recreation Plan): 1.09 acres/1,000 population

Comprehensive Plan and Functional Plan(s) Citations

This CFP reflects the goals and policies of the 2016 Parks, Arts and Recreation Plan and the Olympia Comprehensive Plan.

Goals: GR 1, GR 4, Policies 3.4

Capital Costs:	2018	2019-2023	Total
Sprayground #2	\$175,000	\$350,000	\$525,000
Total	\$175,000	\$350,000	\$525,000

Funding Sources	2018	2019-2023	Total
Impact Fees	\$175,000	\$350,000	\$525,000
Total	\$175,000	\$350,000	\$525,000

Annual Operations and Maintenance

Estimated Costs	The project proposed in 2018 does not add facilities that would require additional operations and maintenance.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Parks, Arts and Recreation
Quadrant Location	Citywide

Open Space Acquisition and Development

Location

Open Space parks are located in all quadrants of the City

Links to Other Projects or Facilities

N/A

Description

Open space is property acquired to protect the special natural character of Olympia's landscape. The Open Space Network includes trail corridors, greenways, forests, streams, wetlands and other natural features. Facility development is limited to trails and trailhead facilities that include parking, restrooms, information kiosks and environmental education and interpretation facilities.

Justification (Need/Demand)

In 2018, funding is requested for the following projects:

Off-road Bike Park:

This project includes planning, design and construction of an off-road mountain biking park possibly at Kaiser Woods. Trail design for various biking skill levels as well as pedestrian-only trails will be developed. The project will also include design for a restroom, parking area, and entry kiosk. The project will incorporate ways to minimize potential impacts to adjacent property owners.

Level of Service Standard

Target level of service standard (2016 Parks, Arts and Recreation Plan): 11.19 acres/1,000 population

Existing Ratio (2016 Parks, Arts and Recreation Plan): 11.49 acres/1,000 population

Comprehensive Plan and Functional Plan(s) Citations

This CFP reflects the goals and policies of the 2016 Parks, Arts and Recreation Plan and the Olympia Comprehensive Plan.

Policies: PR 5.3, PR 5.4

Capital Costs:	2018	2019-2023	Total
Grass Lake Trail to Cooper Point		\$800,000	\$800,000
Off-Road Bike Park	\$300,000		\$300,000
Olympia Woodland Trail Phase 3 Design		\$350,000	\$350,000
Total	\$300,000	\$1,150,000	\$1,450,000

Funding Sources:	2018	2019-2023	Total
Impact Fees	\$285,600	\$1,150,000	\$1,435,600
SEPA Mitigation Fees	\$14,400	\$-	\$14,400
Total	\$300,000	\$1,150,000	\$1,450,000

Annual Operations and Maintenance

Estimated Costs	The new off-road bike park is anticipated to cost approximately \$27,000 annually to maintain.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Parks, Arts and Recreation
Quadrant Location	Citywide

Parks Bond Issue Debt Service

Location

N/A

Links to Other Projects or Facilities

N/A

Description

In 2011, the City of Olympia issued a Bond Anticipation Note (BAN) in the amount of \$2,500,000 to partially fund the \$14.5 million Percival Landing Phase 1 Reconstruction Project. In 2013, \$1,670,000 in bonds were issued to refinance the BAN. Final payment of the 2013 bonds will be in 2021.

In 2016 the City issued an additional BAN for land acquisition. The City will have interest only payments due on the BAN (\$60,000 approximately) twice a year. In 2019, the City anticipates refinancing the BAN with a 20-year bond.

Justification (Need/Demand)

N/A

Level of Service Standard

N/A

Comprehensive Plan and Functional Plan(s) Citations

Policies: PR 6.2

Capital Costs:	2018	2019-2023	Total
2013 Bond Debt Service	\$243,000	\$727,000	\$970,000
2016 Bond Anticipation Note(BAN)	\$120,000	\$120,000	\$240,000
2019 Bond Debt Service	\$-	\$3,500,000	\$3,500,000
Total	\$363,000	\$4,347,000	\$4,710,000

Funding Sources:	2018	2019-2023	Total
Voted Utility Tax (VUT)	\$120,000	\$3,620,000	\$3,740,000
OMPD Funds	\$243,000	\$727,000	\$970,000
Total	\$363,000	\$4,347,000	\$4,710,000

Annual Operations and Maintenance

Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Parks, Arts and Recreation
Quadrant Location	N/A

Park Land Acquisition

Location

Various locations Citywide

Links to Other Projects or Facilities

N/A

Description

This program is designed to set aside more than \$14 million for park land acquisition over the next six years. The 2016 Parks, Arts & Recreation Plan identified acquisition of additional Community Parks, Neighborhood Parks, and Open Space areas as important to provide adequate park and recreation spaces for a growing Olympia.

In 2017, the City exercised an Option to Purchase the Bentrige parcel, which is the final remaining piece of LBA Woods. The City is making the purchase in three installments, the second of which is \$1.2 million in 2018. A final payment of \$1 million will be made in 2019.

The Capital Investment Strategy included in the Parks Plan proposed selling bonds to be financed by the voted utility tax and a portion of non-voted utility tax. In 2016, City Council approved the sale of \$10 million in Bond Anticipation Notes (BAN) to pay for acquisitions. Any future park land acquisitions require Council review and approval.

The park land acquisition program will also use 1% Non-voted Utility Tax and the 2% Voted Utility Tax.

Justification (Need/Demand)

Additional park land is needed to meet the target outcome ratios established for parks. Once the debt has been sold and the land acquired, this project will be rolled into the Park Bond Issue Debt Service project.

Level of Service Standard

Various

Comprehensive Plan and Functional Plan(s) Citations

This CFP reflects the goals and policies of the 2016 Parks, Arts and Recreation Plan and the Olympia Comprehensive Plan. Policies PR 3.1, PR 3.4, PL 7.2, PN 1.4

Capital Costs:	2018	2019-2023	Total
Bentrige (LBA Woods) Installment Payments	\$1,200,000	\$1,000,000	\$2,200,000
Land Acquisition	\$1,605,000	\$10,005,000	\$11,610,000
Total	\$2,805,000	\$11,005,000	\$13,810,000

Funding Sources:	2018	2019-2023	Total
Voted Utility Tax	\$1,805,000	\$6,005,000	\$7,810,000
Non Voted Utility Tax	\$1,000,000	\$5,000,000	\$6,000,000
Total	\$2,805,000	\$11,005,000	\$13,810,000

Annual Operations and Maintenance

Estimated Costs	Maintenance costs for the LBA Woods (Bentrige parcel) is estimated at \$17,000. These funds are necessary for hazard tree management, noxious weed compliance, transient encampment cleanup, and signage.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Parks, Arts and Recreation
Quadrant Location	Citywide

Percival Landing Major Maintenance and Reconstruction

Location

Port Plaza southward along the shoreline of the West Bay of Budd Inlet to its southern terminus at the 4th Avenue Bridge

Links to Other Projects or Facilities

N/A

Description

Since 2004, the City has been in the process of designing, engineering, and fundraising for the replacement of Olympia's public waterfront facility on Percival Landing. In 2007, a concept plan was completed for the entire length of Percival Landing. The original Percival Landing was built in three sections, in part due to financial constraints. The same is true for the current project.

Phase I, which started construction in July 2010, cost \$14.5 million for design, construction, contingencies, project management, and permitting. Dedicated in August 2011, this phase extends from Water Street to Thurston Avenue and sets the design template for the replacement of the entire landing.

The 2011 CFP included funds to continue monitoring of site clean-up under a voluntary clean-up program agreement with the Department of Ecology.

The 2016 and 2017 CFP allocated funding for the Percival Landing Bulkhead Replacement Project, which is the next phase in the reconstruction of Percival Landing. In addition, the City received a \$921,000 direct appropriation from the Washington State Legislature for this project. This CFP will allocate the remaining funds necessary to complete this next step in the reconstruction of Percival Landing.

Justification (Need/Demand)

Percival Landing is one of the most popular destinations in the region, drawing a wide range of visitors to the waterfront and downtown. Percival Landing was constructed in three phases in the 1970s and 1980s and the remaining original phases are exhibiting the effects of years of exposure to the harsh marine environment.

In 2004, 2009, and 2014 marine structural engineering consultants prepared thorough condition assessments of the facility. The 2017-2022 CFP requests \$48,000 in funding to continue the assessments throughout this CFP period. These studies monitor the deteriorating condition of the boardwalk and ensure it is safe and accessible to the public. The approach to managing the situation is to perform annual inspections and repairs and to explore funding opportunities for future replacement.

The 2014 Percival Landing Condition Assessment Report provided four classifications of repairs that are required to maintain the boardwalk. The four classifications and their associated costs are:

- Immediate repairs (\$350,000) , completed in 2016
- New sheet pile bulkhead replacement (\$3M)
- Three to five year repairs (\$700,000)
- "D" and "E" float replacement (\$4M)

The new bulkhead and "D" and "E" float replacements are big projects. The City is pursuing grants and other funding sources to augment City funding for these projects. The OMPD will fund a maintenance reserve account to set aside funding annually to pay for the anticipated three-to five-year repairs.

The 2015 Parks, Arts and Recreation Plan Survey indicated that respondents placed a high priority on conducting maintenance on existing facilities and upon completing Percival Landing. In 2016 the City appropriated \$199,000 and will receive a direct Legislative appropriation of \$921,500 to fund a portion of the Percival Landing (4th and Water St.) bulkhead project. In 2017, the City completed the design and permitting for the bulkhead project while continuing to develop the funding package for the project. This CFP will allocate the remaining funds necessary to complete the bulkhead replacement project as well as funding for the annual inspections and maintenance reserve.

Level of Service Standard

The repair and replacement of the Percival Landing boardwalk are necessary to ensure public safety and will not affect the target outcome ratios.

Comprehensive Plan and Functional Plan(s) Citations

This CFP reflects the goals and policies of the 2016 Parks, Arts and Recreation Plan and the Olympia Comprehensive Plan.
Goals: GR5, Policies: PR 5.1

Percival Landing Major Maintenance and Reconstruction (continued)

Capital Costs:	2018	2019-2023	Total
Annual Inspection	\$8,000	\$40,000	\$48,000
Bulkhead Replacement	\$500,000	\$-	\$500,000
Maintenance Reserve	\$150,000	\$745,000	\$895,000
Percival Landing Phase 2 Replacement Reserve	\$-	\$1,981,000	\$1,981,000
Total	\$658,000	\$2,766,000	\$3,424,000

Funding Sources:	2018	2019-2023	Total
OMPD Funds	\$658,000	\$2,766,000	\$3,424,000
Total	\$658,000	\$2,766,000	\$3,424,000

Annual Operations and Maintenance	
Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Parks, Arts and Recreation
Quadrant Location	Downtown



Small Capital Projects

Location

Various Parks Citywide.

Links to Other Projects or Facilities

N/A

Description

The Small Capital Projects Program enables the Department to construct several citizen-requested, small capital park improvement projects annually. The typical funding request for the program is \$25,000 annually, funded by Park Impact fees and SEPA mitigation funds.

Justification (Need/Demand)

Throughout the year, the Parks, Arts and Recreation Department receives citizen requests for minor park enhancements. By adding a small piece of play equipment, a basketball half court or other small improvements. The department can respond to operational needs and community requests and increase the use and enjoyment of parks. In 2018, funding is requested for the following project:

Cultural and Historic Resources Survey

This project will perform a professional survey of Priest Point Park to help determine its broader cultural significance and identify potential locations of cultural, archaeological, and historic sites, resulting in cultural resource management recommendations. The resulting document will be a go-to resource for Parks staff and the City Historic Preservation Officer to support informed and inclusive planning, public access management, and other environmental stewardship activities in this Olympia Heritage Register park that is of interest to multiple Washington State tribes. The final report will include additional contextual information on all City of Olympia parks. Information brought to light by this survey that is not protected by State law will also be used in educational programming and other interpretation forums.

Level of Service Standard

N/A

Comprehensive Plan and Functional Plan(s) Citations

This CFP reflects the goals and policies of the 2016 Parks, Arts and Recreation Plan and the Olympia Comprehensive Plan. Policies: PR 1.3, PR 2.1, PR 2.2, PN 2.1, PR 1.3, PR 4.4

Capital Costs:	2018	2019-2023	Total
Cultural and Historic Resources Survey	\$3,000	\$-	\$3,000
Small Capital Projects in Existing Parks	\$-	\$75,000	\$75,000
Total	\$3,000	\$75,000	\$78,000

Funding Sources:	2018	2019-2023	Total
Impact Fees	\$3,000	\$75,000	\$78,000
Total	\$3,000	\$75,000	\$78,000

Annual Operations and Maintenance

Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Parks, Arts and Recreation
Quadrant Location	Citywide

Transportation Projects



OlympiaTM





Transportation

The CFP brings the vision of the Olympia Comprehensive Plan (Comp Plan) to reality. The Comp Plan is the blueprint for the development of our transportation system.

The City builds a transportation system that provides people with choices to walk, bike, drive, or ride the bus, and assures the safe delivery of goods and services. The Transportation Mobility Strategy (2009) provides specific guidance in these areas:

- Address system capacity by moving people—not just cars—through walking, biking and transit
- Build complete streets with features to support all modes of transportation
- Develop bus corridors with fast, frequent and user-friendly bus service
- Increase network connectivity through more street connections and off-street pathways

Types of Projects

Our transportation system is comprised of more than 524 lane miles of street, along with signs, markings, signals, street lights, roundabouts, bike lanes, sidewalks, and trees. A project is included in this plan because it does at least one of the following:

- Maintains and preserves the system we have
- Improves the safety and function of a street, such as adding sidewalks
- Increases the capacity of the street system, such as building a roundabout

How Projects are Added to the CFP

Projects are listed either individually, or as a set of priorities in a program. Projects are identified through planning efforts or engineering studies. A project can be added to the CFP because it is a priority defined in a plan, or it is needed based on a specific evaluation. Some of the ways a project becomes a part of the CFP are as follows:

- **Plans:** Plans are developed to identify and quantify a specific need in our system, such as bike lanes and sidewalks. Plans like the Sidewalk Program (2004) and Bicycle Master Plan (2009) define projects, which are then added to the CFP.
- **Studies:** Corridor or district studies evaluate issues and identify solutions and opportunities in a specific area. Projects that result from these area-specific evaluations are added to the CFP.

- **Advisory Boards:**
The Olympia Planning Commission and the Bicycle and Pedestrian Advisory Committee provide input in the development of plans and studies, and annually provide input in the development of the CFP.
- **Citizen requests:**
Throughout the year, City staff, the Council, and advisory committees receive comments about needs and priorities in our transportation system. These are evaluated when drafting the CFP.
- **Pavement ratings:**
The condition of street pavement is surveyed annually. Damaged streets are listed for repairs. Streets with some wear are resurfaced with low-cost treatments to prevent further damage and to offset the need for costly reconstruction; these are not shown in the CFP. Streets needing major reconstruction are shown in the CFP.
- **Capacity review:**
Annually, staff reviews how well the transportation system is working relative to growth in traffic volumes. Capacity projects help to reduce congestion at certain intersections or along sections of street. Capacity projects in the CFP might include street widening or changes to intersections, such as roundabouts.

Coordination for Efficiency

Within the Transportation Section programs, projects are combined for construction efficiencies. For example, bike lanes and or bulb outs may be added when a street is resurfaced. Transportation work is also coordinated with utility work. When we plan to rebuild a road, we take the opportunity to upgrade sewer and water lines under the pavement, or find a better way to manage the stormwater that flows off the pavement.

Recent Trends

Transportation projects in the CFP are funded by impact fees, grants, Transportation Benefit District fees (\$40 per vehicle) and other types of specific taxes. (e.g. Utility, Gas Tax and Real Estate Excise Taxes (REET)).

An emphasis in this and prior CFPs continues to be pavement preservation. If the life of a street's pavement can be preserved with a low-cost treatment now, we can avoid costly resurfacing later. Keeping our pavement conditions from deteriorating will lead to future budget savings.

Another area of sustained funding is sidewalks. In 2004, Olympia voters approved the Parks and Recreation Facilities funding measure. The funding measure, referred to as "Parks and Pathways," is the primary source of funds for sidewalks — about \$1 million annually. This revenue comes from the private utility tax levied on utilities, such as cell phone and natural gas.

Impact fees are collected from new developments to help pay for additional vehicle trips that the development adds to the current street system. These fees are used for capacity projects.

The development of a Transportation Master Plan is beginning in 2017 and will influence the programs and projects in this chapter.

Access and Safety Improvements

Location

Various locations Citywide

Links to Other Projects or Facilities

Infrastructure Pre-Design and Planning–Stormwater

Description

The purpose of this program is to improve access and safety for all users of the transportation system:

- Hazard Elimination and Safety projects improve safety on high accident street sections or intersections. Projects may include new guardrails, railroad crossings, and intersection improvements.
- Pedestrian Crossing Improvements help pedestrians cross major streets. Improvements may include bulb-outs, crossing islands, and/or flashing crosswalk beacons.
- Street Access projects remove barriers on walkways for persons with disabilities. Projects may include ADA access ramps or audible pedestrian signals.

Project List

Hazard Elimination and Safety projects:

1. Wiggins Road roadway and storm drainage improvements. This project will include safety, shoulder and stormwater modification and will be designed and funded with the Stormwater Utility. Total estimated cost: \$1,500,000.
2. Legion Way and Adams Street traffic signal; \$1,091,800
3. Jefferson Street and 8th Avenue traffic signal; \$1,223,000
4. Harrison Avenue and Division Street right turn lane; \$1,312,600. This project is also likely needed for capacity reasons and will be recommended for future impact fee funding.

Grant funds have been used in the past to accomplish Hazard Elimination and Safety projects.

Pedestrian Crossing Improvements:

1. East Bay Drive and Olympia Avenue
2. Martin Way and Pattison Street
3. Martin Way and Chambers Street

Street Access projects: (a long-term list is maintained by staff)

1. Audible pedestrian signals at Pacific and Pattison, and Plum at 8th and Legion
2. Access ramps are planned on Columbia at Talcott and Columbia at 10th and on Central and Thurston

Justification (Need/Demand)

Hazard Elimination and Safety projects are identified through an annual collision analysis. Trends are evaluated and high accident locations are identified in this analysis. Traffic signal installation is based upon signal warrants, criteria established by the Federal Highways Administration that define when a signal is needed.

Pedestrian crossing improvements are based upon requests from the public. Requests are evaluated and prioritized based upon a methodology that considers traffic volumes, number of lanes for the pedestrian crossing, speed of traffic, and any collision history.

Street Access projects are identified each year with feedback from citizens. The City is currently doing a system-wide inventory of access ramps.

Measurable Outcome/Level of Service Standard

To be developed.

Access and Safety Improvements (continued)

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GT 1 All streets are safe and inviting for pedestrians and bicyclists. Streets are designed to be human scale, but also can accommodate motor vehicles, and encourage safe driving.

PT 1.6 Build intersections that are safe for pedestrians, bicyclists, and motor vehicles. Use minimum dimensions (narrow lanes and crossings) for a human-scale environment, while maintaining vehicle access and safety.

GT 23 Pedestrian crossing improvements remove barriers for walkers on major streets, especially wide streets with high vehicle volumes.

PT 23.1 Build new streets and retrofit existing streets with crossing islands and “bulb-outs” to increase pedestrian safety.

PT 23.2 Raise driver awareness of pedestrians at crosswalks on wide, high-volume streets using blinking lights, flags, signs, markings, and other techniques.

PT 23.3 Add safe, mid-block crossings for pedestrians to new and existing streets. This is especially important on major streets that have long distances between stop lights and those with high-frequency transit service.

PT 23.6 Consider the needs of the elderly and disabled in all crosswalk design and signal timing.

Capital Costs:	2018	2019-2023	Total
Hazard Elimination and Safety	\$-	\$-	\$-
Pedestrian Crossing Improvements	\$50,000	\$250,000	\$300,000
Street Access	\$50,000	\$250,000	\$300,000
Total	\$100,000	\$500,000	\$600,000

Funding Sources	2018	2019-2023	Total
CIP Fund	\$100,000	\$500,000	\$600,000
Total	\$100,000	\$500,000	\$600,000

Annual Operations and Maintenance

Estimated Costs	These costs are included in the existing Public Works Transportation operating budgets. Until asset management programs are in place, specific costs are not available.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Bike Improvements

Location

Various locations Citywide

Links to Other Projects or Facilities

None

Description

The purpose of this program is to complete elements of the bicycle network:

- Bike Corridors—Low-volume, low-stress streets improved for bicycle travel.
- Other Improvements—Gaps and spot improvements in the bike lane network.

Generally, completely new bike lanes are added in the Street Repair and Reconstruction Program as part of Complete Street Reconstruction work.

Project List

Bike Corridor project:

1. Bike Corridor Permanent Improvements
2. Southeast to Downtown Route: Sylvester Park to the I-5 bike path
3. Westside Route: Thomas/Plymouth/Decatur

Gaps and spot improvement project:

1. Division Street and 28th Avenue curve shoulder widening
2. Lakeridge Drive re-striping for bike lane

Justification (Need/Demand)

A bike lane network on major streets provides bicyclists direct access to destinations. Bike Corridors are a network of low-stress streets that serve all ages and abilities.

Measurable Outcome/Level of Service Standard

We are monitoring the percentage of arterials and major collectors that are “complete streets” serving all modes of transportation. Currently 59% of these streets have bike lanes.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GT 25 Bicycling is safe and inviting, and many people use their bikes to both travel and stay active.

PT 25.1 Retrofit streets to provide safe and inviting bicycle facilities. Use the Bicycle Master Plan (2009) to guide facilities development, but look for other opportunities to provide bicycle facilities where possible.

See also GT 1, PT 1.1, GT 2, PT 2.1 and PT 2.2

This program implements the 2009 Olympia Bicycle Master Plan.

Bike Improvements (continued)

Capital Costs:	2018	2019-2023	Total
Bike Corridors	\$50,000	\$250,000	\$300,000
Other Improvements	\$50,000	\$250,000	\$300,000
Total	\$100,000	\$500,000	\$600,000

Funding Sources	2018	2019-2023	Total
CIP Fund	\$100,000	\$500,000	\$600,000
Total	\$100,000	\$500,000	\$600,000

Annual Operations and Maintenance

Estimated Costs	Bike facility maintenance is incorporated in annual street sweeping program costs. Until asset management programs are in place, specific costs for bike facilities are not available.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Pre-design and Planning

Location

Various locations Citywide

Links to Other Projects or Facilities

Pre-design work for multiple projects

Description

Develop scope, schedule, and budget for multiple planned transportation projects.

Project List

The project list will be developed annually based on master plans and other program priorities.

Justification (Need/Demand)

By doing early project development, we can more efficiently scope and plan for capital projects before resources are allocated and design is initiated.

Measurable Outcome/Level of Service Standard

N/A

Comprehensive Plan and Functional Plan(s) Citations

GT 2 As new streets are built and existing streets are reconstructed, add multi modal features as specified in the City of Olympia Engineering Design and Development Standards.

GT 9 The impacts of new land-use development on the transportation system are mitigated appropriately.

GT12 The transportation system provides attractive walking, biking and transit options, so that land use densities can increase without creating more traffic congestion.

GT 28 Transportation facilities and services are funded to advance the goals of the City and the region.

Capital Costs:	2018	2019-2023	Total
Pre-design and Planning	\$50,000	\$250,000	\$300,000
Total	\$50,000	\$250,000	\$300,000

Funding Sources	2018	2019-2023	Total
Gas Tax	\$50,000	\$250,000	\$300,000
Total	\$50,000	\$250,000	\$300,000

Annual Operations and Maintenance	
Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Sidewalks and Pathways

Location

Various locations Citywide

Links to Other Projects or Facilities

N/A

Description

The purpose of this program is to:

- Maintain and repair sidewalks and pathways.
- Construct pathways for pedestrians and bicyclists. Pathways are non-motorized short-cuts that link streets to parks, schools, trails, and other streets.
- Construct new sidewalks based upon the 2004 Sidewalk Program. The program focuses on building sidewalks on at least one side of arterials, major collectors, and neighborhood collectors.

The Transportation Master Plan, which is under development, will update the 2004 Sidewalk Program and evaluate the Neighborhood Pathways program. New prioritization systems and project lists are anticipated to be proposed in the Transportation Master Plan.

Project List

Sidewalk and pathway repair and maintenance will be identified annually.

Pathways are determined on an annual basis.

These sidewalk projects are derived from the prioritized 2004 Sidewalk Program and will be constructed with voted utility tax revenues. These five projects are high priority due to new pedestrian destinations, land use density changes or sub area planning work that was recently done.

1. 26th Avenue from Bethel Street to Gull Harbor Road construction—Estimated cost: \$571,000
2. Fern Street from 9th Avenue to 14th Avenue—\$500,000
3. Eastside Street/22nd Avenue from Fir Street to I-5—Estimated cost: \$4,042,000
4. Elliott Avenue from Division Street to Crestline Boulevard
5. Boulevard Road from 15th Avenue to 18th Avenue

These sidewalk projects are also derived from the 2004 Sidewalk Program but are not intended to be funded with voted utility tax revenues. City funds and grants are needed for these projects:

1. Phoenix Street from South Bay Road to Martin Way and State Avenue from Wilson Street to Phoenix Street (\$1,573,100)
2. 4th Avenue from Pacific Avenue to Phoenix Street
3. Martin Way from Pattison Street to Lilly Road

Justification (Need/Demand)

The need for sidewalk and pathway repair and maintenance continues to grow.

Pathways provide bicyclists and pedestrians more safe and direct off-street routes within neighborhoods.

By completing sidewalks on major streets, people are safer and more comfortable walking for transportation and recreation.

Measurable Outcome/Level of Service Standard

We are monitoring the percentage of arterials and major collectors that are “complete streets” serving all modes of transportation. Currently 76% of these streets have sidewalks on at least one side. Our target is 100%.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GT 6 Pathways enhance the transportation network by providing direct and formal off-street routes for bicyclists and pedestrians.

