


**Waterfront Recreation Shoreline Environment in Olympia, Washington**

Marine Shoreline Setback: 150 feet; Freshwater Shoreline Setback: 30 feet

Marine Vegetation Conservation Area (VCA): 150 feet; Freshwater VCA: 30 feet



Parks in Waterfront Recreation Shoreline Environment =   
Additional parks in the area include Isthmus Park, Heritage Park Fountain, Percival Landing






West Bay Park



2018 Aerial Photo, northern area of West Bay Park.



Measurement ⤴ ✕

   | Feet (US) ▾

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Measurement Result