PT 6.1 Establish and improve pathways in existing built areas.

GT 21 Walking is safe and inviting, and more people walk for transportation.

PT 21.3 Build new streets and retrofit existing streets to be more inviting for walking with sidewalks, crossing improvements, and streetscape enhancements.

GT 22 Sidewalks make streets safe and inviting for walking.

PT 22.2 Focus City sidewalk construction on major streets, where heavy traffic volumes and speeds make it difficult for walkers to share space with motor vehicles. Prioritize sidewalk construction projects based upon street conditions, transit routes, and the proximity to destinations such as schools.

This program implements the 2004 Sidewalk Program.

Sidewalks and Pathways (continued)

Capital Costs:	2018	2019-2023	Total
Maintenance	\$50,000	\$250,000	\$300,000
Pathways	\$175,000	\$875,000	\$1,050,000
Sidewalks	\$900,000	\$4,500,000	\$5,400,000
Total	\$1,125,000	\$5,625,000	\$6,750,000

Funding Sources	2018	2019-2023	Total
Stormwater Utility Rates (asphalt overlay)	\$150,000	\$750,000	\$900,000
Voted Utility Tax - Sidewalks	\$950,000	\$4,750,000	\$5,700,000
Voted Utility Tax - Parks	\$25,000	\$125,000	\$150,000
Total	\$1,125,000	\$5,625,000	\$6,750,000

Annual Operations and Maintenance	
Estimated Costs	\$50,000 per year has been identified for sidewalk repair and pathway maintenance. No specific funding to maintain Neighborhood Pathways has been identified.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



Street Repair and Reconstruction

Location

Various locations Citywide

Links to Other Projects or Facilities

Asphalt Overlay Adjustments—Drinking Water and Wastewater sections

Description

This program addresses:

- Complete Street Reconstruction projects address streets with pavement in the worst condition. These reconstruction projects add bicycle and pedestrian facilities at the time the street is reconstructed.
- Maintenance projects that are beyond the capacity of City maintenance crews. Examples include repairing and replacing striping, guardrails, railing, signals, and lighting.
- Major Resurfacing projects are repaving projects that may include other elements such as ADA access ramps, bulb-outs for pedestrians at intersections, streetscapes, and bike facilities.
- Street Preservation is an on-going effort to preserve the condition of our streets and delay major reconstruction. Examples include chip sealing streets and sealing cracks..

Project List

Complete Street Reconstruction project timing is based upon the pavement condition rating. Because these projects have a larger scope than just resurfacing, they will require grant funds and/or other funding sources to be completed.

- Mottman Road from Mottman Court to West of SPSCC—includes an asphalt overlay, bike lanes and sidewalk, planter strip and street lighting on one side. \$ 5,714,500 (Legislative Transportation Funding anticipated 2023-2027.)

Maintenance projects include:

- Maintenance projects will be identified annually

Major Resurfacing projects in this six-year period are focused on downtown streets:

1. Franklin Street from Legion Way to State Avenue
2. Legion Way from Water Street to Franklin Street
3. Capitol Way from Legion Way to State Avenue
4. Washington Street from Legion Way to Olympia Avenue
5. Jefferson Street from 7th Avenue to State Avenue

Street Preservation work is identified annually based upon pavement condition ratings and are not shown here.

Justification (Need/Demand)

The City uses a pavement condition rating system to evaluate the condition of our street surfaces. Depending upon the level of deterioration, a project may require minor preservation work such as chip sealing, a simple resurfacing, or full reconstruction. A major emphasis in this program is to preserve the condition of a street before it deteriorates to a point that more costly full reconstruction is needed.

Currently our backlog of deferred maintenance is approximately \$48,000,000. Addressing this backlog would bring the streets in our system that are in poor condition up to fair and good condition.

Measurable Outcome/Level of Service Standard

The pavement condition is rated on every street in the City, ranging from 5.0 to 1.0 (with 5.0 being the worst and 1.0 being the best). A segment of street with a rating of 4.0-5.0 is poor; 3.9-3 is fair, and 2.9-1 is good. The average pavement condition target for the whole system is 2.9. The current system rating is 3.2.

Street Repair and Reconstruction (continued)

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GT 29 The transportation system is maintained at the lowest life-cycle cost to maximize the City's investment in its infrastructure.

PT 29.1 Schedule regular maintenance of the City's transportation system for efficiency and greater predictability, and to reduce long-term cost.

PT 29.2 Protect street pavement by resurfacing streets with low-cost treatments before they deteriorate to a point that requires major reconstruction.

PT 25.1 Retrofit streets to provide safe and inviting bicycle facilities. Use the Bicycle Master Plan (2009) to guide facilities development, but look for other opportunities to provide bicycle facilities where possible.

Capital Costs:	2018	2019-2023	Total
Complete Street Reconstruction	\$-	\$-	\$-
Maintenance	\$100,000	\$500,000	\$600,000
Major Resurfacing	\$1,347,000	\$6,735,000	\$8,082,000
Street Preservation	\$1,378,000	\$6,890,000	\$8,268,000
Total	\$2,825,000	\$14,125,000	\$16,950,000

Funding Sources	2018	2019-2023	Total
CIP Fund	\$1,100,000	\$5,500,000	\$6,600,000
Gas Tax	\$225,000	\$1,125,000	\$1,350,000
Transportation Benefit District	\$1,500,000	\$7,500,000	\$9,000,000
Total	\$2,825,000	\$14,125,000	\$16,950,000

Annual Operations and Maintenance

Estimated Costs	N/A - This project helps minimize the need for additional maintenance funds.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



Transportation Projects Funded with Impact Fees







Transportation Projects Funded with Impact Fees

Background:

Transportation projects funded with Impact Fees are transportation projects needed to serve anticipated new growth, consistent with the 2040 Regional Transportation Plan, the Olympia Comprehensive Plan (Comp Plan), and the requirements of the Washington State Growth Management Act (GMA).

Transportation System Improvements Needed to Serve New Growth:

The GMA requires the City to plan for its share of growth over a 20-year period as part of Thurston County’s growth projections. Growth projections for the County and City are developed by the Thurston Regional Planning Council (TRPC). This growth projection is the foundation for much of the Comp Plan. Long-range (20-year) transportation system needs are identified in the Comp Plan and are based on these growth projections. The City’s Capital Facilities Plan (CFP) is a six-year document, so the 20-year growth forecast is adjusted by TRPC to reflect anticipated growth over the next six-year period. The regional transportation model is then updated to reflect this six-year growth increment to identify transportation system needs. The current six-year growth increment projects an additional 6,241 new vehicle trips in the afternoon peak hours (4-6 p.m.) each day on the City’s street system. Therefore, the City’s transportation planning must address these anticipated impacts.

The GMA also requires local governments to establish Transportation Level of Service (LOS) standards. These LOS standards describe acceptable levels of congestion. The City’s LOS threshold is based on a two-hour peak traffic period.

Transportation LOS Standards		
Downtown	LOS E	A point at which traffic flow can be expected to be delayed through two full cycles at a signalized intersection.
Urban Corridors	LOS E	
Other City Streets	LOS D	A point at which traffic flow can be expected to be delayed through at least one full cycle at signalized intersections.
Urban Growth Areas	LOS D	

The City has identified a number of locations that it will accept higher levels of delay and these are identified in the Comp Plan.

These LOS standards serve as a gauge for judging performance of the transportation system. Transportation projects that meet our LOS standards today, but are expected to fall below the LOS standards within the next six-years, are candidates for using Transportation Impact Fee funding. Any transportation projects that are already below our LOS standards are not eligible to be funded by Transportation Impact Fees.

Project Development and Funding Strategy:

Once the transportation modeling analysis is complete for the given growth forecast, the City must make decisions on how to fund the projects necessary to serve the anticipated growth.

There are two options for the City to consider:

1. Develop a funding strategy and plan for the transportation system improvements needed to serve the anticipated growth; or
2. Work with TRPC to lower our transportation LOS standards on specific corridors or intersections and accept more congestion, in lieu of providing additional capacity.

Decisions as to how to proceed are difficult, as there are implications in both the short and long term:

- Developing a funding strategy to provide the necessary transportation system improvements for planned growth will have a financial impact to both the City and the development community.
- Reducing the amount of planned transportation system improvements will require lowering of the Transportation LOS standards, thereby accepting more congestion in the future.
- The GMA does not allow the use of Transportation Impact Fees to resolve an existing deficiency. Therefore, if projects are not planned for the anticipated growth and a facility falls below our LOS standards, the City will have to prohibit development until either project funding is provided or a decision is made to accept the congestion. If congestion is ultimately not acceptable to the public, the City will need to fund the project without the benefit of Transportation Impact Fee funding.
- Transportation Impact Fees will go down with a reduced project list, but the remaining project's time lines for construction will not be accelerated as a result. This is because growth stays constant while Transportation Impact Fee rates go down.

Other Requirements That Need to be Made to be Compliant with State Law:

- The CFP must be balanced financially.
- The CFP must reflect the infrastructure needs for the next six years.
- Transportation projects in the CFP need to account for growth projections of the City.
- Transportation projects must be in the CFP in order to be eligible to use Transportation Impact Fee funding.
- Transportation Impact Fees cannot be used to fund existing deficiencies.
- The City cannot apply for grants on projects that are not identified in the City's CFP and Transportation Improvement Program (TIP).

The following project list has been identified using this process. The project list totals \$28.3 Million to meet our capacity needs to accommodate forecasted growth. 64.8 percent of this cost will be collected through Transportation Impact Fees (\$18.3 Million). The remaining 35.2% of the cost will be through a combination of State and/or Federal Transportation Grants and City funds.

Timeline for Construction:

This project list provides the transportation system capacity needed to serve the forecasted growth from new development.

The next projects to be addressed are:

- Fones Road (improvements from Pacific Avenue to 17th Avenue)
- US 101 / West Olympia Access Project Design, Permitting, and Right-of-Way.
- Cain Road and North Street Intersection Improvements
- Henderson Blvd and Eskridge Blvd Intersection Improvements
- Wiggins Road and 37th Avenue Intersection Improvements

One project is needed as development occurs:

1. Log Cabin Road Extension

While the forecast is for a six-year period, the needs and timelines will be dependent on growth. If new development occurs faster than projections, the timelines for the projects will need to be accelerated. If the development occurs slower than projections, then all of the identified projects will not be needed within the current six-year planning period.

Historically, development has not kept pace with our growth forecasts. This suggests it may be appropriate to lower the impact fee collection projections. However, as stated earlier, transportation planning must address all anticipated growth. Lowering the impact fee projection would lower the impact fee rate for projects and could lead to deficiency projects. Any transportation projects that fall below our LOS standards are not eligible to be funded by Transportation Impact Fees in the future.

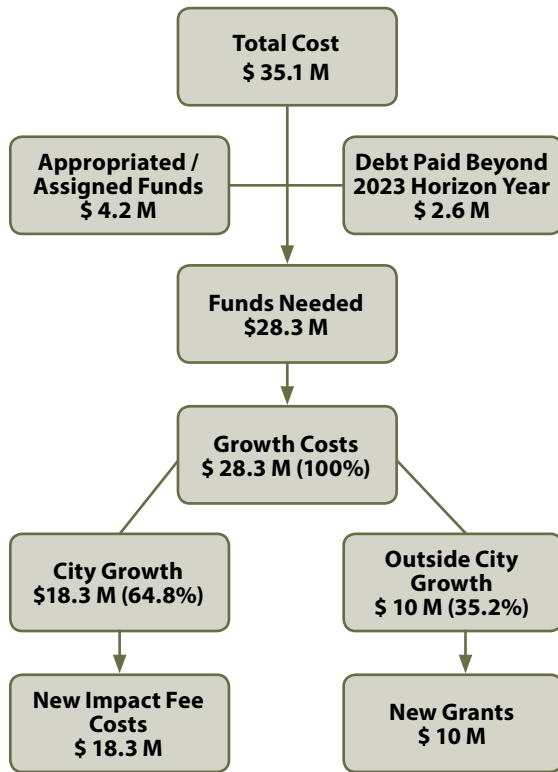
Each year the City does an evaluation to determine the amount of development that has occurred in order to ensure transportation system improvements are keeping pace with the rate of actual development.

Transportation Impact Fee Rate Analysis:

The impact fee structure for the City of Olympia is designed to determine the fair share of improvement costs that may be charged for a new development. The following key points summarize the impact fee structure:

- A six-year roadway facility list oriented to future growth.
- Existing deficiencies are identified and separated from future trips on the roadway system.
- Future trips are allocated to geographic areas inside and outside the City using a traffic-forecasting model.
- A Citywide fee system is established.
- A land use-based fee schedule is developed.

The figure below illustrates the transportation impact fee cost allocation process:



The Cost per New Trip is then calculated as follows:

Impact Fee Costs	\$18,332,455
New Peak (4 -6 p.m.) Hour Trips	<u>÷ 6,241</u>
Cost per New Trip without Administrative Fee	\$2,937
Administrative Fee	\$20
Cost per New Trip with Administrative Fee	\$2,957

The Transportation Impact Fee Rate Schedule is developed by adjusting the Cost per New Trip information to reflect differences in trip-making characteristics for a variety of land use types between the different geographic areas within and outside the City limits. The fee schedule is a table where fees are represented as dollars per unit for each land use category.

Please note: The project components commonly used in Transportation Projects funded by impact fees are defined in the Glossary section of this document, and therefore not necessarily listed in the individual project descriptions.

2010 Transportation Stimulus Project Repayment

Location

In May 2009, the Council agreed to fund a stimulus package for Harrison Avenue, Harrison Avenue - 500' Extension, Boulevard/Log Cabin roundabout, and 18th Avenue from Hoffman Road to Fones Road.

Bond funds were also used to pay for a portion of the City's Yelm Highway project.



Description

Repayment of bonds used to complete capacity-related street projects.
Payment Remaining:

YEAR	PRINCIPAL	INTEREST	TOTAL
2018	\$ 270,000	\$ 135,612.50	\$ 435,612.50
2019	\$ 280,000	\$ 154,812.50	\$ 434,812.50
2020	\$ 295,000	\$ 143,612.50	\$ 438,612.50
2021	\$ 305,000	\$ 131,812.50	\$ 436,812.50
2022	\$ 315,000	\$ 119,612.50	\$ 434,612.50
2023	\$ 330,000	\$ 107,012.50	\$ 437,012.50
2024-2029	\$2,270,000	\$ \$343,950.00	\$ 2,613,950.00

Project List

Harrison Avenue, Phase II & III, from College Station frontage improvements to Yauger Way (W:C2)*

18th Avenue from Hoffman Road to Fones Road (S:D7)*

Boulevard and Log Cabin roundabout (S:E6)*

Yelm Highway from Henderson Boulevard to East City Limits (S:F6)*

*(Quadrant: Map Coordinate)

Justification (Need/Demand)

In 2010, the City issued councilmanic debt for approximately \$6 million for the completion of major street capacity projects identified through the City's Concurrency Review. The projects were completed in 2010 at a cost of \$18,861,000. The bonds are 20 year bonds.

Measurable Outcome/Level of Service Standard

N/A

Comprehensive Plan and Functional Plan(s) Citations

These projects implement the following Olympia Comprehensive Plan goals and policies:

GT 9 The impacts of new land-use development on the transportation system are mitigated appropriately.

PT 9.2 Require new development to construct improvements or contribute funds towards measures that will improve the function and safety of the streets, such as installing bike and pedestrian improvements, turn pockets or special lanes for buses, or roundabouts, or modifying traffic signals.

GT 28 Transportation facilities and services are funded to advance the goals of the City and the region.

PT 28.4 Continue to be innovative with the use of existing funds and explore new funding sources for transportation.

These projects implement the 2040 Regional Transportation Plan.

Funding Sources for Debt Repayment	2018	2019-2023	Total
Impact Fees	\$435,612.50	\$2,181,862.50	\$2,617,475.00
Total	\$435,612.50	\$2,181,862.50	\$2,617,475.00

Annual Operations and Maintenance

None

Boulevard Road Intersection Improvements (Program #0628)

Location

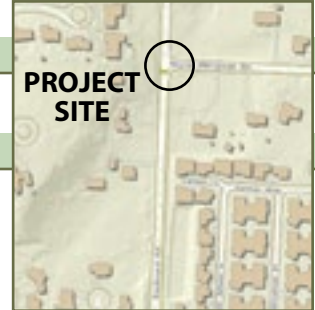
Intersection of Boulevard Road and Morse-Merryman Road

Links to Other Projects or Facilities

Sewer System Planning—Sewer Program
Transmission and Distribution Projects—Water Program

Description

Intersection capacity improvements at the intersection listed above will include a roundabout. Design includes features to assist bicyclists and pedestrians. Stormwater improvements are also part of the project, but are not listed separately. Transportation components include bicycle facilities, pedestrian crossings, raised pavement markings, roadside planting, a roundabout, sidewalks, signs, striping, streetlights, and overhead utility undergrounding.



Project List

Boulevard Road and Morse-Merryman Road is dependent on receiving grant funding and/or other sources of funding for construction.

PROJECT	COST
Boulevard Road and Morse Merryman Road. Construction of the full intersection.	\$ \$6,065,830*

*Projected construction year of 2017-2018

Justification (Need/Demand)

The Boulevard Road Corridor Study identifies roundabouts at these intersections as the preferred alternative to address traffic congestion and to further enhance safety. Installation of roundabouts improves bicycle, pedestrian and motorist safety and flow, particularly during periods of peak traffic. In addition, they provide increased pedestrian safety by allowing safer access to schools, parks, businesses and other destinations.

Measurable Outcome/Level of Service Standard

LOS D Project Type: Capacity project. Deficient within six years. Functionality project. Functionally deficient.

Comprehensive Plan and Functional Plan(s) Citations

This project implements the following Olympia Comprehensive Plan goals and policies:

PT 8.5 Consider roundabouts instead of signals at intersections to maintain traffic flow.

GT 9 The impacts of new land-use development on the transportation system are mitigated appropriately.

GT 28 Transportation facilities and services are funded to advance the goals of the City and the region.

PT 28.1 Make it a high funding priority to enhance the operational efficiency of the City's transportation system.

PT 28.3 Use master plans, sub-area plans and facilities programs to identify improvements to our transportation system and how to fund them. See also GT 9.

This project implements the 2040 Regional Transportation Plan.

Capital Costs:	2018	2019-2023	Total
Construction	\$2,646,153	\$-	\$2,646,153
Design and Engineering	\$-	\$-	\$-
Total	\$2,646,153	\$-	\$2,646,153

Funding Sources:	2018	2019-2023	Total
Grant	\$-	\$-	\$-
Impact Fees	\$2,646,153	\$-	\$2,646,153
Total	\$2,646,153	\$-	\$2,646,153

Annual Operations and Maintenance	
Estimated Costs	\$15,000 per lane mile or \$7,670 annually
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	South



Cain Road and North Street Intersection Improvements (Program #0631)

Location

Intersection of North Street and Cain Road

Links to Other Projects or Facilities

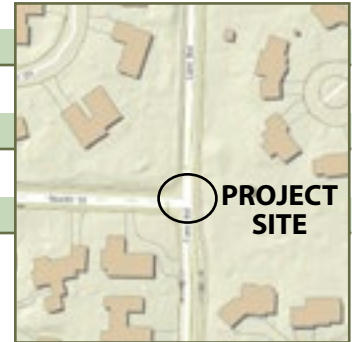
N/A

Description

Installation of a compact roundabout and sidewalk modifications in intersection.

Justification (Need/Demand)

Installation of compact roundabout improves motor vehicle safety and flow, particularly during periods of peak traffic. An annual review process prioritizes non-signalized intersections.



Measurable Outcome/Level of Service Standard

LOS D

Project Type: Capacity project. Deficient within six years. Functionality project. Functionally deficient.

Comprehensive Plan and Functional Plan(s) Citations

This project implements the following Olympia Comprehensive Plan goals and policies:

PT 1.6 Build intersections that are safe for pedestrians, bicyclists, and motor vehicles. Use minimum dimensions (narrow lanes and crossings) for a human-scale environment, while maintaining vehicle access and safety.

PT 28.1 Make it a high funding priority to enhance the operational efficiency of the City's transportation system.

Capital Costs:	2018	2019-2023	Total
Construction	\$-	\$279,300	\$279,300
Design and Engineering	\$-	\$119,388	\$119,388
Total	\$-	\$398,688	\$398,688

Funding Sources:	2018	2019-2023	Total
Grant	\$-	\$172,417	\$172,417
Impact Fees	\$-	\$226,271	\$226,271
Total	\$-	\$398,688	\$398,688

Annual Operations and Maintenance

Estimated Costs	\$15,000 per lane mile or \$2,550 annually
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	South



Fones Road—Transportation (Program #0623)

Location

Fones Road from Pacific Avenue on the north to 17th Avenue SE on the south. (S:D7)*
 *(Quadrant: Map Coordinate)

Links to Other Projects or Facilities

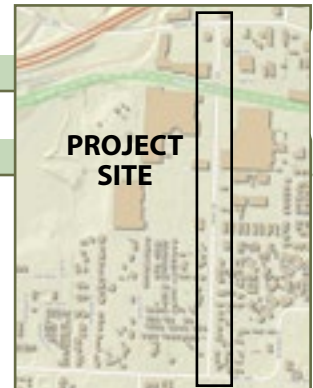
Transmission and Distribution—Drinking Water section

Description

Improvements to this corridor are preliminarily defined as installation of a roundabout at the intersection of Fones Road and South Home Depot driveway. Widen Fones Road to five lanes from Pacific Avenue to the south property line of the Home Depot retail store, with a transitional four lanes to the Bellweather apartment complex driveway that intersects Fones Road. From the Bellweather driveway, the roadway will transition to three lanes to 17th Avenue SE.

In 2017, prior to any design work, a review of the project scope was done to balance bicycle and pedestrian improvements with vehicle-capacity improvements. Also, a value engineering evaluation is being done to examine the function and cost of the planned improvements. The scope of this project will be revised to reflect revisions based on this work.

This is a high priority transportation system project needed to serve increased vehicular, pedestrian, bicycle, and transit traffic in the area. Stormwater improvements are included but are not listed in the project components. Project components include streetlights, paving, roadside planting, sidewalks, signs, striping, pedestrian crossings, bicycle facilities, a roundabout, and overhead utility undergrounding.



Justification (Need/Demand)

Fones Road needs to be widened due to new development occurring in Southeast Olympia and projections for continued residential and commercial development. Without this proposed widening, Fones Road is expected to fall below the City's acceptable LOS within the next six years.

Measurable Outcome/Level of Service Standard

LOS D

Project Type: Capacity project. Deficient within six years without widening. Meets LOS standard when project completed.

Comprehensive Plan and Functional Plan(s) Citations

This project implements the following Olympia Comprehensive Plan goals and policies:

GT 9 The impacts of new land-use development on the transportation system are mitigated appropriately.

PT 9.2 Require new development to construct improvements or contribute funds towards measures that will improve the function and safety of the streets, such as installing bike and pedestrian improvements, turn pockets or special lanes for buses, or roundabouts, or modifying traffic signals.

GT 28 Transportation facilities and services are funded to advance the goals of the City and the region.

PT 28.1 Make it a high funding priority to enhance the operational efficiency of the City's transportation system.

This project implements the 2040 Regional Transportation Plan.



Fones Road—Transportation (Program #0623) Continued

Capital Costs:	2018	2019-2023	Total
Construction	\$-	\$8,267,100	\$8,267,100
Design and Engineering	\$-	\$1,391,282	\$1,391,282
Land and Right-of-Way	\$-	\$5,090,300	\$5,090,300
Total	\$-	\$14,748,682	\$14,748,682

Funding Sources:	2018	2019-2023	Total
Grant	\$-	\$6,378,233	\$6,378,233
Impact Fees	\$-	\$8,370,449	\$8,370,449
Total	\$-	\$14,748,682	\$14,748,682

Annual Operations and Maintenance	
Estimated Costs	\$15,000 per lane mile or \$12,000 annually
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	South

Henderson Blvd and Eskridge Blvd Intersection Improvements (Program #0630)

Location

Intersection of Henderson Boulevard and Eskridge Boulevard (S:E6)*
 *(Quadrant:Map Coordinate)

Links to Other Projects or Facilities

N/A

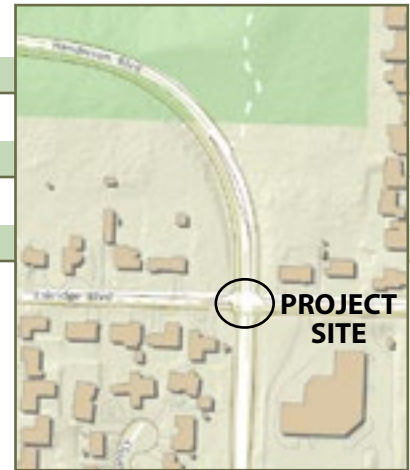
Description

Install a traffic signal within existing intersection configuration.

Justification (Need/Demand)

A traffic signal provides better traffic flow during peak periods, reduces the frequency of accidents, and improves the LOS during off peak hours. In the latest annual concurrency review, traffic levels at this intersection will exceed the current LOS standard within the next six years. This improvement will bring the intersection back within the established LOS.

If and when widening is needed at this intersection, a roundabout would be considered. Roundabout construction would include sidewalk, street lighting, bike lanes and landscaping within project limits. The City intends to begin design in 2018.



Measurable Outcome/Level of Service Standard

LOS D

Project Type: Capacity Project. Capacity deficient within six years.

Comprehensive Plan and Functional Plan(s) Citations

This project implements the following Olympia Comprehensive Plan goals and policies:

PT 8.5 Consider roundabouts instead of signals at intersections to maintain traffic flow.

GT 9 The impacts of new land-use development on the transportation system are mitigated appropriately.

GT 28 Transportation facilities and services are funded to advance the goals of the City and the region.

PT 28.1 Make it a high funding priority to enhance the operational efficiency of the City's transportation system.

Capital Costs:	2018	2019-2023	Total
Construction	\$-	\$556,361	\$556,361
Design and Engineering	\$-	\$-	\$-
Total	\$-	\$556,361	\$556,361

Funding Sources:	2018	2019-2023	Total
Grant	\$-	\$240,605	\$240,605
Impact Fees	\$-	\$315,756	\$315,756
Total	\$-	\$556,361	\$556,361



Annual Operations and Maintenance

Estimated Costs	\$20,630 per lane mile or \$4,750 annually
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	South

Log Cabin Road Extension (Program # 0616)

Location

From Boulevard Road to Wiggins Road.

Links to Other Projects or Facilities

N/A

Description

This project will eventually extend the roadway and create a connection between Boulevard Road and Wiggins Road. The proposed extension of Log Cabin Road crosses through City Parks property. For this reason, the street cross-section has been reduced to two lanes. Design work will not proceed until development of City Parks property occurs.

Justification (Need/Demand)

Southeast Olympia is one of Olympia’s fastest developing areas. The project is needed for regional mobility.

Measurable Outcome/Level of Service Standard

LOS D

Project Type: Capacity project. Capacity deficient within 15-20 years. After completion of the project, LOS B.

Comprehensive Plan and Functional Plan(s) Citations

This project implements the following Olympia Comprehensive Plan goals and policies:

GT 9 The impacts of new land-use development on the transportation system are mitigated appropriately.

PT 9.2 Require new development to construct improvements or contribute funds towards measures that will improve the function and safety of the streets, such as installing bike and pedestrian improvements, turn pockets or special lanes for buses, or roundabouts, or modifying traffic signals.

GT 28 Transportation facilities and services are funded to advance the goals of the City and the region.

GT 4 The street network is a well-connected system of small blocks, allowing short, direct trips for pedestrians, bicyclists, transit users, motorists, and service vehicles.

PT 4.2 Build new street connections to reduce travel time and distances for all users of the street system.

PT 4.5 Build new street connections so the grid provides other routes in an emergency or major construction blocks travel.

PT 4.6 Build new street connections so that emergency vehicles, transit, and other service vehicles have direct and efficient routes.

This project implements the 2040 Regional Transportation Plan.

Capital Costs:	2018	2019-2023	Total
Design and Engineering	\$-	\$500,000	\$500,000
Land and Right-of-Way	\$-	\$-	\$-
Total	\$-	\$500,000	\$500,000

Funding Sources:	2018	2019-2023	Total
Grant	\$-	\$216,231	\$216,231
Impact Fees	\$-	\$283,769	\$283,769
Total	\$-	\$500,000	\$500,000

Annual Operations and Maintenance	
Estimated Costs	\$15,000 per lane mile or \$76,200
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	South



Wiggins Road and 37th Avenue Intersection Improvements (Program # 0629)

Location

Intersection of Wiggins Road and 37th Avenue

Links to Other Projects or Facilities

N/A

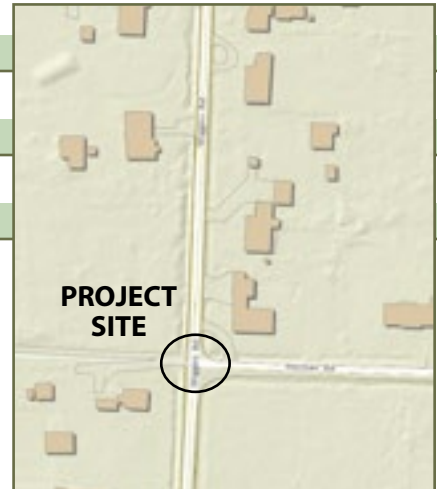
Description

Install a traffic signal within existing intersection configuration.

Justification (Need/Demand)

A traffic signal provides better traffic flow during peak periods, reduces the frequency of accidents, and improves the LOS during off peak hours. In the latest annual concurrency review, traffic levels at this intersection will exceed the current LOS standard within the next six years. This improvement will bring the intersection back within the established LOS.

If and when widening is needed at this intersection, a roundabout would be considered. Roundabout construction would include sidewalk, street lighting, bike lanes and landscaping within project limits.



Measurable Outcome/Level of Service Standard

LOS D

Project Type: Capacity project. Deficient within six years. Functionality project. Functionally deficient.

Comprehensive Plan and Functional Plan(s) Citations

This project implements the following Olympia Comprehensive Plan goals and policies:

PT 8.5 Consider roundabouts instead of signals at intersections to maintain traffic flow.

GT 9 The impacts of new land-use development on the transportation system are mitigated appropriately.

GT 28 Transportation facilities and services are funded to advance the goals of the City and the region.

PT 28.1 Make it a high funding priority to enhance the operational efficiency of the City's transportation system

Capital Costs:	2018	2019-2023	Total
Construction	\$-	\$437,667	\$437,667
Total	\$-	\$437,667	\$437,667

Funding Sources:	2018	2019-2023	Total
Grant	\$-	\$189,274	\$189,274
Impact Fees	\$-	\$248,393	\$248,393
Total	\$-	\$437,667	\$437,667



Annual Operations and Maintenance

Estimated Costs	\$15,000 per lane mile or \$2,550
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	South



US 101/West Olympia Access Project (Program # 0627)

Location

US 101 at Kaiser Road and the extension of Yauger Way from the Black Lake Boulevard and US 101 Interchange

Links to Other Projects or Facilities

N/A

Description

The initial funding for this project will complete the design, environmental permit and mitigation work, and Right-of-way. The project will construct a new westbound off-ramp from US 101 to Kaiser Road and an eastbound on-ramp from Kaiser Road to US 101. The project will also construct a new westbound off-ramp from US 101 to Yauger Way via an at-grade connection through the existing interchange at US 101 and Black Lake Boulevard. Auxiliary lanes (one eastbound and one westbound) on US 101 will be constructed between Black Lake Boulevard and the new Kaiser Road ramps to facilitate weaving and merge/diverge movements safely.

Justification (Need/Demand)

The intersection of Black Lake Boulevard and Cooper Point Road as well as the Black Lake Boulevard and US 101 Interchange are showing the strain of sustained residential and economic growth. Traffic delays during the p.m. peak period are approaching unacceptable levels and mobility for other travel modes in the area is strained. There is a need for improved access to US 101 to support planned community growth and maintain emergency access, while providing safe and acceptable levels of service on both the Local and State transportation system.

Additional information on the project can be found at <http://olympiawa.gov/city-services/transportation-services/plans-studies-and-data/west-olympia-access-study.aspx>

Measurable Outcome/Level of Service Standard

LOS E

Project Type: Capacity project. Deficient within six years without improvements. Meets LOS standard when project is complete.

Comprehensive Plan and Functional Plan(s) Citations

This project implements the following Olympia Comprehensive Plan goals and policies:

GT 9 The impacts of new land-use development on the transportation system are mitigated appropriately.

GT 28 Transportation facilities and services are funded to advance the goals of the City and the region.

PT 28.1 Make it a high funding priority to enhance the operational efficiency of the City's transportation system.

This project implements the 2040 Regional Transportation Plan.

Capital Costs:	2018	2019-2023	Total
Design and Engineering	\$-	\$4,149,300	\$4,149,300
Land and Right-of-Way	\$-	\$2,236,500	\$2,236,500
Total	\$-	\$6,385,800	\$6,385,800

Funding Sources:	2018	2019-2023	Total
Grant	\$-	\$2,761,611	\$2,761,611
Impact Fees	\$-	\$3,624,189	\$3,624,189
Total	\$-	\$6,385,800	\$6,385,800

Annual Operations and Maintenance

Estimated Costs	\$15,000 per lane mile or \$4,300
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	West



General Capital Facilities Projects







General Capital Facilities

General government facilities are designed to meet a broad spectrum of needs—facilities that directly serve the public, such as libraries, and those that house City staff as they work to assure that public and governmental responsibilities are met. The 17 City-owned buildings provide space for 500 City employees and 4,500 daily visitors. Several community and non-profit organizations operate out of these buildings including:

- Timberland Regional Library
- Washington Center for the Performing Arts
- Hands On Children’s Museum
- Senior Services for South Sound
- Downtown YMCA
- Junior League
- Thurston County Volunteer Legal Clinic
- The Olympia Free Clinic
- Thurston County Family Justice League

General Government facilities are unique in that the level of service (LOS) may be defined by community preference and standards. Several capital needs of the City may not specifically be included in the City’s Comprehensive Plan. Nonetheless, these projects are vital to the quality of life of the community or the operational efficiency of the City and may be included in the Capital Facilities Plan.

The 2018-2023 CFP includes the Building Repair and Replacement program. This project is included in the CFP even though it may not fit neatly into a traditional capital project category, such as parks, transportation or utilities. There are also no established levels of service in the Comprehensive Plan for this project. However, the project adds to the infrastructure or asset base of the community.

In this six-year CFP, Council recognizes that there are long-term maintenance needs that must be addressed. With the inclusion of the Utility tax on cable television, the Council will be able to fully fund building repair and replacement (\$1.4 million per year). Our long-term financial strategy says we will maintain what we have before we add new. For these reasons, we have funded building repair in this plan meeting the long-term maintenance needs of the CFP.

In addition this section includes an Americans with Disabilities Act (ADA) Transition Projects Program to determine what needs to be done to get all City-owned buildings more in compliance with the ADA Plan.

And finally, there are many unmet needs in the CFP. The need for additional library facilities, art center, sidewalk maintenance, Street Tree Master Plan implementation, sea-level rise, and a parking garage. These are all great projects but no funding strategy has been developed. Therefore, these projects are not included in this CFP.

Building Repair and Replacement (Program # 029)

Location

City Hall	Mark Noble Regional Fire Training Center	Olympia Police – Firing Ranger
Court Services	Olympia Fire – Command Training Center	Olympia Police – Westside
Family Support Center	Olympia Fire – Main	The Olympia Center
Hands on Children’s Museum	Olympia Fire – 2	Washington Center for the Performing Arts
Lee Creighton Justice Center	Olympia Fire – 3	
Maintenance Center-Public Works	Olympia Fire – 4	

Links to Other Projects or Facilities

N/A

Description

This program covers major maintenance to building interior and exterior, as well as equipment replacement at the 16 locations listed above. In 2018, the annual debt service for the Washington Center Exterior Repair will be \$235,000 which comes from this programs funding.

Justification (Need/Demand)

In 2013, Public Works conducted a building condition assessment of the 16 buildings listed above. The purpose was to evaluate the state of the major systems and equipment, identify repair and replacement needs, prioritize identified needs, and develop planning level cost estimates. Based on the 2013 report, the City’s facility repair and replacement costs are estimated to exceed \$3 million per year over the next six years.

The City maintains a reserve fund, but it has never been adequately funded. It remains a priority for the City.

Measurable Outcome/Level of Service Standard

N/A

Comprehensive Plan and Functional Plan(s) Citations

Although not included specifically in the Comprehensive Plan, the City’s Long Term Financial Strategy (LTFS) states that we should maintain what we have before we add new.

Capital Costs:	2018	2019-2023	Total
Major Maintenance	\$1,330,000	\$7,000,000	\$8,330,000
Total	\$1,330,000	\$7,000,000	\$8,330,000

Funding Sources:	2018	2019-2023	Total
CIP	\$1,330,000	\$7,000,000	\$8,330,000
Total	\$1,330,000	\$7,000,000	\$8,330,000



Annual Operations and Maintenance	
Estimated Costs	Not Determined
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



ADA Transition Plan and Projects

Location

Various City-owned buildings and facilities

Links to Other Projects or Facilities

Transportation currently includes ADA modifications in street repairs and reconstruction. This project focuses on non-transportation related projects.

Description

Transition or modification of existing buildings/facilities to ensure accessibility.

Justification (Need/Demand)

Compliance with American with Disabilities Act (ADA) provides accessibility to City buildings and facilities.

Measurable Outcome/Level of Service Standard

N/A

Comprehensive Plan and Functional Plan(s) Citations

This CFP reflects the goals and policies of the 2016 Parks, Arts and Recreation Plan and the Olympia Comprehensive Plan.

Capital Costs:	2018	2019-2023	Total
ADA Transition	\$180,000	\$500,000	\$680,000
Total	\$180,000	\$500,000	\$680,000

Funding Sources:	2018	2019-2023	Total
CIP	\$180,000	\$500,000	\$680,000
Total	\$180,000	\$500,000	\$680,000

Annual Operations and Maintenance

Estimated Costs	There are no additional costs associated with increasing accessibility.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works and Parks
Quadrant Location	Citywide



Drinking Water Projects







Drinking Water

The mission of the Drinking Water Utility is to ensure a safe and sustainable supply of drinking water for the community. Four key influencing factors drive the development of the nine water capital project programs identified in the Capital Facilities Plan (CFP):

1. **Regulation/Compliance:** Achieve legal compliance with the Federal Safe Drinking Water Act (SDWA), Washington State Department of Health (DOH) regulations, and the Uniform Fire Code (UFC) fireflow criteria.
2. **Adopted Sustainability Philosophy:** Manage the water in sustainable ways and to develop integrated solutions that solve more than one problem at a time.
3. **Growth:** Accommodate growth as defined by Olympia’s Comprehensive Plan and to continue to provide and improve service to existing customers.
4. **Operational and System Delivery Strategies:** Manage water as a limited resource, meet water regulation objectives using approaches that limit human influence on the naturally good quality of water Olympia has, and implement system changes for cost-effective delivery.

Drinking Water capital facilities are designed and built to provide citizens with safe and sustainable drinking water. Drinking Water capital program activities acknowledge the importance of managing the water as a limited, precious resource that needs to be protected, conserved, and managed responsibly.

The 2015-2020 Water System Plan serves as the basis for the development of the Drinking Water Capital Facilities Plan. The projects contained in the CFP are funded annually through Drinking

Water Utility rates and General Facilities Charges (GFCs). Low interest state loans and grants are pursued as available. The 2015-2020 Water System Plan includes a financial strategy for planned capital improvements that involves a combination of cash and debt financing.

Growth-Related Projects

Projects that fall under this category are associated with work needed to accommodate new development and are funded by GFC revenue. When a project serves both new and existing development, a portion of the project cost will also be funded through Drinking Water Utility rates.

<u>Project</u>	<u>Percent Growth-Related</u>
Distribution System Oversizing.....	100%
Booster Station Upgrade / Rehabilitation	25%
Briggs Well Design.....	100%
Eastside St & Henderson Blvd Water Main Ext. Design	25%
Eastside St & Henderson Blvd Water Main Ext. Construction. 25%	25%
Fones Road Water Main Design.....	25%
Fones Road Water Main Construction	25%
Hoffman Well Treatment Design.....	100%
Hoffman Well Treatment Construction	100%
Kenyon Ross Intertie & Otis Street PRV	50%
McAllister Wellfield Mitigation - Deschutes River.....	50%
McAllister Wellfield Mitigation - Woodland Creek	50%
Olympia Brewery Water Engineering Analysis	100%
Water System Plan	50%

Level of Service (LOS) Determinations

Level of Service I

The first level of service (LOS I) involves maintaining the current system as-is and addressing the need to remain in regulatory compliance for water quality and quantity requirements.

- Meet minimal standards for water pressure (30 psi) and UFC fireflow criteria.
- Addressing new State and Federal Safe Drinking Water Act requirements.
- Addressing existing system deficiencies due to growth or infrastructure failure.

Level of Service II

The second level of service (LOS II) focuses on more proactive system maintenance and anticipating future regulatory needs.

- Anticipates future water quality regulations and develops facilities that will accommodate the increased requirements prior to the system becoming deficient.
- Goes beyond the required minimum of 30 psi average water pressure for residents and strives to improve the minimum to 40 psi. The higher standard is the most cost-effective approach to anticipating and meeting system growth needs. LOS II also strives to eventually eliminate areas within the system that do not meet UFC fireflow criteria.

Level of Service III

The final level of service (LOS III) recognizes Olympia’s commitment to sustainability and to the approach of managing water as a limited resource. LOS III projects and programs address DOH regulations to a further extent, with the underlying driver to be a responsible water steward and purveyor.

- To comply with DOH regulations, there must be some form of conservation activity within an adopted Water Plan. The degree to which the City of Olympia approaches a conservation program is a component of managing a limited resource.

Capital Facilities Projects by Level of Service	
LOS I	<ul style="list-style-type: none"> • Asphalt Overlay Adjustments
LOS II	<ul style="list-style-type: none"> • Small Diameter Water Pipe replacement • Transmission and Distribution Projects • Water Source Development & Protection • Water System Planning • Water Storage Systems
LOS III	<ul style="list-style-type: none"> • Groundwater Protection/Land Acquisition • Infrastructure Pre-Design & Planning • Reclaimed Water

Level of Service Standards

Municipal utilities in the United States and elsewhere commonly use LOS standards to evaluate whether the physical systems or operations are functioning to an adequate level. LOS can be

defined in terms of the customer’s experience of utility service and/or technical standards based on the professional expertise of Utility staff.

These LOS standards can help guide investments in maintenance and repair and replacement. New assets can be used to establish design criteria and prioritize needs. Using a structured decision process that incorporates LOS standards can help a utility achieve desired service outcomes while minimizing life-cycle costs.

The Drinking Water Utility has developed a set of formal LOS standards. Utility staff used the following criteria in selecting LOS:

- Specific goal or expectation
- Customer and community focus
- Quantifiable and measurable
- Relatively simple to understand and apply
- Available budget constraints for maintenance, repair and replacement

The selected LOS standards are in the following areas:

- System performance (including service interruption due to breakage, pressure, system reliability)
- Sustainability (energy efficiency)
- Customer service (response to water quality and service-related complaints)

These LOS standards have been incorporated in the development of this Capital Facilities Plan. Since regulatory compliance is considered a given, these LOS standards address issues of concern for customers beyond regulatory minimums and those that have an influence on decisions regarding infrastructure investments.

The LOS standards are:

System Performance

- Service interruption due to line breaks–During a three year period, no customer will experience more than two service interruptions due to a line break; such service interruptions will average four hours or less.
- Pressure–Water will be delivered to new construction at a minimum pressure of 40 psi at the service meter.
- System reliability with largest water source off-line–Utility will meet winter-time demands (inside use only) with the loss of our largest water source (McAllister Wellfield). This would require complete curtailment of all outside and non-essential water use, but would maintain service for critical needs such as drinking, cooking, sanitation and firefighting.

Sustainability

- Energy efficiency–All pumps are rated 80% efficient or higher, unless it is not cost-effective to do so (i.e., the value of energy savings would not pay back the cost of the improvement within five years).

Customer Service

- The Utility responds to main breaks within 15 minutes during business hours and within one hour outside business hours.
- The Utility responds to low pressure and water quality complaints by the end of the following business day.

Annual Operations and Maintenance

The water supplied to Olympia flows through concrete, cast iron, galvanized, asbestos cement (AC), ductile iron, and PVC pipe. These lines, in general, have a life expectancy of at least 50 years. New water lines are typically replaced with ductile iron, ductile iron cement lined, or high density polyethylene (HDPE) pipes. Currently, most maintenance work involves repairs to the older asbestos cement water lines and non-ductile iron connections, and valves within the City. Breaks within these lines are usually caused by age, geological shifts within the ground or from construction work. Replacing these aging facilities will help to reduce operations and maintenance costs.

The annual operations and maintenance costs for both potable water and reclaimed water represent an overall average that is subject to change due to unique circumstances that may be encountered at each location. For new infrastructure, initial operations and maintenance costs for repairs, replacements, and cleaning are minimal. As the infrastructure ages, maintenance costs will increase.

Annual Operations and Maintenance Costs

Repair service leak (3/4"-1").....	\$ 850 per repair
Install service (meter) on a 3/4" -1" line.....	\$ 2,200 per install
Install small main (2" line).....	\$ 69 per linear foot
Install 6" or larger main.....	\$ 115 per linear foot
Main line valve installation and replacement.....	\$ 4,000 per install
Main line (2"-8" line) leak repair.....	\$ 2,700 per repair
Fire hydrant installation or replacement.....	\$ 3,800 per install
Fire hydrant repair.....	\$ 400 per repair
Reservoir maintenance (e.g. Meridian).....	\$ 35,000 annually
Pump station maintenance.....	\$ 52,000 per station

Note: The project components commonly used in Drinking Water Projects are defined in the Glossary section of this document.



Asphalt Overlay Adjustments—Water (Program #9021)

Location

Various locations Citywide

Links to Other Projects or Facilities

Street Repair and Reconstruction Projects—Transportation section

Asphalt Overlay Adjustments—Wastewater section

Description

Make necessary adjustments to raise water system components to street level in conjunction with the annual asphalt overlay/street reconstruction process. This is a pass-through amount that is used by the Transportation Street Repair and Reconstruction Project for water facilities.

Justification (Need/Demand)

Asphalt overlay and street reconstruction projects require the adjustment of water system structures and equipment (e.g., castings, manholes, inlets, and covers) during construction as part of the paving process.

Measurable Outcome/Level of Service (LOS) Standard

LOS I – See program overview for LOS definitions.

Comprehensive Plan and Functional Plan(s) Citation

This program implements the following Olympia Comprehensive Plan goals and policies:

GU3: Utilities are developed and managed efficiently and effectively.

PU 3.1: Utilities are developed and managed efficiently and effectively.

PU7.7: Develop and maintain adequate storage, transmission, and distribution facilities.

Capital Costs:	2018	2019-2023	Total
Construction	\$12,000	\$60,000	\$72,000
Total	\$12,000	\$60,000	\$72,000

Funding Sources	2018	2019-2023	Total
Rates	\$12,000	\$60,000	\$72,000
Total	\$12,000	\$60,000	\$72,000

Annual Operations and Maintenance

Estimated Costs	None (Work conducted by transportation crew.)
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Groundwater Protection (Program #9701)

Location

Various locations Citywide-See Project List

Links to Other Projects or Facilities

Critical Habitat Land Acquisition—Storm and Surface Water section
 Open Space Expansion—Parks, Arts and Recreation section

Description

This program is targeted towards the purchase of land and other activities that will monitor and protect the groundwater that Olympia relies on for its drinking water supply.

Project List

YEAR	PROJECT DESCRIPTION	COST ESTIMATE	
2018	Groundwater Monitoring Wells—This project will drill 12 additional groundwater monitoring wells within the capture zones to provide advance warning of any water quality issues that could impact the City’s drinking water sources.	\$	225,000
2018	Wellhead Protection Program—This is an annual program (\$215,000) to refine the capture zones for the City’s wells (areas around the wells that capture stormwater which contribute to the aquifers).	\$	170,000
2018-2022	Groundwater Protection (Easements, Appraisals, etc.)—This project is needed for installation of groundwater monitoring wells. Depending on the location of the wells, the City may have to obtain easements on property outside of the right-of-way and pay for those easements. The appraisals will determine the cost of the easements.	\$	54,000

Justification (Need/Demand)

The acquisition of land within the City’s designated groundwater protection areas represents the ultimate groundwater protection strategy. By owning land or easements, the City can control land uses and associated activities on land near its water sources and help prevent contamination of critical groundwater resources.

Measurable Outcome/Level of Service Standard

LOS III – See program overview of LOS definitions.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU6: Groundwater in the City’s Drinking Water (Wellhead) Protection Areas is protected from contamination so that it does not require additional treatment.

PU 6.1: Monitor groundwater quality to detect contamination, evaluate pollution reduction efforts, and to understand risks to groundwater.

PU 5.3: Monitor water levels in aquifers and maintain numerical groundwater models.

Capital Costs:	2018	2019-2023	Total
Construction	\$180,000	\$-	\$180,000
Design and Engineering	\$215,000	\$-	\$215,000
Land and Right of Way	\$18,000	\$36,000	\$54,000
Total	\$413,000	\$36,000	\$449,000

Funding Sources:	2018	2019-2023	Total
Rates	\$413,000	\$36,000	\$449,000
Total	\$413,000	\$36,000	\$449,000

Annual Operations and Maintenance

Estimated Costs	Minimal
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Infrastructure Pre-Design and Planning—Water (Program #9903)

Location

City water service area

Links to Other Projects or Facilities

Not yet determined.

Description

Perform pre-design evaluation and analysis of water project alternatives in order to recommend projects identified in the Water System Plan and support other City project planning requirements that occur outside of the annual CFP process.

Project List

YEAR	PROJECT DESCRIPTION	COST ESTIMATE
2018-2023	Pre-Design and Planning	\$ 144,000

Justification (Need/Demand)

The City's Water System Plan and six-year Capital Facilities Plan identify projects from a planning level perspective based on detected deficiencies in a specific portion of the system. They also include planning level cost estimates done at the time the plan was developed and may not include enough detail in the scope to accurately assess project costs. This program evaluates these projects prior to their appropriation in the annual Capital Facilities Plan. It ensures accurate scope of work and cost estimates and a full evaluation of project alternatives. Other uses for this information include project scheduling, assessment of rate impacts and cash flow planning.

Measurable Outcome/Level of Service Standard

LOS III – See program overview of LOS definitions.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 7: The drinking water system is reliable and is operated and maintained so that high quality drinking water is delivered to customers.

PU 7.3: Design Olympia's water supply system to achieve the most favorable and practical fire insurance rating, consistent with adopted service levels.

PU 7.7: Develop and maintain adequate storage, transmission, and distribution facilities.

Capital Costs:	2018	2019-2023	Total
Engineering	\$24,000	\$120,000	\$144,000
Total	\$24,000	\$120,000	\$144,000

Funding Sources:	2018	2019-2023	Total
Rates	\$24,000	\$120,000	\$144,000
Total	\$24,000	\$120,000	\$144,000

Annual Operations and Maintenance

Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Reclaimed Water—Water (Program #9710)

Location

Various Locations Citywide. See Project List.

Links to Other Projects or Facilities

N/A

Description

This program is targeted towards delivery of reclaimed water. Reclaimed water is delivered through a completely separate distribution system that consists of purple colored pipes, connections, and distribution points for easy identification. Reclaimed water is recycled municipal wastewater that has been cleaned and treated in order to remove pollutants and contaminants so that the water can be safely reused for a variety of approved uses, such as irrigation.

Project List

YEAR	PROJECT DESCRIPTION	COST ESTIMATE
2020	Reclaimed Water Filling Stations—Install reclaimed water filling stations at convenient locations for contractors to use on construction projects. This project will reduce the likelihood of cross connections occurring and increase the use of reclaimed water.	\$ 113,000

Justification (Need/Demand)

Given that sources of potable water are limited, State law and Olympia’s Water System Plan strongly encourage the use of reclaimed water as a resource to help meet current and future water needs. The LOTT Sewer Plan calls for the use of reclaimed water by each of the LOTT partner cities. LOTT is now producing reclaimed water at its Budd Inlet Reclaimed Water Plant and Martin Way Reclaimed Water Plant to help meet Federal and State water quality discharge standards to protect Budd Inlet. Water treated at the Budd Inlet Reclaimed Water Plant is now being used for irrigation at the Port of Olympia, the City’s Percival Landing Park, and near Capitol Lake by the State’s General Administration building.

Measurable Outcome/Level of Service Standard

LOS III – See program overview of LOS definitions.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 4: Use Olympia’s water resources efficiently to meet the needs of the community, reduce demand on facilities, and protect the natural environment.

PU 4.1: Encourage and allow re-use techniques, including rainwater collection, greywater systems, and use of Class A reclaimed water as alternatives to use of potable water, in order to enhance stream flows or recharge aquifers, while also protecting water quality.

PU 4.6: Advance the use of reclaimed water as defined in Council-adopted policies.

Capital Costs:	2018	2019-2023	Total
Construction	\$-	\$90,400	\$90,400
Design and Engineering	\$-	\$22,600	\$22,600
Total	\$-	\$113,000	\$113,000

Funding Sources:	2018	2019-2023	Total
Rates	\$-	\$113,000	\$113,000
Total	\$-	\$113,000	\$113,000

Annual Operations and Maintenance

Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Small Diameter Water Pipe Replacement (Program #9408)

Location

Various locations based on the Utility's Small Diameter Water Pipe Upgrade Plan. Projects selected are based on service complaints, and operation and maintenance records of leaks and main breaks.

Links to Other Projects or Facilities

N/A

Description

Replace small diameter substandard water pipes within the existing system. Project components may include hydraulic modeling, valves, vaults, and water lines.

Project List

2018-2023 Small Diameter Water Pipe Replacement Location

LOCATION - Street	FROM	TO
7th Avenue	Central Street	Boundary Street
Boundary Street	9th Avenue	8th Avenue
Fir Street	4th Avenue	State Avenue
Giles Street	Thomas Street	Division Street
Percival Street	Harrison Avenue	Jackson Avenue
Puget Street	4th Avenue	State Avenue
Union Avenue	Central Street	Fir Street
7th Avenue	Boundary Street	Central Street
Thurston Avenue	Tullis Street	Puget Street
Amhurst Street	18th Avenue	20th Avenue
Brown Street	18th Avenue	22nd Avenue
Eastside Circle	To End	To End
End of Rogers Court	South of 11th Court	End of Street
McCormick Street	13th Avenue	Union Avenue
13th Avenue	Fir Street	Fairview Street
Fir Street	14th Avenue	13th Avenue
Evergreen Park Lane	At Cul-de-sac	At Cul-de-sac
Water Street	22nd Avenue	24th Avenue

Justification (Need/Demand)

The City is responsible for providing domestic and firefighting water flows at minimum pressures as established by the Department of Health. This program implements the improvements outlined in the 2015-2020 Water System Plan. The Plan identifies location, size, and timing of major and minor water main distribution line improvements. The Plan also identifies deficient areas that require looping or upgrading to improve flows and pressures. This project provides improvements to the basic system to assure adequate pressure and flow for domestic and firefighting situations. Maintenance records and service complaints are used to identify the lines needing replacement.

Measurable Outcome/Level of Service Standard

LOS II – See program overview of LOS definitions.

Small Diameter Water Pipe Replacement (Program #9408) (continued)

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 7: The drinking water system is reliable and is operated and maintained so that high quality drinking water is delivered to customers.

PU 7.3: Design Olympia's water supply system to achieve the most favorable and practical fire insurance rating, consistent with adopted service levels.

PU 7.7: Develop and maintain adequate storage, transmission, and distribution facilities.

Capital Costs:	2018	2019-2023	Total
Construction	\$450,400	\$2,252,000	\$2,702,400
Design and Engineering	\$112,600	\$563,000	\$675,600
Total	\$563,000	\$2,815,000	\$3,378,000

Funding Sources:	2018	2019-2023	Total
Rates	\$563,000	\$2,815,000	\$3,378,000
Total	\$563,000	\$2,815,000	\$3,378,000

Annual Operations and Maintenance	
Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	Decreases cost of line breaks — estimated at \$1,400 per repair. Some main breaks also require extensive road restoration costs.
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



Transmission and Distribution Projects—Water (Program #9609)

Location

Various locations within the existing system as service complaints and operation and maintenance records indicate. See Project List.

Links to Other Projects or Facilities

Sewer Pipe Extensions—Sewer Program
 Boulevard Road Intersection—Transportation Impact Fee section
 Fones Road—Transportation Impact Fee section
 Thurston County CFP

Description

This program includes projects necessary to rehabilitate and replace existing transmission and distribution facilities, including water mains, valves, fire hydrants, service meters and booster pump stations. These projects are targeted to respond to identified capacity problems (related to flow, pressure, firefighting) as well as to replace infrastructure that is beyond its useful life. This program also includes installation of new transmission mains to connect new key facilities to the system.

Projects are often coordinated with other public works projects (e.g., road improvements), to take advantage of cost efficiencies and to minimize inconvenience to citizens. Specific components covered under this program include hydrants, hydraulic modeling, valves, vaults, water lines, and water system structures and equipment.

Project List

YEAR	PROJECT DESCRIPTION (Quadrant: Map Coordinate)	COST ESTIMATE
2018-2023	Aging Pipe Replacement—This is an annual project to replace substandard pipe throughout the City. Each year based on maintenance records and asset management scores, the City will choose which pipes to replace based on age and material. The primary focus is on Asbestos Cement (AC) pipe. Currently 40% of the City's water system is comprised of AC pipe which is prone to leaking and breaks.	\$ 3,378,000
2018-2023	Asset Management Program—This project will begin the process to provide an asset management plan to replace, rehabilitate, and maintain the City's water system to ensure it is reliable.	\$ 342,000
2018	Kenyon Ross Intertie and Otis Street Pressure Reducing Valve (PRV)—This project will install an important intertie and a PRV station needed to improve service redundancy and enhance water quality. This project is partially funded by GFCs.	\$ 225,000
2018-2023	Corrosion Control Aeration Tower Condition Assessment & Upgrades—The City has three corrosion control towers that will need periodic large scale maintenance that is beyond the normal day to day maintenance. This project will assess the work that is needed and perform the upgrades.	\$ 174,000
2018-2023	Cross Country Mains—This project will identify watermains that are located outside of roadways and cross through neighborhoods. The project will determine if the watermains have easements and if they should be relocated to areas that have easier access for maintenance.	\$ 174,000
2018-2023	Distribution and Transmission Main Condition Assessment—This project is a part of the asset management program to assess the condition and reliability of the distribution mains to prioritize repair or replacement.	\$ 1,104,000
2018-2023	Distribution System Oversizing—This project funds oversizing of distribution pipeline projects associated with development-related improvement to provide additional capacity to meet anticipated future needs that may be greater than at the time of development. This project is funded by GFCs.	\$ 186,000
2022	Eastside Street and Henderson Boulevard Water Main Extension Design—This project will design a new 16-inch water main to replace an existing 10-inch pipe that presents a bottleneck in the Zone 264 distribution system. The replacement line will connect to an existing 16-inch main at Eastside Street, where it originates as a tap off of the 36-inch transmission main near the Fir Street Storage Tanks. The new line will then extend approximately 3,500 feet through the City's Maintenance Center property and across Henderson Boulevard, terminating at an existing 12-inch main that feeds a portion of Zone 264 west of Henderson. This project is partially funded by GFCs.	\$ 292,000
2023	Eastside Street and Henderson Boulevard Water Main Extension Construction—This project will Construct a new 16-inch water main to replace an existing 10-inch pipe that presents a bottleneck in the Zone 264 distribution system.	\$ 1,167,000

Transmission and Distribution Projects—Water (Program #9609) (continued)

Project List (Continued)

2018-2023	On-site Generator Replacement Plan—This project sets aside money to enable replacement of on-site generators located at the water pumping facilities. The generators will be replaced as their useful life nears an end.	\$ 516,000
2018-2023	Security and Remote Systems Program—This project will provide enhancements to the security and remote monitoring systems of Drinking Water Utility sites.	\$ 318,000
2018-2023	Booster Station Upgrade/Rehabilitation—This is a project to upgrade pumps, electrical and other associated upgrades and rehabilitation necessary to keep the system running and reliable. Construction will occur approximately every five years at sites identified by operations staff as requiring the most upgrades. This project is partially funded by GFCs.	\$ 1,020,000
2018-2023	Water Meter Replacement Program—This project will provide for a systematic replacement of water meters and AMR radios.	\$ 1,578,000
2019	Fones Road Water Main Design—This project will design a new water main to replace the existing AC water main in Fones Road from Pacific Ave to 18th Avenue, to be coordinated with planned roadway reconstruction. This project is partially funded by GFCs.	\$ 330,000
2020	Fones Road Water Main Construction (N:C7)—This project installs a new water main to replace an existing AC water main in Fones Road from Pacific Avenue to 18th Avenue, to be coordinated with a planned roadway reconstruction. This project is partially funded by GFCs.	\$ 2,380,000
2019	Park Drive Booster Pump Station Design—This project will design a new booster pump station to increase residential pressure and fire flows in a small portion of Zone 298 just west of Ken Lake in the Park Drive area.	\$ 275,000
2020	Park Drive Booster Pump Station Construction—This project will install a new booster pump station to increase residential pressure and fire flows in a small portion of Zone 298 just west of Ken Lake in the Park Drive area.	\$ 825,000
2019	Pressure Reducing Valve (PRV) (N:C6)—East Bay Drive: Installation of PRV stations to reduce high pressures in the waterlines along East Bay Drive and allow water to flow from Zone 247 to Zone 226.	\$ 292,000
2021	Pressure Reducing Valve (PRV) Telemetry—This project will install radio-based telemetry instrumentation in PRV vaults. The new telemetry will enhance system operation and efficiency by increasing the ability to monitor flows through PRVs. Additionally, better understanding of system operation and water usage will facilitate improved calibration of the hydraulic model.	\$62,000

Justification (Need/Demand)

This program will ensure that existing distribution and transmission facilities are rehabilitated and replaced as needed in order to continue to secure a safe and sustainable water supply. Priority projects are targeted to those areas of the water system that fall short of meeting DOH standards for water pressure and UFC fire flow criteria or have ongoing maintenance problems (e.g., a history of repeated main breaks). This program also provides funding for the installation of new transmission mains to connect new critical source and storage facilities to the water system.

Measurable Outcome/Level of Service Standard

LOS II – See program overview of LOS definitions.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 7: The drinking water system is reliable and is operated and maintained so that high quality drinking water is delivered to customers.

PU 7.3: Design Olympia's water supply system to achieve the most favorable and practical fire insurance rating, consistent with adopted service levels.

PU 7.4: Continue and improve maintenance management, including preventive maintenance, repairs and replacements.

PU 7.6: Continue to improve operations and maintenance program management, including safety, asset management and meter replacement.

PU 7.7: Develop and maintain adequate storage, transmission and distribution facilities.

Transmission and Distribution Projects—Water (Program #9609) (continued)

Capital Costs:	2018	2019-2023	Total
Construction	\$1,142,200	\$9,466,200	\$10,608,400
Design and Engineering	\$547,800	\$3,481,800	\$4,029,600
Total	\$1,690,000	\$12,948,000	\$14,638,000

Funding Sources:	2018	2019-2023	Total
General Facility Charges	\$186,000	\$1,409,750	\$1,595,750
Rates	\$1,504,000	\$11,538,250	\$13,042,250
Total	\$1,690,000	\$12,948,000	\$14,638,000

Annual Operations and Maintenance	
Estimated Costs	Minimal maintenance on new transmission main
Estimated Revenues	None
Anticipated Savings Due to Project	Decreases cost of line breaks — estimated at \$2,700 per repair. Some main breaks also require extensive road restoration costs.
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



Water Source Development and Protection (Program #9700)

Location

Various locations Citywide. See Project List.

Links to Other Projects or Facilities

N/A

Description

The overall goal of this project is to develop and maintain a water source system that provides adequate water source and water quality in compliance with Federal and State safe drinking water standards. It would also ensure that storage reservoirs are sized sufficiently to have reserve water for fire fighting. Specific project types include water source reliability, water quality and treatment, water system structures, and equipment.

Project List

YEAR	PROJECT DESCRIPTION	COST ESTIMATE
2018-2023	McAllister Mitigation (Smith Property Restoration)—This is an annual project to restore the Smith farm located near the Deschutes River as part of the mitigation plan related to the operations of the new McAllister Wellfield. Reforestation of a riparian zone along the Deschutes River will improve fish habitat. This project is partially funded by GFCs.	\$ 180,000
2018-2023	McAllister Wellfield Mitigation (Woodland Creek Infiltration Facility) O&M Costs—This is a joint project with Lacey. Olympia will participate in the operations and maintenance costs as part of the mitigation for the McAllister Wellfield project. This project is partially funded by GFCs.	\$ 60,000
2020	Olympia Brewery Water Engineering Analysis—This project continues the study to determine the best way to develop this new source in conjunction with Tumwater and Lacey. This project is funded by GFCs.	\$ 57,000
2022	Hoffman Well Treatment Design—this project will design hypo-chlorination and iron/manganese removal treatment facilities for the Hoffman Well 3, needed to provide high quality water from this source. This project is funded by GFCs.	\$ 608,000
2023	Briggs Well Design—The City previously purchased and transferred water rights to the Briggs well. This project will design a new groundwater supply well in the Briggs Urban Village Area to supply Zone 338 with an additional anticipated 30 gallons per minute of source capacity, enhancing supply redundancy and reliability for Zones 417 and 338. Drilling was originally scheduled for 2008, but the project was delayed primarily due to the need for costly iron and manganese treatment. The City obtained approval to extend the water rights development schedule until 2019, and hopes to negotiate additional extensions as needed. This project is funded by GFCs.	\$ 547,000
2023	Hoffman Well Treatment Construction—this project will construct hypo-chlorination and iron/manganese removal treatment facilities for the Hoffman Well 3, needed to provide high quality water from this source. This project is funded by GFCs.	\$ 2,432,000

Justification (Need/Demand)

The Safe Drinking Water Act (SDWA) of 1974 signaled the beginning of a new age in public water supply. The detection of organic contaminants in drinking water throughout the United States spurred the passage of the SDWA.

The 2015–2020 Water System Plan calls for additional source water quality treatment in various areas of the City to meet State drinking water requirements.

Measurable Outcome/Level of Service Standard

LOS II – See program overview of LOS definitions.

Water Source Development and Protection (Program #9700) (continued)

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 5: Adequate supplies of clean drinking water are available for current and future generations and instream flows and aquifer capacity are protected.

PU 5.1: Reserve water supply rights for at least 50 years in advance of need, so that supplies can be protected from contamination and they are not committed to lower priority uses.

PU 5.2: Develop and maintain multiple, geographically-dispersed sources of water supply to increase the reliability of the system.

GU 7: The drinking water system is reliable and is operated and maintained so that high quality drinking water is delivered to customers.

PU 7.2: Maintain 100 percent compliance with all state and federal requirements, and continually improve our water quality management program.

PU 7.3: Design Olympia’s water supply system to achieve the most favorable and practical fire insurance rating, consistent with adopted service levels.

PU 7.7: Develop and maintain adequate storage, transmission, and distribution facilities.

Capital Costs:	2018	2019-2023	Total
Construction	\$32,000	\$2,592,000	\$2,624,000
Design and Engineering	\$8,000	\$1,252,000	\$1,260,000
Total	\$40,000	\$3,844,000	\$3,884,000

Funding Sources:	2018	2019-2023	Total
General Facility Charges	\$20,000	\$3,744,000	\$3,764,000
Rates	\$20,000	\$100,000	\$120,000
Total	\$40,000	\$3,844,000	\$3,884,000

Annual Operations and Maintenance	
Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Water Storage Systems (Program #9610)

Location

Various locations Citywide. See Project List.

Links to Other Projects or Facilities

N/A

Description

The overall goal of this project is to develop and maintain a water reservoir system that provides adequate water storage and “chlorine contact time” in compliance with Federal and State safe drinking water standards. It would also ensure that storage reservoirs are sized sufficiently to have reserve water for firefighting. Specific project types include reservoirs, water lines, seismic upgrades, water quality and treatment, water system structures, and equipment.

Project List

YEAR	PROJECT DESCRIPTION (Quadrant:Map Coordinate)	COST ESTIMATE
2018	Elliot Reservoir – Seismic Retrofit Construction (W:B3)—This project will complete recommended seismic retrofits to the Elliot Reservoir. Improvements will include interior column wrapping, dowels to tie roof slab to perimeter walls, and perimeter retaining wall.	\$ 1,240,000
2018	Fir Street #1 and #2 Reservoirs Construction – Seismic Retrofit (N:C6)—This project will complete recommended seismic retrofits to Fir Street Reservoirs. Improvements will include the addition of perimeter walls with reinforcing cables and the addition of collars on the interior columns.	\$ 1,427,000
2018	Hoffman Court Reservoir Coating Replacement Design—This project will design and provide an updated cost estimate for the Hoffman Court Reservoir Coating Construction project planned for 2019.	\$ 142,000
2019	Hoffman Court Reservoir Coating Replacement Construction (S:E7)—This project will recoat the inside and outside of the Hoffman Reservoir in order to prolong service life by preventing rust and corrosion.	\$ 566,000
2019-2023	Storage Reservoir Coatings (Interior/Exterior)—This project provides for the recoating of existing steel storage reservoirs on the inside and outside to prolong their life by preventing rust and corrosion.	\$ 850,000

Justification (Need/Demand)

The Safe Drinking Water Act (SDWA) of 1974 signaled the beginning of a new age in public water supply. The detection of organic contaminants in drinking water throughout the United States spurred the passage of the SDWA.

One of the federally-mandated standards of the SDWA is adequate “chlorine contact time.” When added to drinking water, chlorine is a disinfecting agent. The chlorine needs time, however, to react with the water to provide adequate disinfection. Water reservoirs provide the safest and most effective method to ensure that chlorine levels and contact times are adequate to meet disinfection levels. Reservoirs also provide water storage to allow for proper domestic and firefighting flows.

The 2015-2020 Water System Plan calls for additional storage in the southeast area of the City to meet State drinking water requirements. This new reservoir in the 417 Zone will provide adequate storage for at least the next 25 years.

Updated evaluations of the Fir Street and Elliot reservoirs completed in 2011 call for seismic upgrades to improve the structural integrity of the reservoirs.

Measurable Outcome/Level of Service Standard

LOS II – See program overview of LOS definitions.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 7: The drinking water system is reliable and is operated and maintained so that high quality drinking water is delivered to customers.

PU 7.3: Design Olympia’s water supply system to achieve the most favorable and practical fire insurance rating, consistent with adopted service levels.

PU 7.7: Develop and maintain adequate storage, transmission, and distribution facilities.

Water Storage Systems (Program #9610) (continued)

Capital Costs:	2018	2019-2023	Total
Construction	\$2,667,000	\$1,246,000	\$3,913,000
Design and Engineering	\$142,000	\$170,000	\$312,000
Total	\$2,809,000	\$1,416,000	\$4,225,000

Funding Sources:	2018	2019-2023	Total
Rates	\$2,809,000	\$1,416,000	\$4,225,000
Total	\$2,809,000	\$1,416,000	\$4,225,000

Annual Operations and Maintenance	
Estimated Costs	\$50,000. In addition, Log Cabin Reservoir requires \$3,300 annually.
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	South, West



Water System Planning (Program #9606)

Location

N/A (Planning activities)

Links to Other Projects or Facilities

N/A

Description

Various types of planning efforts are needed on an on-going basis to ensure that the Utility is able to meet future growth needs, maintain regulatory compliance, and invest money wisely in infrastructure. Planning efforts under this program are targeted towards the comprehensive Water System Plan, updated every six years per State requirements. The 2015 Water System Plan was adopted in 2015. Work on the 2015-2020 Water System Plan began in 2013. Other smaller-scale planning efforts to evaluate project alternatives may also be conducted under this program. This program is partially funded by GFCs.

Project List

YEAR	PROJECT DESCRIPTION	COST ESTIMATE
2020	Update of six-year Water System Plan. This project is partially funded by GFCs.	\$ 338,000

Justification (Need/Demand)

Under State drinking water requirements, the City must complete a comprehensive Water System Plan update every six years. The Water System Plan outlines capital improvements, program efforts, and financial strategies that are necessary to ensure that the Water Utility can meet growth demands, be in regulatory compliance and maintain existing facilities over a 20-year horizon. For the first time, the 2015-2020 Water System Plan also included a 50-year planning horizon for water demand and water supply.

Measurable Outcome/Level of Service Standard

LOS II – See program overview of LOS definitions.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

PU 3.2: Regularly revise the Olympia Municipal Code and Engineering Development and Design Standards to give detailed guidance on how utility services should be delivered and paid for in accordance with the principles established in this Comprehensive Plan.

PU 3.3: Update all utility master plans regularly and in accordance with state law.

PU 7.1: Maintain and update the Water System Plan, Engineering Design and Development Standards and Olympia Municipal Code to ensure drinking water utility facilities meet the requirements of the Growth Management Act, North Thurston County Coordinated Water System Plan, Washington State Department of Health, and Olympia Fire Code.

Capital Costs:	2018	2019-2023	Total
Predesign and Planning	\$-	\$338,000	\$338,000
Total	\$-	\$338,000	\$338,000

Funding Sources:	2018	2019-2023	Total
General Facility Charges (GFC)	\$-	\$169,000	\$169,000
Rates	\$-	\$169,000	\$169,000
Total	\$-	\$338,000	\$338,000

Annual Operations and Maintenance

Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	None









Wastewater

Effective wastewater system management is essential to public and environmental health. The challenges of effective management continue as the Olympia area population grows, land use densities increase, and development occurs in outlying areas distant from the LOTT Clean Water Alliance treatment facility. Responding to these challenges necessitates proactive management of our public and private wastewater infrastructure.

Capital facility funding is important to the heavily infrastructure-dependent Wastewater Utility. The public system maintained by Olympia is comprised of approximately 185 miles of gravity pipe and 33 regional lift stations. The Utility is also responsible for the operation and maintenance of approximately 1,730 residential and 20 commercial Septic Tank Effluent Pumping (STEP) sewer systems that utilize individual effluent pumps at residences and 28 miles of associated STEP pressure mains. Additionally, the continued use of over 4,140 septic systems in Olympia and its Urban Growth Area creates long-term public health and water quality concerns. Conversion of septic systems to the municipal system is encouraged.

The pipes making up the wastewater infrastructure vary in age, materials, and structural integrity. Ongoing work to systematically televise and evaluate the condition of the individual pipes helps prioritize repair and replacement needs. Considerable work has

been completed in recent years. However, this work effort will continue in the years to come with subsequent inclusion of repair and replacement projects in the CFP.

The Olympia City Council adopted the most recent Wastewater Management Plan in 2013. The Plan supports the continuation and refinement of current practices; the repair and replacement of existing pipes and pumps, extensions of major trunk lines, and conversions of onsite sewage systems to public sewer service. This new plan begins to evaluate wastewater needs for a 20-year planning horizon. It also provides for the review of existing policies related to the use of onsite sewage systems and STEP systems.

The projects contained in the Wastewater CFP are funded annually through Utility rates and General Facilities Charges. State low interest loans and grants are pursued as needed. The 2013 Wastewater Management Plan includes a financial strategy that relies primarily on cash financing of capital projects.

There are currently no projects identified in the CFP under the pipe capacity upgrade program of the Wastewater Program. Additional capacity upgrade projects may be developed and incorporated into future CFPs.

Growth-Related Projects

Projects that fall under this category are associated with work accommodating customer base expansion and are therefore funded by General Facility Charges (GFC) revenue. When an upgrade project serves both new and existing development, a portion of the project cost is funded by GFCs. This CFP identifies numerous lift station upgrades and sewer extensions that are appropriate for GFC funding. These projects will often accommodate both existing and future needs:

- Miller and Central lift station upgrade – 50% growth-related
- Jasper Lift Station Upgrade – 75% growth-related
- Old Port II lift station upgrades – 75% growth-related
- Annual sewer extensions - 100% expansion-related
- Neighborhood sewer program - 100% expansion-related
- Roosevelt and Yew lift station upgrade - 75% growth-related



Asphalt Overlay Adjustments—Sewer (Program #9021)

Location

Citywide as determined by the Transportation Program’s six-year Transportation Improvement Program (TIP)

Links to Other Projects or Facilities

Street Repair and Reconstruction Projects—Transportation Section
 Asphalt Overlay Adjustments—Drinking Water and Storm and Surface Water Sections

Description

The work of the City’s annual overlay and street reconstruction projects includes replacing and adjusting wastewater utility castings within streets. These wastewater funds are passed-through to transportation street repair and reconstruction projects for incidental wastewater upgrades.

Justification (Need/Demand)

Asphalt overlay and street reconstruction projects often require the adjustment/replacement of wastewater system structures (e.g., manhole frames and lids) as part of the paving process. The goal of this work is to replace damaged castings and to ensure that all castings are adjusted to the new pavement level.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

- GU 3: Utilities are developed and managed efficiently and effectively.
- PU 3.1: Utilities are developed and managed efficiently and effectively.

Capital Costs:	2018	2019-2023	Total
Construction	\$12,000	\$60,000	\$72,000
Total	\$12,000	\$60,000	\$72,000

Funding Sources:	2018	2019-2023	Total
Rates	\$12,000	\$60,000	\$72,000
Total	\$12,000	\$60,000	\$72,000

Annual Operations and Maintenance

Estimated Costs	Minimal
Estimated Revenues	None
Anticipated Savings Due to Project	Efficient upgrades to existing infrastructure
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



Infrastructure Pre-design and Planning—Sewer (Program #9903)

Location

City sewer service area

Links to Other Projects or Facilities

Not defined at this time

Description

These funds support pre-design conceptual evaluation of wastewater projects and potential alternatives in order to refine complex projects prior to launching full permitting and design. Additionally, the funds are used to expediently respond to emergencies and other unanticipated needs.

Project List

YEAR	PROJECT DESCRIPTION	COST ESTIMATE
2018-2023	Pre-design and planning–Develops project scopes and cost estimates. Responds to emergencies.	\$ 252,000

Justification (Need/Demand)

The City’s Wastewater Management Plan and six-year Capital Facilities Plan identify projects from a planning- level perspective based on detected deficiencies in specific portions of the system. They also include planning- level cost estimates completed at the time the Plan was developed. These estimates may not include enough detail in the scope to accurately assess project costs. This program evaluates complex projects prior to full initiation of design and permitting. It ensures accurate scope of work, cost estimates and a full evaluation of project alternatives. Other uses for this information include timely staff response to unanticipated public or environmental risks while long-term funding is secured.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU8: The City and its growth area are served by a City-owned wastewater collection and transmission system that is designed to minimize leakage, overflows, infiltration and inflows so as to provide sufficient capacity for projected demand.

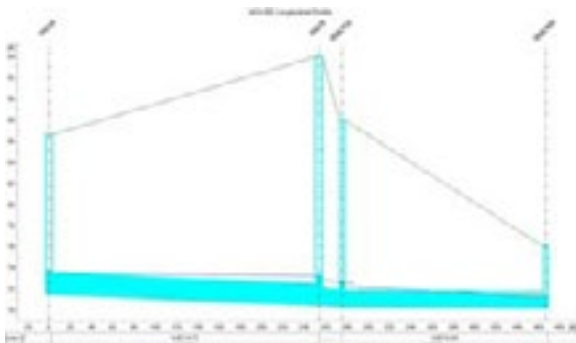
PU8.8: Evaluate the structural integrity of aging wastewater facilities, and repair and maintain as needed.

Capital Costs:	2018	2019-2023	Total
Pre-design and Planning	\$42,000	\$210,000	\$252,000
Total	\$42,000	\$210,000	\$252,000

Funding Sources:	2018	2019-2023	Total
Rates	\$42,000	\$210,000	\$252,000
Total	\$42,000	\$210,000	\$252,000

Annual Operations and Maintenance

Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	Project specific savings
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



Lift Stations—Sewer (Program #9806)

Location

Various locations Citywide

Links to Other Projects or Facilities

N/A

Description

Aging pumps and associated systems in our lift stations need to be upgraded or reconstructed in order to provide dependable service while meeting increasing wastewater flows. Projects include providing needed increased pumping capacity, providing backup power generators and upgrading facilities to current Department of Ecology sewage pump station design criteria.

Project List

YEAR	PROJECT DESCRIPTION (Quadrant:Map Coordinate)	COST ESTIMATE
2018	Water Street Lift Station Generator Construction—Install an on-site emergency generator for the lift station.	\$ 400,000
2018–2023	Onsite Generator Replacement Program—This project funds future replacement of emergency generators that serve wastewater lift stations.	\$ 516,000
2019	Miller and Central Lift Station Upgrade Construction (N:B6)—Upgrade the existing lift station for existing and future flows. This project is partially funded by GFCs.	\$ 677,000
2019	Old Port II Lift Station Upgrade Design—Design of upgrades to the existing lift station to enhance system reliability for current and future flows. This project is partially funded by GFCs.	\$ 143,000
2020	Old Port II Lift Station Upgrade Construction (W:B4)—Upgrade the existing lift station for existing and future flows. This project is partially funded by GFCs.	\$ 567,000
2021	Roosevelt and Yew Lift Station Upgrade Design—Design of upgrades to the existing lift station to enhance system reliability for current and future flows. This project is partially funded by GFCs.	\$ 143,000
2022	Roosevelt and Yew Lift Station Upgrade Construction (N:C6)—Upgrade the existing lift station for existing and future flows. This project is partially funded by GFCs.	\$ 567,000
2023	Jasper Lift Station Upgrade Design—Design of upgrades to the existing lift station to enhance system reliability for current and future flows. This project is partially funded by GFCs.	\$ 143,000

Justification (Need/Demand)

Pumps are an integral element of our sewer infrastructure. Lift stations pose critical risks for spills and associated public and environmental health impacts. Unlike gravity sewer pipes, pump stations are complex mechanical and electrical systems susceptible to chronic or acute failure. The lift stations must operate well in order to prevent sewer overflows.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 8: The City and its growth area are served by a City-owned wastewater collection and transmission system that is designed to minimize leakage, overflows, infiltration and inflows so as to provide sufficient capacity for projected demand.

PU 8.1: Extend the wastewater gravity collection system through both public and private development projects.

PU 8.8: Evaluate the structural integrity of aging wastewater facilities and repair and maintain as needed.

Lift Stations—Sewer (Program #9806) (continued)

Capital Costs:	2018	2019-2023	Total
Construction	\$468,800	\$2,155,000	\$2,623,800
Design and Engineering	\$17,200	\$515,000	\$532,200
Total	\$486,000	\$2,670,000	\$3,156,000

Funding Sources:	2018	2019-2023	Total
General Facility Charges (GFCs)	\$-	\$1,510,750	\$1,510,750
Rates	\$486,000	\$1,159,250	\$1,645,250
Total	\$486,000	\$2,670,000	\$3,156,000

Annual Operations and Maintenance

Estimated Costs	Not yet determined
Estimated Revenues	Several projects support future growth
Anticipated Savings Due to Project	Projects decrease likelihood of system failure
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



Onsite Sewage System Conversions—Sewer (Program #9813)

Location

Various locations Citywide

Links to Other Projects or Facilities

N/A

Description

Supporting the conversion of existing onsite sewage systems to municipal sewer services is a City priority. Efforts to pursue conversions rely on both mandatory regulations and financial incentives. This program provides funding for both minor sewer extensions typically along a short section of street and coordinated neighborhood sewer extensions covering larger areas.

Project List

YEAR	PROJECT DESCRIPTION (Quadrant:Map Coordinate)	COST ESTIMATE
2018-2023	Annual Sewer Extensions—As part of the onsite sewer conversion program, this project funds minor extensions of the public pipe systems for new conversions. This project is funded by GFCs.	\$ 1,020,000
2018-2023	Neighborhood Sewer Program—Similar to Annual Sewer Extensions, but focused on larger neighborhood-scale projects. This project is funded by GFCs.	\$ 1,134,000

Justification (Need/Demand)

In increasingly densely developed urban settings, onsite septic systems pose long-term threats to public and environmental health. City goals and policies provide various resources, including CFP funding, for the conversion to municipal sewer.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 8: The City and its growth area are served by a City-owned wastewater collection and transmission system that is designed to minimize leakage, overflows, infiltration and inflows so as to provide sufficient capacity for projected demand.

PU 8.1: Extend the wastewater gravity collection system through both public and private development projects.

PU 8.4: Encourage septic system owners to connect to the City wastewater system by offering incentives, cost-recovery mechanisms, pipe extensions, and other tools.

Capital Costs:	2018	2019-2023	Total
Construction	\$287,200	\$1,436,000	\$1,723,200
Design and Engineering	\$71,800	\$359,000	\$430,800
Total	\$359,000	\$1,795,000	\$2,154,000

Funding Sources:	2018	2019-2023	Total
General Facility Charges (GFCs)	\$359,000	\$1,510,750	\$1,510,750
Total	\$359,000	\$1,795,000	\$2,154,000

Annual Operations and Maintenance

Estimated Costs	Not yet determined
Estimated Revenues	Supports new wastewater customer through conversion program
Anticipated Savings Due to Project	Facilitates gradual expansion of sewer system
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Replacements and Repairs—Sewer (Program #9703)

Location

City sewer service area

Links to Other Projects or Facilities

N/A

Description

Provide funds for scheduled repairs, as well as unexpected repairs, replacements and rehabilitation of existing pipe systems and manholes. When possible, trenchless technologies are used to minimize disruptions and costs. Projects include work to abandon several high-maintenance STEP systems and provide gravity service through newly-installed gravity systems.

Project List

YEAR	PROJECT DESCRIPTION	COST ESTIMATE
2018	Southeast Area STEP Conversions—This project may fund efforts to convert customers from STEP systems to gravity sewer service in the southeast.	\$ 250,000
2018-2021	Manhole Repair and Replacement—Address structural deficiencies, leaks, and/or corrosion needs.	\$ 226,000
2018-2023	Allocation of Prioritized Repairs—Citywide—Funds major pipe repairs and replacements.	\$ 2,400,000
2018-2023	Side Sewer Repairs—This project will repair City-owned sewer laterals in the right of way.	\$ 150,000
2017-2022	Spot Repairs—Repairs and replaces small sections of sewer pipe.	\$ 678,000

Justification (Need/Demand)

This program provides improvements to the sewer pipe system to assure adequate service and prevent catastrophic system failure and sewage release. An annual list of priority projects is developed based on the results of televising inspections of the sewer lines and implementation of the condition rating program. Planned repairs include major prioritized work, minor spot repairs, manhole repairs, and manhole lining to address corrosion in manholes associated with STEP system effluent gases. Reducing maintenance needs is also a priority.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 8: The City and its growth area are served by a City-owned wastewater collection and transmission system that is designed to minimize leakage, overflows, infiltration and inflows so as to provide sufficient capacity for projected demand.

PU 8.8: Evaluate the structural integrity of aging wastewater facilities and repair and maintain as needed.

GU 9: The Utility will facilitate the implementation and use of new technology and management systems.

Capital Costs:	2018	2019-2023	Total
Construction	\$800,800	\$2,162,400	\$2,963,200
Design and Engineering	\$200,200	\$540,600	\$740,800
Total	\$1,001,000	\$2,703,000	\$3,704,000

Funding Sources:	2018	2019-2023	Total
Rates	\$1,001,000	\$2,703,000	\$3,704,000
Total	\$1,001,000	\$2,703,000	\$3,704,000

Annual Operations and Maintenance

Estimated Costs	Decreases maintenance and emergency response costs
Estimated Revenues	None
Anticipated Savings Due to Project	Decreases likelihood of system failure, sewage release and emergency repair
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Sewer System Planning—Sewer (Program #9808)

Location

Within the City's Urban Growth Area

Links to Other Projects or Facilities

N/A

Description

Planning and evaluation efforts necessary to address long-term infrastructure and program needs. At this point in time, projects are limited to ongoing televising and condition rating evaluations.

Project List

YEAR	PROJECT DESCRIPTION	COST ESTIMATE
2018-2023	Sewer System Televising and Condition Rating Program—The ongoing work effort provides pipe condition monitoring support to planning and operations staff. Repair and replacement projects stem from the condition rating program.	\$ 150,000
2018-2023	Sewer Force Main Condition Assessment Program—This project provides ongoing funding for collection of force main condition assessment data to support planning of future force main rehabilitation and/or replacement projects.	\$ 192,000

Justification (Need/Demand)

Funds are contributed annually for investigation of pipe structural conditions and overall troubleshooting. This work supports repairs of existing infrastructure.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 8: The City and its growth area are served by a City-owned wastewater collection and transmission system that is designed to minimize leakage, overflows, infiltration and inflows so as to provide sufficient capacity for projected demand.

PU 8.8: Evaluate the structural integrity of aging wastewater facilities and repair and maintain as needed.

GU 9: The Utility will facilitate the implementation and use of new technology and management systems.

Capital Costs:	2018	2019-2023	Total
Construction	\$51,300	\$256,500	\$307,800
Design and Engineering	\$5,700	\$28,500	\$34,200
Total	\$57,000	\$285,000	\$342,000

Funding Sources:	2018	2019-2023	Total
Rates	\$57,000	\$285,000	\$342,000
Total	\$57,000	\$285,000	\$342,000

Annual Operations and Maintenance

Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	Proactive investigation of potential infrastructure problems
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



Storm and Surface Water Projects







Storm and Surface Water

Storm and surface water management is a key environmental service provided by the City. Capital projects funded by the Storm and Surface Water Utility reflect a local responsibility to correct flooding problems, protect water quality, and enhance aquatic habitat in local creeks, wetlands, and marine waters. Typical projects include:

- Stormwater pipe systems
- Regional stormwater storage ponds
- Neighborhood stormwater treatment facilities
- Storm and surface water planning
- Culvert replacements
- Stream bank stabilization
- Forest and wetland revegetation
- Demonstration projects using new technologies
- Environmental land purchase and stewardship

The effectiveness of the City's stormwater system at managing flooding and protecting the natural environment varies depending on location. Private developments and City capital projects constructed prior to the mid-1980s were required to provide modest stormwater conveyance capacity, no water quality treatment, and very minimal storage of runoff in constructed ponds. Numerous complex flooding problems and irreversible

habitat loss were caused by these early developments. Until recently, the majority of stormwater project funding has been spent addressing these historical concerns. Community expectations and regulations for managing stormwater have improved dramatically in recent years, resulting in a more holistic look at stormwater management.

The Storm and Surface Water program's success at resolving flooding problems during the last fifteen years has provided the City an opportunity to focus on water quality improvement, habitat protection, and scheduled replacement of aging pipe systems. The Storm and Surface Water Master Plan (2003) and its 2010 refinements emphasize the role of the Utility in environmental protection. The Plan provides guidance on Utility goals, implementation strategies, and expected outcomes. Capital projects, in concert with other elements of the Storm and Surface Water program, help meet these Utility goals:

- **Flooding**

Reduce the frequency and severity of flooding so hazards are eliminated, except during major storm events. The Utility will minimize potential flooding associated with new development through regulations for on site stormwater systems. Flooding arising from existing inadequate public infrastructure will be addressed in a timely manner.

Water Quality

Improve water quality Citywide, while focusing infrastructure upgrades to reduce stormwater contaminant loads from untreated areas of the City. Improving water quality in Budd Inlet by retrofitting older high-traffic arterials and adjacent areas for stormwater treatment is a high priority.

Aquatic Habitat

Improve aquatic habitat functions Citywide, while focusing on protecting intact habitat, improving Budd Inlet and managing riparian area vegetation. The relationship between aquatic habitat conditions and land-use impacts in urbanizing basins is scientifically complex and managerially challenging. Efforts include protecting high quality habitats while providing tangible improvements to other systems. Work to better quantify opportunities for land acquisition and stewardship is underway. This work will help prioritize future efforts.

Several new capital needs are facing the Utility including new State and Federal regulations and long-term infrastructure replacement. Regulations stemming from the Federal Clean Water Act (e.g., Total Maximum Daily Loads, National Pollution Discharge Elimination System) have led to new areas of water quality work. Equally significant from a financial perspective is the acknowledgement that numerous major stormwater conveyance systems are reaching, or have exceeded, their life expectancy. Efforts are underway to evaluate and document aging pipe systems. Prioritized pipe repairs and upgrades have become a regular component of the CFP.

The projects contained in the plan are financed annually through Storm and Surface Water Utility rates and General Facilities Charges. Loans and grants are used, especially for water quality projects. Debt financing has been only nominally used by the Utility.

Growth-Related Projects

Projects that fall under this category are associated with work to accommodate new development and are funded by General Facility Charge revenue. When a project serves both new and existing development, a portion of the project cost will also be funded through Stormwater Utility rates.

- Cooper Point and Black Lake Conveyance Project – 50% expansion-related
- Ken Lake Flood Conveyance Project addresses both existing and future flows – 50% expansion-related

Following a cost-sharing policy approved by City Council in 2009, the Storm and Surface Water Utility allocates funding annually to the Transportation Program to cover a portion of stormwater mitigation costs on transportation projects. In recent years, these funds have been directed to the Parks and Pathways sidewalk program to offset stormwater mitigation costs associated with sidewalk projects.

PROJECT	2018	2019-2023	TOTAL
Sidewalks and Pathways	\$ 150,000	\$ 750,000	\$ 900,000
Total	\$ 150,000	\$750,000	\$ 900,000



Aquatic Habitat Improvements (Program #9024)

Location

Various locations Citywide

Links to Other Projects or Facilities

Water Quality Improvements—Storm and Surface Water Section

Open Space Expansion—Parks, Arts and Recreation Section

Description

Implement habitat restoration strategies that protect and enhance aquatic and associated terrestrial habitat in Olympia. This work involves removing invasive species and planting native trees and shrubs to enhance riparian buffers along local streams across the City. Collaboration with Olympia Parks, neighborhoods, private landowners and local community organizations allows the Utility to target properties containing aquatic resources and adjacent forested buffer areas across the landscape. This project hires a Washington Conservation Corps (WCC) crew each year to implement restoration and enhancement projects on high priority properties and funds acquisition, easements, and/or incentives to protect important aquatic habitats citywide.

Project List

YEAR	PROJECT DESCRIPTION	COST ESTIMATE
2018-2023	Habitat Improvement – This project will protect and enhance aquatic and associated terrestrial habitat by implementing stewardship strategies as identified and prioritized in the Habitat and Stewardship Strategy developed by the Storm and Surface Water Utility.	\$1,596,000

Justification (Need/Demand)

The quality of aquatic habitat within Olympia continues to be challenged as land is developed for urban uses. The Storm and Surface Water Utility has a responsibility to help manage and enhance our aquatic habitats. The Planning Commission and Utility Advisory Committee have recently encouraged the Utility to increase emphasis on, and funding for, aquatic habitat land acquisition and stewardship.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GN 6: Healthy aquatic habitat is protected and restored.

PN 6.1: Restore and manage vegetation next to streams, with an emphasis on native vegetation, to greatly improve or provide new fish and wildlife habitat.

PN 6.3: Establish and monitor water quality and aquatic habitat health indicators based on the best scientific information available.

PN 6.6: Preserve and restore the aquatic habitat of Budd Inlet and other local marine waters.

PN 6.7: Partner with other regional agencies and community groups to restore aquatic habitat through coordinated planning, funding, and implementation.

Capital Costs:	2018	2019-2023	Total
Construction	\$100,000	\$500,000	\$600,000
Planning	\$166,000	\$830,000	\$996,000
Total	\$266,000	\$1,330,000	\$1,596,000

Funding Sources:	2018	2019-2023	Total
Rates	\$266,000	\$1,330,000	\$1,596,000
Total	\$266,000	\$1,330,000	\$1,596,000

Annual Operations and Maintenance

Estimated Costs	None
Estimated Revenues	None
Anticipated Savings Due to Project	Not Determined
Department Responsible for Operations	Public Works
Quadrant Location	Citywide

Flood Mitigation and Collection—Stormwater (Program #9028)

Location

Various locations Citywide

Links to Other Projects or Facilities

Infrastructure Predesign and Planning—Storm and Surface Water Section

Description

Stormwater pipe systems collect and convey runoff to appropriate locations in order to prevent or mitigate flooding. Some projects identified in the program anticipate or correct flooding; others provide for the timely replacement of old, problematic pipe systems.

The replacement of aging and deteriorating pipe systems is an increasingly important financial responsibility of the Utility. Problematic pipes are identified through ongoing Citywide pipe televising and condition rating programs. Several pipes have been identified that are currently failing or are expected to fail within five years. Some of the problems involve long sections of pipes; others involve only isolated spot repairs. These pipes are prioritized and repaired.

Project List

Project list and prioritization are subject to change. Priority is based on a condition rating system.

YEAR	PROJECT DESCRIPTION (Quadrant:Map Coordinate)	COST ESTIMATE
2018-2023	City-Owned Stormwater Pond Rehabilitation—These projects rehabilitate City-owned stormwater facilities including removing sediments, amending soils, establishing attractive low maintenance landscaping and modifying the structures within the facility as needed. Rehabilitation involves more work than is typically performed during routine maintenance, and is intended to enhance the function of the facility. This project will provide for the rehabilitation of one facility per year, on average.	\$300,000
2018-2023	Condition Rating of Existing Conveyance—Television inspection and condition rating is provided for existing stormwater conveyance systems. Condition rating outcomes are used to determine replacement and repair schedules. There are approximately 172 miles of storm sewer owned and operated by the Storm and Surface Water Utility.	\$870,000
2018-2023	Conveyance Spot Repairs (Pipe Replacement)—This project provides for relatively minor spot repairs to the stormwater conveyance system at locations prioritized by the condition-rating database. Repairs to the worst portions of the storm sewer system are typically accomplished within two years of problem identification.	\$480,000
2018-2023	Downtown Flood Mitigation (DT:C5)—Olympia’s downtown is currently vulnerable to tidal flooding. In the years to come, the problem could be exacerbated by sea level rise. The project will install tide gates on key stormwater out falls to Budd Inlet thereby preventing tides from flowing up the pipes and discharging to low lying downtown streets.	\$780,000
2018	Ascension and 4th Avenue Pond Construction (W:C4)—This project will construct a stormwater facility on City-owned land between 4th and Ascension Avenues. It will provide flow control and water quality treatment to flows generated from existing developed areas that discharge to the downstream stormwater conveyance system.	\$290,000
2019	Cooper Point and Black Lake Conveyance Construction (W:C3)—This project will construct the conveyance improvements to the stormwater system between Yauger Park and State Route 101. Specific construction goals will be identified in prior year analysis and design. This project is partially funded by General Facility Charges (GFCs). This project is subject to loan funding.	\$4,700,000
2021	Ken Lake Flood Conveyance Design (W:D3)—This project will design a stormwater conveyance system which will reduce historical overland flooding associated with the Gruen Swale and Stonewall Swale tributary to Ken Lake. This project is partially funded by GFCs.	\$169,000
2022	Ken Lake Flood Conveyance Construction (W:D3)—This project will construct the stormwater conveyance system identified and designed in the prior year design phase. This project is partially funded by GFCs.	\$505,000
2021-2023	Wiggins Road Conveyance Modifications (TBD)—In coordination with the Transportation line of business, this project will reconstruct the stormwater conveyance system along Wiggins Road south of Morse-Merryman Road. This project will improve safety and conveyance capacity. .	\$750,000

Flood Mitigation and Collection—Stormwater (Program #9028) (continued)

Justification (Need/Demand)

The stormwater infrastructure needs repairs and upgrade to prevent flooding and update aging components. This program replaces parts of the existing system based on televising and a condition pipe rating system. Flooding problems have been reduced in recent years through capital development. However, some regional and localized problems still exist.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GU 10: The frequency and severity of flooding are reduced and hazards are eliminated, except during major storm events.

PU 10.1: Improve stormwater systems in areas that are vulnerable to flooding.

PU 10.3: Evaluate the structural integrity of aging stormwater pipes and repair as needed.

PU 10.6: Ensure that private pipe and pond systems are maintained.

Capital Costs:	2018	2019-2023	Total
Construction	\$586,960	\$7,144,480	\$7,731,440
Design and Engineering	\$146,740	\$611,120	\$757,860
Total	\$733,700	\$7,755,600	\$8,489,300

Funding Sources:	2018	2019-2023	Total
General Facility Charges	\$-	\$2,687,000	\$2,687,000
Rates	\$733,700	\$5,068,600	\$5,802,300
Total	\$733,700	\$7,755,600	\$8,489,300

Annual Operations and Maintenance

Estimated Costs	Not yet determined
Estimated Revenues	None
Anticipated Savings Due to Project	Decreases likelihood of system failure
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



Infrastructure Predesign and Planning - Stormwater (Program #9903)

Location

City stormwater service area

Links to Other Projects or Facilities

Flood Mitigation and Collection—Storm and Surface Water Section

Description

This program provides funds for specific pre-design and planning efforts associated with the stormwater system construction, including emergency projects. Additional funding is provided under the program for pervious pavement contingency/repair work. Funding for pre-design is not needed at the present time, but could be requested in future CFPs.

Project List

YEAR	PROJECT DESCRIPTION	COST ESTIMATE
2018-2023	Infrastructure Predesign and Planning—This project provides the means for the Storm and Surface Water utility to contract with consultants for professional services such as soils and geotechnical investigations, hydraulic modeling and computer simulations of the storm network, and project feasibility analyses for capital projects.	\$300,000
2018-2023	Pervious Pavement Contingency Fund—This project provides a means for the City to manage one of its key innovative technologies, pervious pavement in sidewalks. In the long run, the technology is seen as an effective means for managing stormwater runoff. However, in the short-term, some level of problems or failures can be expected. The contingency fund is jointly funded by the General Fund and Stormwater as pervious pavement projects are built. The fund builds over time and is used to repair or mitigate the impacts of a potential failure of pervious pavement projects.	\$ 150,000
2018	Sea Level Rise Response Plan—This project will develop a formal community plan that prioritizes investments for best responding to sea level rise, while protecting downtown economic, social and environmental values. The plan will identify funding needs and sources, implementation schedules and responsibilities.	\$100,000

Justification (Need/Demand)

New technologies for stormwater management are needed. This program supports applied research in the area of pervious pavement. The work is supported by City policy decisions.

Other potential projects in this program evaluate future projects prior to their appropriation in the annual Capital Facilities Plan to ensure accurate scope of work, cost estimates, and a full evaluation of project alternatives. Initial work on emergencies and other unanticipated needs can be funded at a limited level under this program.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

PU 3.9: Ensure consistent maintenance, asset management, and emergency management practices for all utilities.

GN 4: The waters and natural processes of Budd Inlet and other marine waters are protected from degrading impacts and significantly improved through upland and shoreline preservation and restoration.

Capital Costs:	2018	2019-2023	Total
Pre-design and Planning	\$175,000	\$375,000	\$550,000
Total	\$175,000	\$375,000	\$550,000

Funding Sources:	2018	2019-2023	Total
Rates	\$175,000	\$375,000	\$550,000
Total	\$175,000	\$375,000	\$550,000

Annual Operations and Maintenance

None

Water Quality Improvements (Program #9027)

Location

Various locations Citywide—see Project List.

Links to Other Projects or Facilities

N/A

Description

Continue to improve water quality in Olympia’s creeks, wetlands, lakes, and marine environments through projects that treat contaminated stormwater runoff. Projects are identified and prioritized based on Citywide needs. Water quality projects are subject to grant and/or loan funding.

Project List

YEAR	PROJECT DESCRIPTION (Quadrant:Map Coordinate)	COST ESTIMATE
2018	Union Avenue Water Quality Retrofit—This project would construct a stormwater treatment facility for currently untreated runoff from portions of Union Avenue and Jefferson Street. This project will remove sediment and debris from runoff prior to discharge to Moxlie Creek.	\$600,000*
2019	Brawne Avenue Basin Water Quality Retrofit—This project would design and construct a stormwater treatment facility for currently untreated runoff discharged to Budd Inlet from portions of the Northwest neighborhood.	\$800,000*
2020	Capitol Way Water Quality Retrofit (DT:C5)—The project would construct a water quality treatment facility to treat runoff from an area roughly bounded by Capitol Way, Adams Street, 7th Avenue, and Union Avenue. The drainage basin is tributary to Capitol Lake and comprises approximately 20 fully developed acres.	\$640,000*
2023	Evergreen Park Drive Treatment Facility (W:D4)—This project would create a stormwater treatment facility for currently untreated runoff from Evergreen Park Drive. The project will evaluate different treatment technologies and locations for the project. It shall also evaluate providing water quality treatment for water that currently discharges directly to Capital Lake or to Percival Cove.	\$550,000*
2021	Martin Way at Mary Elder Water Quality Retrofit (E:C7)—The project would construct water quality facilities providing treatment of stormwater runoff on Martin Way from Mary Elder Road to Sreater Kinney Road. Martin Way is an arterial roadway located in a High Density Corridor zone. Polluted street runoff from over eight acres of street right-of-way currently flows untreated to Woodard Creek just west of Mary Elder Road.	\$550,000*
2022	Plum Street Water Quality Retrofit (DT:D5)—The project would construct water quality facilities providing treatment of stormwater runoff from Plum Street and areas east to Quince Street, zoned Downtown Business, Professional Office, High Density Commercial Service, and Residential Mixed Use. The Plum Street arterial and adjacent areas are tributary to Moxlie Creek and comprise approximately 42 acres of untreated high use area.	\$ 800,000*
* These projects, if qualified, will be 75% funded with available stormwater grants and loans.		

Justification (Need/Demand)

Managing water quality problems associated with stormwater runoff is a primary responsibility of the Storm and Surface Water Utility. Increasingly stringent Federal and State requirements (e.g., National Pollutant Discharge Elimination System) necessitate increased efforts to manage water quality.

Comprehensive Plan and Functional Plan(s) Citations

This program implements the following Olympia Comprehensive Plan goals and policies:

GN 4: The waters and natural processes of Budd Inlet and other marine waters are protected from degrading impacts and significantly improved through upland and shoreline preservation and restoration.

GN 5: Ground and surface waters are protected from land uses and activities that harm water quality and quantity.

PN 5.3: Retrofit existing infrastructure for stormwater treatment in areas with little or no treatment.

Water Quality Improvements (Program #9027) (continued)

Capital Costs:	2018	2019-2023	Total
Construction	\$450,000	\$2,280,000	\$2,730,000
Design and Engineering	\$150,000	\$760,000	\$910,000
Total	\$600,000	\$3,040,000	\$3,640,000

Funding Sources:	2018	2019-2023	Total
Rates	\$150,000	\$760,000	\$910,000
Storm Water Utility Grant	\$450,000	\$2,280,000	\$2,730,000
Total	\$600,000	\$3,040,000	\$3,640,000

Annual Operations and Maintenance

Estimated Costs	Martin Way Treatment Facility\$1,200 annually Union Avenue Treatment Facility\$1,000 annually The following costs will depend on the selected treatment technology Brawne Avenue Treatment Facility\$1,000 to \$7,000 annually Capitol Way Treatment Facility \$1,200 to \$8,000 annually Plum Street Treatment Facility\$2,800 to \$6,400 annually
Estimated Revenues	None
Anticipated Savings Due to Project	None
Department Responsible for Operations	Public Works
Quadrant Location	Citywide



Miscellaneous
Reports



OlympiaTM



ACTIVE PROJECT STATUS REPORT AS OF MAY 31, 2017

GENERAL GOVERNMENT CIP FUND (317) - General Government, Parks, Transportation

	Budget 12/31/2016	2017 Additions & Adjustments	Total Budget	Pre-2017 Costs	2017 Costs	Total Costs	Balance
GENERAL GOVERNMENT							
0001 Transfers to Other Funds	\$15,571,116	\$1,330,000	\$16,901,116	\$15,571,116	\$-	\$15,571,116	\$1,330,000
0209 Streetscape	347,774	14,274	362,048	361,458	-	361,458	590
0211 Economic Development CFP Projects	966,514	747,575	1,714,089	616,205	1,833	618,038	1,096,051
0214 Neighborhood Street Trees	115,000	52	115,052	115,052	-	115,052	-
0216 2001 Downtown Enhancements	117,159	-	117,159	114,962	-	114,962	2,197
0217 Artesian Well	68,000	-	68,000	67,837	-	67,837	163
0219 Urban Forestry & Street Trees	983,131	(52)	983,079	925,674	1,838	927,512	55,567
0221 Climate Change	250,000	-	250,000	215,855	-	215,855	34,145
0222 Fire Training Center-Garage	156,565	-	156,565	156,564	-	156,564	1
0223 Shoreline Restoration	265,000	-	265,000	121,332	5,725	127,057	137,943
0305 Library Improvements, 1999 +	37,848	-	37,848	37,848	-	37,848	-
0901 ADA Compliance	263,000	180,000	443,000	207,914	-	207,914	235,086
Subtotal General Government	\$19,141,107	\$2,271,849	\$21,412,956	\$18,511,817	\$9,396	\$18,521,213	\$2,891,743
PARKS							
0111 Neigh Park Acq./Develop.	\$2,943,132	-	\$2,943,132	\$2,237,924	\$3,273	\$2,241,197	\$701,935
0114 Open Space	8,555,173	821,505	9,376,678	6,204,523	18,598	6,223,121	3,153,557
0115 Parks/Open Space Planning	72,954	-	72,954	72,954	-	72,954	-
0118 Ballfield Expansion	923,624	-	923,624	923,623	-	923,623	1
0129 Parks Project Funding	341,317	-	341,317	341,319	-	341,319	(2)
0130 Special Use Parks	18,399,392	-	18,399,392	18,399,391	-	18,399,391	1
0132 Major Maintenance Program	3,784,998	750,000	4,534,998	3,118,534	33,873	3,152,407	1,382,591
0133 Community Park Partnership	4,075,072	-	4,075,072	4,050,072	-	4,050,072	25,000
0134 Small Park Capital Projects	52,242	27,000	79,242	38,533	-	38,533	40,709
0135 Park Acquisition Account	12,485,000	2,430,000	14,915,000	7,096,880	3,446,326	10,543,206	4,371,794
0136 Percival Maint. & Reconstruction	492,988	658,000	1,150,988	-	52,869	52,869	1,098,119
0310 Community Parks	3,025,016	642,300	3,667,316	1,431,849	459,290	1,891,139	1,776,177
0406 Urban Trails	1,006,097	-	1,006,097	1,006,097	-	1,006,097	-
0504 Yauger Park	9,679	-	9,679	9,679	-	9,679	-
Subtotal Parks	\$56,166,684	\$5,328,805	\$61,495,489	\$44,931,378	\$4,014,229	\$48,945,607	\$12,549,882
TRANSPORTATION							
0122 Pedestrian Crossings	\$2,668,574	\$50,000	\$2,718,574	\$2,356,571	\$18,829	\$2,375,400	\$343,174
0200 Bike Improvements	2,078,072	201,530	2,279,602	1,916,762	541	1,917,303	362,299
0208 Sidewalk Improvements	3,620,039	-	3,620,039	3,620,039	-	3,620,039	-
0442 Mud Bay/Harrison & Kaiser	13,931,086	-	13,931,086	13,913,251	-	13,913,251	17,835
0599 Street Repairs & Reconstruction	33,750,389	3,450,000	37,200,389	29,607,224	312,335	29,919,559	7,280,830
0616 Log Cabin Road Extension	391,939	273,000	664,939	391,938	268,332	660,270	4,669
0619 18th Ave/Elizabeth/14th Ave	12,893,147	15,000	12,908,147	12,890,863	6,980	12,897,843	10,304
0621 Street Lighting Improvement	3,255,162	-	3,255,162	3,052,836	-	3,052,836	202,326
0622 Olympia Avenue	25,000	-	25,000	-	-	-	25,000
0623 Fones Road	932,396	250,000	1,182,396	828,888	31,533	860,421	321,975
0626 Sidewalks & Pathways	8,864,435	1,137,902	10,002,337	6,756,613	136,263	6,892,876	3,109,461
0627 Yauger Way Interchange	2,108,302	-	2,108,302	1,823,464	15,855	1,839,319	268,983
0628 Boulevard Road	12,890,202	4,179,837	17,070,039	10,730,514	146,699	10,877,213	6,192,826
0629 Wiggins & 37th	244,333	-	244,333	-	-	-	244,333
0630 Henderson & Eskridge	125,639	-	125,639	-	-	-	125,639
0631 Cain Road & North Street	20,012	-	20,012	-	-	-	20,012
0633 Access & Safety Improvement	215,873	645,072	860,945	25,276	1,732	27,008	833,937
0634 Pre Design & Planning	-	350,000	350,000	-	-	-	350,000
9309 Signal Improvements	931,969	-	931,969	320,861	2,038	322,899	609,070
Subtotal Transportation	\$98,946,569	\$10,552,341	\$109,498,910	\$88,235,100	\$941,137	\$89,176,237	\$20,322,673
0909 Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total Fund 317	\$174,254,360	\$18,152,995	\$192,407,355	\$151,678,295	\$4,964,762	\$156,643,057	\$35,764,298

ACTIVE PROJECT STATUS REPORT AS OF MAY 31, 2017

	Budget 12/31/2016	2017 Additions & Adjustments	Total Budget	Pre-2017 Costs	2017 Costs	Total Costs	Balance	
PARKS AND RECREATION SIDEWALK UTILITY TAX FUND (134)								
Capital								
0001	Transfer to Bond Redemption Fund	\$12,745,458	\$115,000	\$12,860,458	\$12,745,458	\$49,640	\$12,795,098	\$65,360
0111	Neighborhood Parks	1,013,305	-	1,013,305	1,013,304	-	1,013,304	1
0114	Open Space	394,205	-	394,205	329,717	-	329,717	64,488
0129	Parks Project Funding/GGCIP	58,441	-	58,441	58,441	-	58,441	-
0130	Special Use Parks	2,738,411	(300,000)	2,438,411	2,438,411	-	2,438,411	-
0132	Parks Projects/Major Maint. Program	111,056	-	111,056	111,056	-	111,056	-
0133	Community Parks Partnership	1,205,816	-	1,205,816	1,205,816	-	1,205,816	-
0135	Capital Improvement Fund 317	300,000	1,930,000	2,230,000	292,392	2,185	294,577	1,935,423
0136	Percival Maint & Reconst	-	144,180	144,180	-	19,074	19,074	125,106
0310	Community Parks	75,455	-	75,455	75,455	-	75,455	-
0626	Recreational Walking Facilities	12,758,281	975,000	13,733,281	11,243,022	268,037	11,511,059	2,222,222
	Capital Total	\$31,400,428	\$2,864,180	\$34,264,608	\$29,513,072	\$338,936	\$29,852,008	\$4,412,600
Non-Capital								
7301	Parks Maintenance	\$3,191,927	\$(12,531)	\$3,179,396	\$3,179,396	\$-	\$3,179,396	\$-
7302	Parks Planning	1,927,486	(26,825)	1,900,661	1,900,661	-	1,900,661	-
7303	Park Stewardship	-	827	827	-	811	811	16
	Non-Capital Total	\$5,119,413	\$(38,529)	\$5,080,884	\$5,080,057	\$811	\$5,080,868	\$16
	Total Fund 134	\$36,519,841	\$2,825,651	\$39,345,492	\$34,593,129	\$339,747	\$34,932,876	\$4,412,616
HANDS ON CHILDREN'S MUSEUM FUND (137)								
1712	Hands on Children's Museum	\$9,802,227	\$8,820	\$9,811,047	\$9,797,047	\$9,020	\$9,806,067	\$4,980
	Total Fund 137	\$9,802,227	\$8,820	\$9,811,047	\$9,797,047	\$9,020	\$9,806,067	\$4,980
CITY HALL FUND (325) (317)								
0110	City Office Space (325)	\$55,453,118	\$(2,086)	\$55,451,032	\$55,451,033	\$-	\$55,451,033	\$(1)
1701	City Office Space (325)	792,200	(1)	792,199	789,685	2,515	792,200	(1)
0110	City Office Space (317)	4,102,697	-	4,102,697	4,102,697	-	4,102,697	-
1801	City Office Space (325)	-	150,198	150,198	-	20,463	20,463	129,735
	Total all Funds	\$60,348,015	\$148,111	\$60,496,126	\$60,343,415	\$22,978	\$60,366,393	\$129,733

ACTIVE PROJECT STATUS REPORT AS OF MAY 31, 2017

PUBLIC WORKS UTILITY CIP FUNDS

		Budget 12/31/2016	2017 Additions & Adjustments	Total Budget	Pre-2017 Costs	2017 Costs	Total Costs	Balance
WATER CIP FUND (461)								
908	W/S Bond Reserve Fund	\$623,854	\$-	\$623,854	\$623,854	\$-	\$623,854	\$-
8081	Facility Major Repair & Maint.	100,000	-	100,000	36,326	-	36,326	63,674
9014	Emergency Preparedness	1,109,525	-	1,109,525	1,083,171	-	1,083,171	26,354
9021	Upgrades, Overlays, Ext. & Oversize	564,969	11,000	575,969	535,484	4,875	540,359	35,610
9408	Water Upgrades (small pipe)	5,727,223	536,000	6,263,223	4,818,876	58,219	4,877,095	1,386,128
9609	Distribution System Improvements	29,494,255	2,743,000	32,237,255	23,552,700	344,041	23,896,741	8,340,514
9610	Storage	29,983,168	1,252,500	31,235,668	16,061,442	195,404	16,256,846	14,978,822
9700	Source of Supply	27,338,575	1,120,000	28,458,575	22,112,771	770,779	22,883,550	5,575,025
9701	McAllister Water Protection	3,549,560	482,000	4,031,560	3,037,544	-	3,037,544	994,016
9710	Reclaimed Water Pipe	750,000	-	750,000	709,567	-	709,567	40,433
9903	Pre-design & Planning	552,456	22,000	574,456	470,695	-	470,695	103,761
9906	Water System & Comp. Planning	1,875,249	-	1,875,249	1,875,234	-	1,875,234	15
9909	Contingency	13,586	-	13,586	-	-	-	13,586
	Total Fund 461	\$101,682,420	\$6,166,500	\$107,848,920	\$74,917,664	\$1,373,318	\$76,290,982	\$31,557,938
SEWER CIP FUND (462)								
9021	Upgrades w/ Street Reconstruction	\$540,575	\$11,000	\$551,575	\$315,049	\$4,800	\$319,849	\$231,726
9703	Transmission & Collection Projects	15,454,592	625,000	16,079,592	14,047,175	20,802	14,067,977	2,011,615
9801	Westside I&I Reduction	7,684,744	-	7,684,744	7,539,824	-	7,539,824	144,920
9806	Lift Station Assessment & Upgrades	9,134,616	1,152,527	10,287,143	8,216,266	62,545	8,278,811	2,008,332
9808	Sewer System Planning	978,020	53,000	1,031,020	937,854	4,755	942,609	88,411
9809	Pipe Extensions	7,466,000	-	7,466,000	5,891,304	366	5,891,670	1,574,330
9810	Pipe Capacity Upgrades	3,926,453	-	3,926,453	3,926,405	-	3,926,405	48
9813	On-site Sewage System Conversion	1,479,853	341,000	1,820,853	445,132	-	445,132	1,375,721
9903	Pre-design & Planning	509,982	18,473	528,455	428,338	11,042	439,380	89,075
	Total Fund 462	\$47,174,835	\$2,201,000	\$49,375,835	\$41,747,347	\$104,310	\$41,851,657	\$7,524,178
STORM & SURFACE WATER CIP FUND (434)								
9001	Transfers Out	\$3,382,500	\$186,500	\$3,569,000	\$2,894,085	\$4,571	\$2,898,656	\$670,344
9017	Habitat Land Acquisition	1,080,171	-	1,080,171	844,702	138,014	982,716	97,455
9024	Aquatic Habitat Improvements	4,856,592	360,000	5,216,592	3,447,624	13,753	3,461,377	1,755,215
9026	Stormwater Fee-In-Lieu Projects	150,000	-	150,000	146,412	-	146,412	3,588
9027	Stormwater Quality Improvements	5,429,668	684,000	6,113,668	3,853,649	475	3,854,124	2,259,544
9028	Flood Mitigation & Collections Projects	12,316,575	(206,300)	12,110,275	9,290,618	664,355	9,954,973	2,155,302
9811	Emission Reduction & Alt. Power	25,000	-	25,000	-	-	-	25,000
9903	Pre-design & Planning	975,714	178,400	1,154,114	848,321	25,229	873,550	280,564
9904	Stormwater Plans & Studies	517,048	-	517,048	368,678	11,052	379,730	137,318
	Total Fund 434	\$28,733,268	\$1,202,600	\$29,935,868	\$21,694,089	\$857,449	\$22,551,538	\$7,384,330

Impact Fees (Collection & Usage) through May 31, 2017

2017 Amount	Fire	Transportation	Transportation Administration Fees	Neighborhood Parks	Community Parks	Open Space	Ball Parks	Tennis Courts	Urban Trails	Special Use & Unallocated	Total City
Jan	\$-	\$7,442	\$-	\$2,066	\$7,846	\$3,034	\$-	\$-	\$-	\$-	\$20,388
Feb	-	55,690	-	12,737	48,379	18,717	-	-	-	-	135,523
Mar	-	17,246	46	4,342	16,487	6,374	-	-	-	-	44,495
Apr	-	167,455	734	20,800	79,005	30,556	-	-	-	-	298,550
May	-	72,638	299	13,901	52,798	20,410	-	-	-	-	160,046
Jun	-	-	-	-	-	-	-	-	-	-	-
Jul	-	-	-	-	-	-	-	-	-	-	-
Aug	-	-	-	-	-	-	-	-	-	-	-
Sep	-	-	-	-	-	-	-	-	-	-	-
Oct	-	-	-	-	-	-	-	-	-	-	-
Nov	-	-	-	-	-	-	-	-	-	-	-
Dec	-	-	-	-	-	-	-	-	-	-	-
YTD Total	\$-	\$320,472	\$1,079	\$53,846	\$204,515	\$79,091	\$-	\$-	\$-	\$-	\$659,002
IMPACT FEE COLLECTION AND USAGE, By Year (cash basis)											
1992 - 2004	\$1,432,297	\$6,420,717	\$-	\$399,102	\$257,771	\$2,159,064	\$724,903	\$70,082	\$268,727	\$-	\$11,732,663
2005	215,847	1,270,881	-	28,694	n/a	335,742	80,707	8,873	44,315	-	1,985,058
2006	153,029	1,086,086	-	27,569	n/a	322,449	77,458	8,517	42,683	-	1,717,791
2007	83,416	470,653	-	16,474	n/a	191,883	45,862	5,001	25,886	Special Use	839,175
2008	95,679	1,128,246	-	12,329	12,932	68,360	12,155	1,329	6,811	14,151	1,351,992
2009	53,060	2,212,795	-	61,427	103,981	140,091	299	33	163	114,925	2,686,775
2010	640	821,417	-	106,335	176,897	196,271	-	-	-	184,936	1,486,495
2011	-	1,124,036	-	158,551	270,122	324,904	-	-	-	289,306	2,166,919
2012	-	1,065,528	-	92,875	156,379	173,983	-	-	-	163,461	1,652,226
2013	-	1,371,693	-	288,671	1,049,649	432,988	-	-	-	37,306	3,180,307
2014	-	1,214,136	-	161,957	513,478	257,152	-	-	-	85,447	2,232,169
2015	-	1,241,584	-	178,022	676,853	261,943	-	-	-	467	2,358,869
2016	-	1,950,920	-	261,698	993,861	387,653	-	-	-	-	659,002
2017 (YTD)	-	320,472	1,079	53,846	204,515	79,091	-	-	-	-	659,002
Total Since Nov. 1992	\$2,033,967	\$21,699,164	\$1,079	\$1,847,549	\$4,416,438	\$5,331,574	\$941,384	\$93,835	\$388,585	\$889,999	\$34,049,441
Court Ordered Refunds (fee portion)	\$-	\$(278,075)	\$-	\$(62,571)	\$-	\$(174,169)	\$(84,087)	\$(7,857)	\$(25,707)	\$-	\$(632,466)
USE OF IMPACT FEES: (-) NEGATIVE = USAGE											
1993 - 2004	\$(720,493)	\$(5,104,777)	\$-	\$(360,127)	\$(263,276)	\$(1,342,703)	\$(459,015)	\$(47,376)	\$(136,671)	\$-	\$(8,434,439)
2005	(48,374)	(179,571)	-	(27,471)	-	(37,929)	(2,852)	-	(14,037)	-	(310,234)
2006	(4,300)	(321,895)	-	(422)	-	(263,541)	(212)	-	(18,337)	-	(608,708)
2007	(46,048)	(73,826)	-	74	-	(873,336)	(136)	-	(34,497)	-	(1,027,769)
2008	(646,837)	(69,821)	-	-	-	(119,644)	(1,548)	(238)	(100,930)	-	(939,017)
2009	(675,430)	(1,063,672)	-	(8,228)	-	-	-	-	(32,723)	-	(1,780,052)
2010	(225,582)	(3,726,910)	-	(84,348)	-	(253,192)	(76,215)	-	(21,201)	(119,200)	(4,506,648)
2011	-	(2,221,697)	-	(27,781)	(95,000)	(515,494)	(357,550)	(58,132)	-	(91,011)	(3,366,665)
2012	-	(1,204,603)	-	(15,279)	-	(80,042)	(1,139)	(34)	(9,320)	(166)	(1,310,581)
2013	-	(149,994)	-	(120,145)	(626,760)	-	-	-	(9,749)	(289,000)	(1,195,648)
2014	-	(1,606,447)	-	(44,414)	(293,337)	-	-	-	(4,664)	(25,000)	(1,973,861)
2015	-	(601,310)	-	(43,555)	(58,415)	(177,999)	-	-	(13,033)	(16,431)	(910,743)
2016	-	(1,041,789)	-	(54,437)	(403,425)	(299,874)	-	-	(0)	-	(1,799,525)
2017 (YTD)	-	(304,221)	-	(125)	(84,318)	(1,076)	(131,402)	-	(360)	(109,889)	(631,390)
Total Usage	\$(2,367,064)	\$(17,670,534)	\$-	\$(786,258)	\$(1,824,529)	\$(3,964,830)	\$(1,030,069)	\$(105,779)	\$(395,521)	\$(650,698)	\$(28,795,282)
Note: Usage is as of process date; if accounting month is not closed, amount may vary.											
Balance	\$(333,097)	\$3,750,555	\$1,079	\$998,720	\$2,591,909	\$1,192,575	\$(172,772)	\$(19,801)	\$(32,643)	\$239,301	\$8,215,825
Interest	333,097	1,027,455	-	40,625	32,617	471,466	200,027	19,801	47,218	6,883	2,179,188
Balance w/Interest	\$-	\$ 4,778,010	\$ 1,079	\$ 1,039,345	\$2,624,526	\$1,664,041	\$27,255	\$-	\$14,574	\$ 246,184	\$ 10,395,013
Budget Balance	\$-	\$5,188,437	\$-	\$950,528	\$1,691,273	\$1,512,054	\$27,584	\$-	\$14,422	\$242,026	\$9,626,324
Balance Available For Appropriations	\$-	\$(410,427)	\$1,079	\$88,817	\$933,253	\$151,987	\$(330)	\$-	\$152	\$4,158	\$768,689

Numbers are rounded.

Project Location Detail Report

The project detail sheets identify the location of each of the projects. However, some locations have not been determined yet and some projects are located in more than one location. This worksheet allows citizens to identify specific projects in their area of town. Please refer to the individual project information sheets for more detailed information on each project.

Citywide

Access and Safety Improvements

ADA Transition Plan and Projects

Aquatic Habitat Improvements - Stormwater (Program #9024)

Asphalt Overlay Adjustments - Sewer (Program #9021)

Asphalt Overlay Adjustments - Water (Program #9021)

Bike Improvements

Building Repair and Replacement

Capital Asset Management Program (CAMP)

Community Park Expansion

Flood Mitigation & Collection - Stormwater (Program #9028)

Infrastructure Pre-Design & Planning - Sewer (Program #9903)

Infrastructure Pre-Design & Planning - Stormwater (Program #9903)

Lift Stations—Sewer (Program #9806)

Neighborhood Park Development

Onsite Sewage System Conversions - Sewer (Program #9813)

Open Space Acquisition and Development

Parks Land Acquisition

Reclaimed Water (Program #9710)

Replacement and Repair Projects - Sewer (Program #9703)

Sewer System Planning - Sewer (Program #9808)

Sidewalks and Pathways

Small Capital Projects

Small Diameter Water Pipe Replacement (Program #9408)

Street Repair and Reconstruction

Transmission & Distribution Projects—Water (Program #9609)

Water Quality Improvements (Program #9027)

South Side

2010 Transportation Stimulus Project Repayment

Boulevard Road - Intersection Improvements (Program #0628)

Cain Road & North Street - Intersection Improvements

Community Park Expansion

Fones Road - Transportation (Program #0623)

Groundwater Protection (Program #9701)

Henderson Boulevard & Eskridge Boulevard - Intersection Improvements

Log Cabin Road Extension - Impact Fee Collection (Program #0616)

Water Storage Systems (Program #9610)

Wiggins Road and 37th Ave Intersection Improvements

West Side

2010 Transportation Stimulus Project Repayment

Community Park Expansion

Groundwater Protection (Program #9701)

US 101/West Olympia Access Project

Water Storage Systems (Program #9610)

Downtown

Community Park Expansion

Percival Landing Major Maintenance and Reconstruction

N/A

Parks Bond Issue Debt Service

Water Source Development and Protection (Program #9700)

Water System Planning (Program #9906)

City of Olympia – Public Facilities Inventory

The Growth Management Act requires a jurisdiction’s Capital Facilities Plan (CFP) to identify what existing capital facilities are owned, their locations, and capacity. The physical locations of water facilities are kept confidential. This confidentiality is in accordance with City policy to keep the City’s water system, secure and protected.

Asset					Asset Status			
Facility	Location	Date Acquired	Historical or Purchase Cost	Acres / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost of Improvement
Olympia Parks (Citywide Service Area)	Citywide	Varies	\$55,359,979	1,234.43 Acres	Varies	See Below	See Below	See Below
8th Avenue Park	3000 8th Ave NE	2006	\$580,392	3.99	Undeveloped			
Artesian Commons Restroom	415 4th Ave	2013		0.2	Good			
		2017	\$355,000		Excellent			
Bigelow Park Shelter/RR (2 unisex) Playground	1220 Bigelow Ave NE	1943	Unknown	1.89	Fair	Replacement	2019	\$340,000
		1949	Unknown		Good			
		2005	\$256,500					
Bigelow Springs Open Space	930 Bigelow Ave NE	1994	Unknown	1.3	Good			
Burri Park Interim Use Improvements	2415 Burbank Ave NW	1997	\$230,000	2.32				
		2009	\$25,500		Good			
Chambers Lake Parcel	4808 Herman Rd SE	2003	\$476,000	47.09	Undeveloped			
Cooper Crest Open Space	3600 20th Ave NW	2003	\$232,484	13.37	Good			
Decatur Woods Park Restroom (1 unisex) Shelter Playground	1015 Decatur St SW	1988	\$33,853	6.27				
		2004	\$75,000		Excellent			
		2004	\$25,000		Excellent			
		2004	\$114,000		Good			
East Bay Waterfront Park Overlook	313 East Bay Dr NE	1994	Lease	1.86				
		1994			Fair			
East Bay View	613 East Bay Dr NE	2000	N/A		Good			
Edison St Parcel	1400 Block Edison St SE	1997	\$95,974	4.52	Undeveloped			
Evergreen Park Interim Use Improvements	1445 Evergreen Park Dr SW	2008	\$73,867	3.99				
		2008	\$17,000		Good			
Friendly Grove Park Shelter/RR Playground Tennis Court Basketball Skate Court	2316 Friendly Grove Dr NE	2002	\$240,000	14.48				
		2002	\$170,300		Good			
		2002	\$59,000		Good	Replacement	2019	\$390,000
		2002	\$53,000		Excellent			
		2002	\$11,000		Good			
		2002	\$23,000		Good			
Garfield Nature Trail	701 West Bay Dr NW	1900	Unknown	7.41	Good			
Grass Lake Nature Park	814 Kaiser Rd NW	1990	\$1,800,000	195.34	Undeveloped	Trail Development	2018	\$2,600,000
Harrison Avenue Parcel	3420 Harrison Avenue NW	2011	\$300,334	24	Undeveloped			
Harry Fain’s Legion Park Playground	1115 20th Ave SE	1933	Unknown	1.34				
		2005	\$181,250		Good			
Hawthorne Open Space	1870 Yew Ave NE	2016	\$60,880	2.98	Undeveloped			
Heritage Park Fountain	330 5th Ave SE	1996	\$1,400,000	1.18				
		1996	\$610,000		Good			
Isthmus Parcels Interim use Improvements	505/529 4th Ave W		\$3,100,000	2.34	Undeveloped			
		2017	\$500,000					
Kaiser Woods	4300 Park Dr SW	2016	\$1,014,360	75	Undeveloped			
Kettle View Park Restroom (1 unisex) Playground Tennis Court Shelter	1250 Eagle Bend Dr SE	2007	\$204,836	4.8				
		2011	\$216,000		Excellent			
		2011	\$100,000		Excellent			
		2011	\$60,000		Excellent			
		2013	\$100,000		Excellent			
LBA Park Concessions/RR Kitchen Lower RR Shelter/RR Playground Fields (6) Tennis Maintenance Buildings	3333 Morse Merryman Rd SE	1974/2016/2017	\$11,561,137	155.5				
		1974			Fair			
		1974			Good			
		1974			Good			
		1974			Fair			
		2011	\$230,000		Excellent			
					Good			
					Good			
		1974			Good			

Asset					Asset Status			
Facility	Location	Date Acquired	Historical or Purchase Cost	Acres / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost of Improvement
Olympia Parks (Citywide Service Area)	Citywide	Varies	See Start of Section		Varies	See Below	See Below	See Below
Lions Park	800 Wilson St SE	1946	Unknown	3.72				
Shelter		2012	\$274,000		Excellent			
Restroom (2 unisex)		2012	\$100,000		Excellent			
Fields					Fair			
Tennis Court(2)					Fair			
Basketball		2010	\$11,500		Excellent			
Playground		2011	\$130,000		Excellent			
Log Cabin Parcel	2220 Log Cabin Rd SE	2010	\$673,000	2.35	Undeveloped			
Madison Scenic Park	1600 10th Ave SE	1989	\$144,000	2.21				
Trail		2013	\$9,000		Excellent			
Margaret McKenny Park	3111 21st Ave SE	1999	\$199,203	4.16				
Playground		2017	\$260,000		Good			
McGrath Woods Park	2300 Cain Rd SE	1998	\$202,272	4				
Interim Use Improvements		2009	\$32,000		Good			
McRostie Parcel	1415 19th Ave SE	1997	N/A	0.23	Undeveloped			
Mission Creek Nature Park	1700 San Francisco Ave SE	1996	\$250,000	36.83				
Interim Use Improvements		2009	\$24,000		Good			
Olympia Woodland Trail	1600 Eastside St SE	2003	\$500,000	39.2	Good			
Restroom		2007	\$142,000		Excellent			
Olympic Park	1300 Block Olympic Dr NE	1925		0.6	Undeveloped			
Percival Landing	300 4th Ave W	1970	Unknown	3.38				
Bulkhead Replacement		2018	\$3,000,000					
Harbor House (2 unisex)		2011	\$900,000		Excellent			
NE Pavilion		2011	\$200,000		Excellent			
SE Pavilion		2011	\$200,000		Excellent			
W Restroom (4 unisex)		1988			Fair			
D & E Floats		1970			Poor			
F Float		2015	\$500,000		Excellent			
Phase I		2011	\$10,000,000		Excellent			
North Boardwalk		1970			Fair			
West Boardwalk		1988			Fair			
Priest Point Park	2600 East Bay Dr NE	1906	Unknown	313.5				
Carpenter Shop		1940s			Poor	Replacement	2020	\$320,000
Equip Storage		2004			Good			
Equip Repair		1980s			Fair			
Office/Tool		1940			Poor	Replacement	2020	\$550,000
Restroom 1		1968			Good			
Restroom 2		1952			Fair	Replacement	2018	\$300,000
Restroom 3		1952			Good			
Shelter 1 (Rose Garden)		2016	\$300,000		Excellent			
Shelter 2		1960s			Fair	Replacement	2018	\$165,000
Shelter 3		2008	\$87,000		Excellent			
Shelter 4		2015	\$100,000		Excellent			
Shelter 5		1960			Fair	Replacement	2018	\$40,000
Shelter 6					Fair	Replacement	2018	\$40,000
Shelter 7					Fair	Replacement	2018	\$40,000
VIP Building		1950			Fair			
Playground		2008	\$124,000		Good			
Basketball					Good			
E Trails					Good			
W Trails					Good			
South Capitol Lots	2015 Water St SW	1994	Unknown	0.92	Undeveloped			
Springwood Dr Parcel	1500 Springwood Dr NE	2015	\$0	3.2	Undeveloped			
Stevens Field	2300 Washington St SE	1963	Unknown	7.84				
Concession		1986			Good			
Field 1		2017	\$385,000		Excellent	New Lighting	2018	\$400,000
Field 2					Good			
Storage/RR		1950s			Fair			
Shelters (3)		1990			Poor			
Tennis (2)					Good			
Sunrise Park	505 Bing St NW	1988	Unknown	5.74				
Restroom (1 unisex)		2011	\$216,000		Excellent			
Playground		2015	\$100,000		Excellent			
Basketball		1994			Good			
Community Garden		2011	\$40,000		Excellent			
Trillium Open Space	900 Governor Stevens Ave SE	1989	Unknown	4.53	Good			

Asset					Asset Status			
Facility	Location	Date Acquired	Historical or Purchase Cost	Acres / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost of Improvement
Olympia Parks (Citywide Service Area)	Citywide	Varies	See Start of Section		Varies	See Below	See Below	See Below
Ward Lake Parcel	2008 Yelm Hwy SE	2007	\$3,575,958	9.14	Undeveloped			
Watershed Park	2500 Henderson Blvd SE	1955	Unknown	153.03	Good			
West Bay Park	700 West Bay Dr NW	2006	\$6,600,000	17.04	Excellent			
West Bay Woods Open Space Parcel	1200 Hays Ave NW	2016	\$98,238	1.14	Undeveloped			
	West Bay Dr/Farwell Ave	2017	\$194,250	1.61	Undeveloped			
Wildwood Glen Parcel	2600 Hillside Dr SE	1999	\$86,390	2.38	Undeveloped			
Woodruff Park	1500 Harrison Dr NW	1892	\$1	2.46		New Shelter/Sprayground	2018	\$1,000,000
Storage/RR		1950			Fair			
Tennis		1950			Fair	Replacement	2020	\$350,000
Basketball		1950			Fair			
Volleyball		1950			Fair			
Yashiro Japanese Garden	1010 Plum St SE	1990	Unknown	0.74	Good			
Yauger Park	3100 Capital Mall Dr SW	1978	Unknown	39.77				
Concessions/RR		1982			Excellent			
Kitchen/Shelter		1982			Fair			
Athletic Fields		1982			Good			
Playground		2011	\$267,000		Excellent			
Skate Court		2000	\$392,000		Good	Upgrade	2021	\$125,000
Community Garden		2011	\$40,000		Excellent			
Yelm Highway Parcel	3535 Yelm Hwy SE	2000	\$417,500	3.54	Undeveloped			
Other Jurisdictions' Community Parks				49.86 Ac				
Capitol Campus (Landscaped areas)	416 Sid Snyder Avenue SW			20				
Centennial Park	200 Block Union Ave SE			0.8				
Heritage Park	501 5th Ave SW			24				
Marathon Park	Deschutes Parkway SW			2.1				
Port Plaza	700 Block Columbia St NW			1.2				
Sylvester Park	600 Capitol Way S			1.3				
Ward Lake Fishing Access	4135 Ward Lake Ct SE			0.46				
Other Jurisdictions' Open Space				8.64 Ac				
Chambers Lake Trailhead	3725 14th Ave SE			1.71				
I-5 Trail Corridor	Adjacent to I-5 from Capitol Campus to Lacey City Hall			4.21				
Percival Canyon/West Bay Link	701 4th Ave W			2.72				
Water Pipe								
Water Pipe, 8" and larger, all material types 1,064,200 l.f. (202 miles)	Citywide	Varies			Varies	Maintenance & Repair	Annual	
11 Water Tanks/Reservoirs	Citywide	Varies		31 M gallon total capacity	Good			
6 Booster Stations	Citywide	Varies		3.10 Mgd	Good to Poor			
9 Springs/Wells		Varies		22 Mgd	Good			
Pipes - Stormwater								
172 miles of storm pipe, varying diameters	Citywide	Varies		Conveyance	Varies	Spot Repairs	Annual	
Manholes & Catch Basins - Stormwater								
Approx. 8,900 catch basins and manholes	Citywide	Varies		Collection/Conveyance	Varies	Spot Repairs and Cleaning	Annual	

Asset					Asset Status			
Facility	Location	Date Acquired	Historical or Purchase Cost	Acres / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost of Improvement
Management Sites - Stormwater			\$9,005,000					
5th Avenue Pond	5th Avenue/Olympic Way	2004		Treatment, Storage	Good	None	Not Scheduled	
9th Ave/Milroy Pond	1901 9th Ave	2003		Treatment, Storage	Good	Vegetation Management	Annual	
12th Ave/Cushing Pond	12th Ave/Cushing	2004		Treatment, Storage	Good	None	Annual	
13th Ave/ Plymouth Pond	13th/ Plymouth St SW	1980s		Storage	Good	Vegetation Management	Annual	
14th/Lybarger Pond	14th/Lybarger St	Late 1990s		Storage	Fair	Additional planting, maintenance	Annual	
18th/Fones Pond	18th/Fones Rd	2007	\$375,000	Treatment, Storage	Good	Vegetation Management	Annual	
18th Avenue/ Ellis Street Pond	Between 18th Avenue SE and Ellis Street	2013	\$250,000	Storage, Treatment	Good	Vegetation maintenance,	Annual	
18th Avenue/ Craig Street Pond	Between 18th Avenue SE 3100 Block	2013	\$500,000	Storage, Treatment	Good	Vegetation maintenance,	Annual	
21st/Black Lake Blvd Ponds	21st/Black Lake Blvd	1990		Storage	Good	Vegetation Management	Annual	
21st/Fir Pond	21st/Fir St SE	1990s		Storage	Fair	Vegetation Management	Annual	
Bayhill Pond	Harrison Ave/Kaiser Rd	2004		Storage, Infiltration	Poor	Vegetation Management	Annual	
Black Lake Meadows	Percival Basin	1995		Storage, Treatment	Good	Vegetation Management	Annual	
"Boone Lake"/Automall Pond	Cooper Pt/Behind Truck Ranch	1980s		Storage, Infiltration	Good	Vegetation Management. Improve Outlet Access	Annual	
Boulevard Rd/Log Cabin Rd Roundabout Pond	Boulevard Rd/Log Cabin Rd	2010	\$180,000	Storage, Infiltration	Good	Vegetation Management	Annual	
Boulevard Rd/22nd Avenue Roundabout Pond	Boulevard Rd/22nd Ave	2014		Treatment, Storage	Good		Annual	
"C6"/Automall Pond	Cooper Pt./Behind Volvo	1996	\$200,000	Storage	Fair	Vegetation Management, Improve Outlet Access	Not Scheduled	
Capital High School	Percival Basin			Treatment, Storage	Good	Vegetation Management	Annual	
Cedars Kettle	Log Cabin/Cain Road SE	1997	\$400,000	Infiltration	Good	Vegetation Management	Annual	
Cedars Wetpond	Cedar Park Loop	1997		Infiltration	Good	Vegetation Management	Annual	
Division and Farwell Pond	Division St/Farwell Ave	2008		Treatment, Storage	Fair	Vegetation Management	Annual	
Fern St Pond	13th/Fern St SW	1980s		Storage	Good	Soil augmentation, native shrubs	Annual	
Frederick/Thurston	Frederick/Thurston Ave			Infiltration	Good	Vegetation Management	Annual	
Harrison Ave and Kaiser Road Pond	Harrison Ave/Kaiser Rd	2011	\$200,000	Treatment, Storage, Infiltration	Good	Vegetation maintenance	Annual	
Hoffman Road Infiltration Gallery	30th/Hoffman Rd SE	1990s		Infiltration	Good	Cleaning maintenance	Annual	
Indian Creek Treatment Facility	Frederick St/Wheeler Avenue	2001	\$400,000	Water Quality Treatment	Good	Sediment removal all cells, vegetation, trail and wall maintenance	Annual	
Joy Ave and Quince St Pond	Joy Ave/Quince St		\$150,000	Treatment	Good	Vegetation Management	Annual	
Log Cabin Rd Water Tank Pond	East of Log Cabin/Boulevard Rd	2011	\$200,000	Treatment, Storage, Infiltration	Good	Vegetation Management	Annual	
Mud Bay Road Pond	Harrison Ave/Cooper Pt Road NW	2001		Storage/ Treatment	Poor	Compliance with permits, vegetation maintenance	Annual	
North Percival Constructed Wetland	21st/Black Lake Blvd	1995	\$2,300,000	Storage/ Treatment	Good	Vegetation/ Public Use Management	Annual	
Oak/Fairview Pond	Oak Avenue/Fairview Street	1990s		Storage	Good	Vegetation Management	Annual	

Asset					Asset Status			
Facility	Location	Date Acquired	Historical or Purchase Cost	Acres / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost of Improvement
Management Sites - Stormwater (Continued)								
Pacific Avenue Treatment Facility	Pacific Avenue at Indian Creek	2014	\$650,000	Water Quality Treatment	Good	Vegetation maintenance, hydrodynamic separator cleaning, StormFilter filter replacement	Annual	
Sleater-Kinney Pond	15th/Sleater-Kinney Road	2002	\$300,000	Storage/ Treatment	Good	Vegetation Management	Annual	
Stan Hope Pond	Stanhope/Landau, NE	1980		Treatment, Infiltration	Good	Vegetation Management	Annual	
Taylor Wetlands Pond	North of Fones Rd (Home Depot)	2003	\$400,000	Treatment, Storage, Infiltration	Good	Vegetation Management	Annual	
Yauger Park Regional Pond	Cooper Pt./Capital Mall Dr.	1983 (Upgraded 2011)	\$2,500,000	Treatment, Storage	Good	Vegetation management, plant establishment	Annual	
Low Impact Development Facilities - Stormwater			\$30,000					
11th Avenue Bio Swale	11th Avenue SW/Plymouth Street	2006		Treatment, Infiltration, Conveyance	Fair	Vegetation Management	Annual	
Decatur Bio Swale	Decatur St /9th Ave	2009	\$30,000	Treatment	Good	Vegetation Management	Annual	
Division/Bowman Rain Garden	Division St/Bowman Ave	2008		Treatment, Storage	Good	Vegetation Management	Annual	
Hoadly Rain Garden	Hoadly Street/Governor Stevens Avenue			Treatment, Storage, Infiltration	Fair	Vegetation Management	Annual	
Oak/Fir Rain Garden	Oak Avenue/Fir Street	2011		Treatment, Infiltration	Good	Vegetation Management	Annual	
Yelm Highway Bioinfiltration Swales	Yelm Hwy/Henderson			Treatment, Infiltration	Good	Vegetation Management	Annual	
Treatment Vaults - Stormwater			\$1,060,000					
4th Ave Bridge Treatment Facility	4th Ave Bridge	2004		Water Quality Treatment	Good	Filter Replacement	Bi-Annual	
4th Ave East Treatment Facility	4th Ave/Quince St	2015		Water Quality Treatment	Good	Sediment Removal	Annual	
City Hall Treatment	City Hall	2011	\$40,000	Treatment	Good	Sediment Removal, Filter Replacement	Annual	
Decatur StormFilter	Decatur St /9th Ave	2009	\$20,000	Water Quality Treatment	Good	Filter replacement and cleaning	Annual	
Fire Station Headquarters Street Treatment	Puget St/4th Ave E			Water Quality Treatment	Good	Filter replacement and cleaning		
Giles Avenue Treatment Vault	Giles Ave/Division St NW	2004	\$300,000	Water Quality Treatment	Good	Sediment removal, primary cell and filter vault	Annual	
Hands On Children's Museum	Marine Drive	2011		Water Quality Treatment	Good	Filter replacement and cleaning	Annual	
Harrison Avenue Treatment	Three vaults on Harrison Avenue west of Kaiser road	2011	\$50,000	Water Quality Treatment	Good	Mulch replacement	Annual	
San Francisco Ave Treatment	San Francisco Ave/Rose St	2009						
Sleater-Kinney / San Mar Treatment	San Mar To Martin Way (Under West Sidewalk)	2003		Treatment	Good	Maintenance cleaning	Annual	
State Avenue Treatment	State Ave, from Plum to Central Street	2015		Water Quality Treatment	New	None	Annual	
West Bay Drive Treatment	West Bay Drive Sidewalk	2015		Water Quality Treatment	New	None	Annual	
Pacific Avenue Treatment Facility	Pacific Avenue at Indian Creek	2014	\$650,000	Water Quality Treatment	Good	Vegetation maintenance, hydrodynamic separator cleaning, StormFilter filter replacement	Annual	
Percival Landing Treatment Vault	Olympia Ave / Columbia St	2011		Water Quality Treatment	Good	Filter replacement and cleaning	Annual	
Property Maintained - Stormwater --Natural Resource Areas								
Schneider Creek Check Dams	Ellion St/Orchard Dr				Poor	Remove/Replace	Not Scheduled	

Asset					Asset Status			
Facility	Location	Date Acquired	Historical or Purchase Cost	Acres / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost of Improvement
Wastewater Conveyance System								
Wastewater Pipes – Gravity - 187 total linear miles	Citywide	Varies			Good (150 miles) Fair (23 miles) Poor (13 miles) Unknown (1 mile)	Priority repairs	Annual	\$365,000
Wastewater Pipes – Force Main - 10 total linear miles	Citywide	Varies				Long-term force main upgrades	2024-2029	\$1,800,000
Wastewater STEP Systems 1,730 residential and 20 commercial	Citywide	Varies				Convert commercial STEPS to gravity	Ongoing, as feasible	\$250,000
Wastewater STEP Pressure Mains - 28 total linear miles	Citywide	Varies						
Wastewater Structures (manholes, cleanouts, etc.)	Citywide	Varies						
Other Jurisdictions' Wastewater and Reclaimed Water Facilities (Owned by LOTT Clean Water Alliance)								
Capitol Lake Pump Station	Deschutes Parkway			24mgd				
Budd Inlet Treatment Plan	500 Adams St NE			Can process up to 22mgd of wastewater; Can produce up to 1.5 mgd of reclaimed water				
Major Interceptor Sewer Lines	Along Martin Way and Capitol Way; Indian and Percival Creeks; Black Lake and Cooper Pt Roads; around Capital Lake			16 miles				
Reclaimed Water Transmission Lines	Downtown area			4,000 feet				
Creeks								
Indian/Moxie Creek	Various Locations					Water Quality/Habitat Improvements	Ongoing	
Percival Creek	Between Percival Cove & Hwy 101					Water Quality/Habitat Improvements	Ongoing	
Schneider Creek	Various Locations					Water Quality/Habitat Improvements	Ongoing	
Woodard Creek	Various Locations					Water Quality/Habitat Improvements	Ongoing	
Parking Lots			\$3,686,390	2.41 Acres				
Columbia St & 4th Ave Parking Lot	122 4th Ave W		\$286,150	.17 Ac	Fair	Drainage, repavement, striping	Not scheduled	
Olympia Ave at Franklin St Parking Lot	303 Franklin St NE		\$369,340	.33 Ac	Fair	Drainage, repavement, striping	Not scheduled	
State Ave and Washington St Parking Lot	205 State Ave NE		\$457,600	.33 Ac	Poor	Drainage, repavement, striping	Not scheduled	
Former Senior Center Gravel Parking Lot at State and 4th	114 Columbia St NW		\$275,950	.17 Ac	Poor	Paving	Not scheduled	
	116 Columbia St NW		\$288,150	.17 Ac				
State and Capital Parking Lot	107 State Ave NE		\$269,600	.16 Ac	Fair	repavement, striping	Not scheduled	
State and Franklin Parking Lot (former DOT lot)	318 State Ave NE		\$1,739,600	1.08 Ac	Good	Currently developed for interim use	Not scheduled	

Asset					Asset Status			
Facility	Location	Date Acquired	Historical or Purchase Cost	Acres / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost of Improvement
Facilities		Year Built	\$ 97,891,500	This Section below is currently being updated as part of the Building Condition Assessment Report				
City Hall	601 4th Ave E	2011	\$35,650,000		Excellent			
Community Center/ Olympia Center	222 N Columbia	1987	\$5,301,000		Good			
Court Services Building	909 8th Ave	1975	\$143,000		Fair			
Family Support Center	201/211 N Capitol Way	1940	\$1,443,600		Good			
Farmers Market	Capitol Way	1996	\$1,000,000		Good			
Fire Station No. 1	100 Eastside St NE	1993	\$4,403,900		Good			
Fire Station No. 2	330 Kenyon St NW	1991	\$1,233,500		Good			
Fire Station No. 3	2525 22nd Ave SE	1992	\$416,700		Good			
Fire Station No. 4	3525 Stoll Rd SE	2011	\$7,095,700		Excellent			
Hands On Children's Museum	401 Jefferson St SE	2012	\$18,500,000		Excellent			
Lee Creighton Justice Center	900 Plum St SE	1967	\$2,432,300		Fair			
Maintenance Center Complex	1401 Eastside St	1976	\$3,849,300		Fair			
Mark Noble Regional Fire Training Center	1305 Fones Rd	2013	\$8,720,800		Excellent			
McAllister Spring Houses (2 Units)	Pacific		\$230,000					
Old Fire Station Training Center	2200 Boulevard Rd SE	1962	\$65,000		Good			
Police Firing Range	6530 Martin Way E	1987	\$245,000		Good			
The Washington Center	512 Washington St	1985	\$4,181,700		Good			
Olympia Timberland Library	313 8th Ave SE	1981	\$2,743,800		Good			
Westside Police Station	221 Perry St NW	1965	\$237,700		Fair			
Facilities Owned by Other Public Entities Within the City of Olympia								
Olympia School District	See the Olympia School District's Capital Facilities Plan for a facilities inventory list, capacities and map (part of Olympia's Adopted CFP).							
Port of Olympia	See Port of Olympia Comprehensive Scheme of Harbor Improvements for a Budd Inlet District Map. (http://www.portolympia.com/index.aspx?nid=235)							
South Puget Sound Community College Campus	2011 Mottman Road SW. See SPSCC website for a campus map. (http://spscc.ctc.edu/)	Varies (Olympia campus is about 102 acres; with about 86.5 acres in City of Olympia jurisdiction)						
State of Washington	See campus map on State of Washington Department of Enterprise Services website. (http://des.wa.gov/Pages/default.aspx)							
Thurston County	See inventory list in Thurston County Capital Facilities Plan. (http://www.co.thurston.wa.us/planning/comp_plan/comp_plan_document.htm)							

Asset					Asset Status			
Facility	Location	Date Acquired	Historical or Purchase Cost	Acres / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost of Improvement
Bridges			\$39,000,000					
Olympia-Yashiro Friendship Bridge	4th Ave Bridge	1919, Replaced 2004	\$39,000,000		Good			
5th Avenue Bridge	5th Ave	1958, Rebuilt 2004			Good			
Priest Point Park Bridge	2700 Block East Bay Dr	1972			Good			
Percival Creek Bridge	Cooper Point Dr/AutoMall Dr at Evergreen Park Dr SW	1986			Good			
R.W. Johnson Road Culvert	R.W. Johnson Blvd, 700' N of Mottman Rd	2003			Good	Bank Stabilization		
Streets								
Arterial Classification 106 lane miles	Citywide	Varies			Average system condition rating is 3.2. Target condition rating is 2.9.			\$48 million (in 2012 dollars)
Collector Classification 124 lane miles	Citywide	Varies						
Neighborhood Collector Classification 42 lane miles	Citywide	Varies						
Local Access Classification 234 lane miles	Citywide	Varies						
Urban Collector 17 lane miles	Citywide	Varies						
Wellhead Protection			\$1,154,788	10 Acres				
Klabo		1998	\$1,000,000					
McAllister Wellfield Vicinity		2003	\$154,788	10 Acres	Unimproved			
Miscellaneous			\$3,743,000	13.08 Acres				
Chambers Ditch (Maintained by Chambers Drainage Ditch District)	Southeast, from outlet of Chambers Lake to Yelm Highway			Stormwater Conveyance				
Old City Dump/Top Foods	NW of Top Foods		\$3,586,800	12.34 Ac				
Old Gravel Pit	800' East of Kenyon St & 4th Ave		\$128,000	.35 Ac				
Woodland Park Parcel (Acquired through LID delinquency)	2710 Aztec Dr NW	2010	\$28,200	.39 Ac	Undeveloped			

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CFP Element of the
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CFP Element of the Comprehensive Plan Goals and Policies

The CFP is a required element of our 20-year Comprehensive Plan. The following are long-term goals and policies to guide the CFP:

- Goal 1:** The Capital Facilities Plan provides the public facilities needed to promote orderly compact urban growth, protect investments, maximize use of existing facilities, encourage economic development and redevelopment, promote private investment, increase public wellbeing and safety, and implement the Comprehensive Plan.
- Policy 1.1:** Annually review, update and amend a six-year Capital Facilities Plan that:
- a. Is subject to annual review and adoption, respectively, by the Planning Commission and City Council.
 - b. Is consistent with the Comprehensive Plan, master plans and adopted investment strategies.
 - c. Defines the scope and location of capital projects or equipment;
 - d. States why each project is needed and its relationship to established levels of service.
 - e. Includes project construction costs, timing, funding sources, and projected operations and maintenance impacts.
 - f. Serves as the City's plan for capital project development.
 - g. Includes an inventory of existing capital facilities and a forecast of capital facility needs;
 - h. Monitors the progress of capital facilities planning with respect to rates of growth, development trends, changing priorities, and budget and financial considerations.
 - i. Considers needs and priorities beyond the six-year time horizon.
 - j. Is coordinated with Thurston County and the Olympia School District if school impact fees are being charged.
- Policy 1.2:** Encourage active citizen participation throughout the process of developing and adopting the Capital Facilities Plan. Provide the public with adequate time to review and respond to the Plan and related proposals.
- Policy 1.3:** Support joint development and use of facilities such as parks and museums, and protection of shared resources such as critical areas and open space.

- Policy 1.4:** Coordinate with other capital facilities service providers to keep each other current, maximize cost savings, and schedule and upgrade facilities efficiently.
- Policy 1.5:** Evaluate and prioritize proposed capital improvement projects using the following long- term financial strategy principles and guidelines:
- a. Do projects well or not at all.
 - b. Focus programs on Olympia residents and businesses.
 - c. Preserve and maintain physical infrastructure.
 - d. Use an asset management approach to the City's real estate holdings.
 - e. Use unexpected one-time revenues for one-time costs or reserves.
 - f. Pursue innovative approaches.
 - g. Maintain capacity to respond to emerging community needs.
 - h. Address unfunded mandates.
 - i. Selectively recover costs.
 - j. Recognize the connection between the operating and capital budgets.
 - k. Utilize partnerships wherever possible.
 - l. Stay faithful to City goals over the long run.
 - m. Think long-term.
- Policy 1.6:** Ensure that capital improvement projects are:
- a. Financially feasible.
 - b. Consistent with planned growth patterns provided in the Comprehensive Plan.
 - c. Consistent with State and Federal law.
 - d. Compatible with plans of state agencies.
 - e. Sustainable within the operating budget.
- Policy 1.7:** Give priority consideration to projects that:
- a. Are required to meet State or Federal law.
 - b. Implement the Comprehensive Plan.
 - c. Are needed to meet concurrency requirements for growth management.
 - d. Are already initiated and to be completed in subsequent phases.
 - e. Renovate existing facilities to remove deficiencies or allow their full use, preserve the community's prior investment or reduce maintenance and operating costs.
 - f. Replace worn-out or obsolete facilities.
 - g. Promote social, economic, and environmental revitalization of commercial, industrial, and residential areas in Olympia and its Growth Area.
 - h. Are substantially funded through grants or other outside funding.
 - i. Address public hazards.
- Policy 1.8:** Adopt each update of this Capital Facilities Plan as part of the Comprehensive Plan.
- Policy 1.9:** Adopt by reference updates of the Olympia School District Capital Facilities Plan as part of this Capital Facilities element. Identify and recommend to the District that it revise any elements of the School District's plan that are inconsistent with the Comprehensive Plan.
- Policy 1.10:** Monitor the progress of the Capital Facilities Plan on an ongoing basis.
- Policy 1.11:** Recognize the year in which a project is carried out, or the exact amounts of expenditures by year for individual facilities, may vary from that stated in the Capital Facilities Plan due to:
- a. Unanticipated revenues or revenues that become available to the City with conditions about when they may be used,
 - b. Change in the timing of a facility to serve new development that occurs in an earlier or later year than had been anticipated in the Capital Facilities Plan,
 - c. The nature of the Capital Facilities Plan as a multi-year planning document. The first year or years of the Plan are consistent with the budget adopted for that financial period. Projections for remaining years in the Plan may be changed before being adopted into a future budget.

- Goal 2:** As urbanization occurs, the capital facilities needed to direct and serve future development and redevelopment are provided for Olympia and its Urban Growth Area.
- Policy 2.1:** Provide the capital facilities needed to adequately serve the future growth anticipated by the Comprehensive Plan, within projected funding capabilities.
- Policy 2.2:** Plan and coordinate the location of public facilities and utilities to accommodate growth in advance of need, and in accordance with the following standards:
- a. Coordinate urban services, planning, and standards by identifying, in advance of development, sites for schools, parks, fire and police stations, major stormwater facilities, greenbelts, and open space consistent with goals and policies promoting compact growth in the Comprehensive Plan. Acquire sites for these facilities in a timely manner and as early as possible in the overall development of the area.
 - b. Assure adequate capacity in all modes of transportation, public and private utilities, municipal services, parks, and schools.
 - c. Protect groundwater from contamination and maintain groundwater in adequate supply by identifying and reserving future supplies well in advance of need.
- Policy 2.3:** Use the type, location, and phasing of public facilities and utilities to direct urban development and redevelopment consistent with the Comprehensive Plan. Consider the level of key facilities that can be provided when planning for various densities and types of urban land use.
- Policy 2.4:** Ensure adequate levels of public facilities and services are provided prior to or concurrent with land development within the Olympia Urban Growth Area.
- Policy 2.5:** When planning for public facilities, consider expected future economic activity.
- Policy 2.6:** Maintain a process for identifying and siting essential public facilities consistent with state law and County-wide Planning Policies.
- Goal 3:** The City prudently manages its fiscal resources to provide needed capital facilities.
- Policy 3.1:** Ensure a balanced approach to allocating financial resources among: (1) maintaining existing facilities, (2) eliminating existing capital facility deficiencies, and (3) providing new or expanding facilities to serve development and encourage redevelopment.
- Policy 3.2:** Use the Capital Facilities Plan to integrate all of the community's capital project resources (grants, bonds, city funds, donations, impact fees, and any other available funding).
- Policy 3.3:** Allow developers who install infrastructure with excess capacity to use latecomers agreements wherever reasonable.
- Policy 3.4:** Pursue funding strategies that derive revenues from growth that can be used to provide capital facilities to serve that growth. These strategies include, but are not limited to:
- a. Collecting impact fees for transportation, parks and open space, and schools.
 - b. Allocating sewer and water connection fees primarily to capital improvements related to urban expansion.
 - c. Developing and implementing other appropriate funding mechanisms to ensure new development's fair share contribution to public facilities.
- Policy 3.5:** Assess the additional operations and maintenance costs associated with acquisition or development of new capital facilities. If accommodating these costs places a financial burden on the operating budget, consider adjusting the capital plans.
- Policy 3.6:** Achieve more efficient use of capital funds through joint use of facilities and services by utilizing measures such as inter-local agreements, regional authorities, and negotiated use of privately and publicly owned land.
- Policy 3.7:** Consider potential new revenue sources for funding capital facilities, such as:
- a. Growth-induced tax revenues.
 - b. Additional voter-approved revenue.
 - c. Regional tax base sharing.
 - d. Regional cost sharing for urban infrastructure.
 - e. County-wide bonds.
 - f. Local Improvement Districts.

Policy 3.8: Choose among the following available contingency strategies should the City be faced with capital facility funding shortfalls:

- Increase general revenues, rates, or user fees; change funding source(s).
- Decrease level of service standards in the Comprehensive Plan and reprioritize projects to focus on those related to concurrency.
- Change project scope to decrease the cost of selected facilities or delay construction.
- Decrease the demand for the public services or facilities by placing a moratorium on development, developing only in served areas until funding is available, or changing project timing and/or phasing.
- Encourage private funding of needed capital project; develop partnerships with Lacey, Tumwater and Thurston County (the metropolitan service area approach to services, facilities or funding); coordinate regional funding efforts; privatize services; mitigate under the State Environmental Protection Act (SEPA); issue long-term debt (bonds); use Local Improvement Districts (LID's); or sell unneeded City-owned assets.

Policy 3.9: Secure grants or private funds, when available, to finance capital facility projects when consistent with the Comprehensive Plan.

Policy 3.10: Reassess the Land Use Element of the Comprehensive Plan if probable funding for capital facilities falls short of needs.

Goal 4: Public facilities constructed in Olympia and its Growth Area meet appropriate safety, construction, durability and sustainability standards.

Policy 4.1: Adhere to Olympia's Engineering Development and Design Standards when constructing utility and transportation related facilities.

Policy 4.2: Regularly update the Engineering Development and Design Standards.

Policy 4.3: Ensure that the Engineering Development and Design Standards are consistent with the Comprehensive Plan.

Policy 4.4: Apply value engineering approaches on major projects in order to efficiently use resources and meet community needs.

Glossary





Project Components Commonly Used in Transportation Projects Funded by Impact Fees	
Bicycle Facilities:	One of four classes of bicycle facilities.
Illumination:	Decorative street lighting along the frontage of streets to provide uniformity and increased safety.
Intersections at Grade:	Where a road or street meets or crosses at a common grade or elevation with another road or street.
Medians:	A space or island between two opposing lanes of traffic.
Pavement:	Construction of new travel lanes during road widening.
Pedestrian Crossings:	A marked area across a roadway that allows for safe passage of pedestrians and bicyclists.
Public Transfer Facilities:	Designated bus stops.
Raised Pavement Markings:	Used to define the boundary between opposing traffic flows and traffic lanes.
Roadside Planting:	Grass, trees, shrubs, and other forms of vegetation, including irrigation.
Roundabouts:	Possible installation at each intersection of circular intersections with specific design and traffic control features.
Sidewalks:	A walk for pedestrians at the side of the street and part of the frontage improvements at intersections and approaches to the intersections.
Signage:	Any of a group of posted commands, warnings, or directions.
Street Furniture:	Consists of items such as benches, trash receptacles, bicycle racks, etc.
Striping:	Applying painted lines or necessary instructional signage on pavement surfaces.
Traffic Control Signals:	Installation of automated traffic signal devices at the intersection.
Under Grounding:	Utility lines (electrical, fiber optics) buried underground, except high voltage lines.

Project Components Commonly Used in Drinking Water Projects	
Hydrants:	Connection or placement of new hydrants as necessary.
Hydraulic Modeling:	Use of a mathematical model to determine the size of a water line based on the volume of water passing through the line.
Groundwater Protection Plans:	Update and develop groundwater protection plans to ensure that drinking water supplies are protected from potential contamination from activities in the surrounding areas.
Intersections at Grade:	Where a road or street meets or crosses at a common grade or elevation with another road or street.
Reservoirs:	Storage facility for water based on life-cycle costing and evaluation of options.
Valves:	Mechanical devices by which the flow of water may be started, stopped, or regulated as necessary.
Vaults:	Structures that provide access to underground valves and pumps with the connection of new water pipes.
Water Lines:	Water supply pipe that connects the water storage source to lines located at the street.
Water Quality and Treatment:	Use various technologies to ensure safety of the City's water storage systems.
Water Rights:	Legal authorization to put water to beneficial use.
Water System Structures and Equipment:	In conjunction with reservoirs, including booster pump stations. Includes castings, manholes, inlets, and covers.
Watershed Remodeling and Plan:	Maintain updated documents presenting the findings and recommendations for a Watershed Management Program.
Wells:	Drill and develop new wells as needed to ensure adequate future water supplies.

Glossary of Terms

Allocation:	To set aside or designate funds for specific purposes. An allocation does not authorize the expenditure of funds.
Appropriation:	An authorization made by the City Council for expenditures against the City's Annual Budget. Appropriations are usually made for fixed amounts and are typically granted for a one-year period.
Appropriation Ordinance:	An official enactment by the legislative body establishing the legal authority for officials to obligate and expend resources.
Arterial Street Funds (ASF):	State grants received for the dedicated purpose of improvements to arterials. The source of funding is the state gas tax.
Assessed Value (AV):	The fair market value of both real (land and building) and personal property as determined by the Thurston County Assessor's Office for the purpose of setting property taxes.
Assets:	Property owned by a government which has monetary value.
Bond:	A written promise to pay (debt) a specified sum of money (principal or face value) at a specified future date (the maturity date(s)) along with periodic interest paid at a specified percentage of the principal (interest rate).
Bond Anticipation Notes (BANs)	Short-term interest bearing notes issued in anticipation of bonds to be issued at a later date. The notes are retired from proceeds of the bond issue to which they are related.
Budget (Operating):	A plan of financial operation embodying an estimate of proposed expenditures for a given period (typically a fiscal year) and the proposed means of financing them (revenue estimates). The term is also sometimes used to denote the officially approved expenditure ceilings under which a government and its departments operate.
Bulbout:	An extension of the curb that juts out into the roadway, approximately seven feet wide (the width of a parking space).
Capital Budget:	A plan of proposed capital expenditures and the means of financing them. The capital budget may be enacted as part of the complete annual budget including both operating and capital outlays. The capital budget is based on a Capital Facilities Plan (CFP).
Capital Expenditure:	Expenditure resulting in the acquisition of or addition to the City's general fixed assets.
Capital Facilities:	A structure, improvement, piece of equipment or other major asset, including land, that has a useful life of at least five years. Capital facilities are provided by or for public purposes and services including, but not limited to, the following: <ul style="list-style-type: none"> • Detention Facilities • Fire and Rescue • Government Offices • Law Enforcement • Libraries • Open Space • Parks (Neighborhood and Community) • Public Health • Recreational Facilities • Roads • Sanitary Sewer • Sidewalks, Bikeway and Disability Access Ramps • Solid Waste Collection and Disposal • Stormwater Facilities • Street Lighting Systems • Traffic Signals
Capital Facilities Plan:	A plan for capital expenditures to be incurred each year over a fixed project, identifying the expected beginning and ending date for each project, the amount to be expended in each year, and the method of financing those expenditures.
Capital Improvement:	A project to create, expand or modify a capital facility. The project may include design, permitting, environmental analysis, land acquisition, construction, landscaping, site improvements, initial furnishings, and equipment. The project cost must exceed \$50,000.
Capital Improvement Plan (CIP) Fund:	A fund used to pay for general municipal projects (excludes utilities). The money is derived from the real estate excise tax, interest, utility tax (1%), and the year-end cash surplus.
CIP Revenues:	These revenues include 1% non-voted utility tax on gas, electric and telephone utilities plus 6% utility tax on Cable TV. In addition to the utility tax, CIP revenues include REET and interest.
Concurrency:	In growth management terms, capital facilities have to be finished and in place at the time or within a reasonable time period following the impact of development.
Councilmanic:	Debt that is incurred by the City Council. A vote of the people is not required. The funds to repay the debt must come from the City's general revenues.
Debt Capacity:	The amount of money a jurisdiction can legally afford to borrow.
Debt Service:	Payment of interest and principal to holders of a government's debt instruments.
Development Orders and Permits:	Any active order or permit granting, denying, or granting with conditions an application for a land development approval including, but not limited to: impact fees, inventory, and real estate excise tax.
Federal Aid To Urban Systems (FAUS):	A grant received for improvements to the City's transportation network.

Glossary of Terms

Fund Balance:	The excess of an entity's assets over its liabilities. The City's policy is to maintain a fund balance of at least 10% of the operating revenues in all funds. This term may also be referred to as Retained Earnings in the Utility funds or year end surplus in the General Fund.
Gas Tax:	Money received by the City from the State Gas Tax. The funds may only be used for improvements to arterials.
General Facility Charges (GFC):	Payment of monies imposed for development activity as a condition of granting development approval in order to pay for utilities needed to serve new development.
Grant:	A funding source provided by the State or Federal government.
Impact Fees:	A payment of money imposed for development activity as a condition of granting development approval in order to pay for the public facilities needed to serve new growth and development. By state law, impact fees may be collected and spent on roads and streets, parks, schools, and fire protection facilities.
Increased Rates (INCRATES):	Sufficient funds do not exist for the project to occur without a rate increase.
Interim Use and Management Plan (IUMP):	The portion of the Parks Plan that reflects parks/parcels that need minimal property development of the property so that it can be used until the property is further developed for full use by the public.
Inventory:	A listing of City of Olympia's public facilities including location, condition, and future replacement date.
Level Of Service:	A quantifiable measure of the amount of public facility that is provided. Typically, measures of levels of service are expressed as ratios of facility capacity to demand (i.e., actual or potential users).
Local Improvement Districts: (LID)	A mechanism to pay for improvements (i.e., streets, sidewalks, utilities) that directly benefit the property owner.
Neighborhood Traffic Management Program: (NTMP)	A program to reduce the speed/traffic in neighborhoods. The plan includes the use of traffic circles or islands, speed bumps, improved signage or restriping.
Operation and Maintenance (O&M)	Operation and maintenance expense.
Pervious or Porous Pavement:	A permeable pavement surface with a stone reservoir underneath. The reservoir temporarily stores surface runoff before infiltrating it into the subsoil. Runoff is thereby infiltrated directly into the soil and receives some water quality treatment.
Public Works Trust Fund (PWTF) Loans:	Low interest loans from the State of Washington for "public works" projects.
Rates:	The existing rate of the various utilities sufficient to pay for the cost of projects.
Repairs and Maintenance: (General)	Building/facility repairs/maintenance up to \$50,000, and with a life expectancy of less than five years. General repairs and maintenance are paid from the City Operating Budget.
Repairs and Maintenance: (Major)	Building/facility repairs/maintenance up to \$50,000 or more with a life expectancy of five years or more. Major repairs and maintenance are paid from the Capital Budget.
Real Estate Excise Tax (REET):	The City of Olympia charges 1/2% tax on all real estate transactions to fund capital improvements.
SEPA Mitigation Fees:	Fees charged to "long plats" or new major developments for their direct impact on the system. SEPA mitigation measures must be related to a specific adverse impact identified in the environmental analysis of a project. The impact may be to the natural or built environment, including public facilities.
Septic Tank Effluent Pump (STEP):	This is an alternative to gravity flow sewage systems. The Council eliminated the use of future STEP systems in 2005.
Site Stabilization Plan (SSP):	The portion of the Parks Plan that reflects parks/parcels that need additional work to increase safety by putting up fences, gates, or removing debris, etc.
Transportation Benefit District: (TBD)	The Olympia City Council makes up the TBD Board, enacted by City Council in 2008. Each vehicle registered within the City of Olympia at the time of renewal is assessed \$40 for transportation improvements in Olympia. The TBD Board currently contracts with the City to fund transportation projects.
Utility Tax:	The City of Olympia charges the statutory limit of 6% on private utilities (electric, gas, telephone and Cable TV). 1% of the amount on gas electric and telephone goes to the CFP. The total 6% tax on Cable TV goes to major maintenance. In 2004, voters approved an additional 3% increase in this tax, for a total of 9%. Of the 3%, 2% is for Parks and 1% is for recreational sidewalks.
Voted:	Voted debt requires the citizens' vote for approval to increase property taxes to pay for the project.

Acronyms	
AC	Asbestos Cement
ADA	Americans with Disabilities Act
AV	Assessed Value
CAMP	Capital Asset Management Program
CFP	Capital Facilities Plan
CIP	Capital Improvement Program
DFW	Department of Fish and Wildlife
DOE	Department of Energy
DOH	Department of Health
EDDS	Engineering Design and Development Standards
EMS	Emergency Medical Services
ENV	Environmental
FF&E	Furniture, Fixtures and Equipment
GFC	General Facilities Charge
GHG	Green House Gases
GMA	State of Washington Growth Management Act
GMP	Guaranteed Maximum Price
GO	General Obligation
GTEC	Growth and Transportation Efficiency Centers
HES	Hazard Elimination Safety
HOCM	Hands On Children’s Museum
I&I	Inflow and Infiltration
IAC	Interagency Committee for Outdoor Recreation
IPM	Integrated Pest Management
IUMP	Interim Use and Management Plan
LBA	Little Baseball Association
LED	Light Emitting Diodes
LEED	Leadership in Energy and Environmental Design
LID	Local Improvement District
LOS	Level of Service
LOTT	Lacey, Olympia, Tumwater, Thurston County
LTFS	Long Term Financial Strategy
NPDES	National Pollutant Discharge Elimination System
NTMP	Neighborhood Traffic Management Program
O&M	Operations and Maintenance
OPARD	Olympia Parks, Arts and Recreation Department
OMPD	Olympia Metropolitan Park District
OWT	Olympia Woodland Trail
PFD	Public Facilities District
PMMP	Parks Major Maintenance Program
PSI	Pounds per Square Inch
PWTF	Public Works Trust Fund
RCO	Recreation and Conservation Office
REET	Real Estate Excise Tax
RFP	Request for Proposal
SDWA	Federal Safe Drinking Water Act
SEPA	State Environmental Policy Act
SPSCC	South Puget Sound Community College
SSP	Site Stabilization Plan
STEP	Septic Tank Effluent Pump
TBD	Transportation Benefit District
TIP	Transportation Improvement Program
TOR	Target Outcome Ratios
TRPC	Thurston Regional Planning Council
TSP	Transit Signal Priority
UBIT	Under Bridge Inspection Truck
UFC	Uniform Fire Code
UGA	Urban Growth Area
UGMA	Urban Growth Management Area
WWRF	Washington Wildlife Recreation Fund
WWRP	Washington Wildlife and Recreation Program

Olympia School
District Preliminary
Capital Facilities
Plan 2018-2023







Olympia School District

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July 13, 2017

Subject: Olympia School District Capital Facilities Plan 2018-2023

Dear Ms. Verner,

This is a preliminary notice acknowledging the Olympia School District's 2018-2023 draft of our Capital Facilities Plan (CFP) is due to your office by August 1, 2017.

We will plan on submitting our final CFP to you by the first week of October, and then a Board adopted copy will be provided to you no later than the last week of November.

Please feel free to contact me with any questions or comments regarding the development of our CFP.

Sincerely,

Jennifer Priddy
Assistant Superintendent





City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

City Council

Executive Session Pursuant to RCW 42.30.110 (1)(b); RCW 42.30.110 (1)(c) - Real Estate Matter and RCW 42.30.110(1)(i); Litigation and Potential Litigation

Agenda Date: 10/17/2017
Agenda Item Number: 9.A
File Number: 17-1050

Type: executive session **Version:** 1 **Status:** Executive Session

Title

Executive Session Pursuant to RCW 42.30.110(1)(b); RCW 42.30.110 (1)(c) - Real Estate Matter and RCW 42.30.110(1)(i); Litigation and Potential Litigation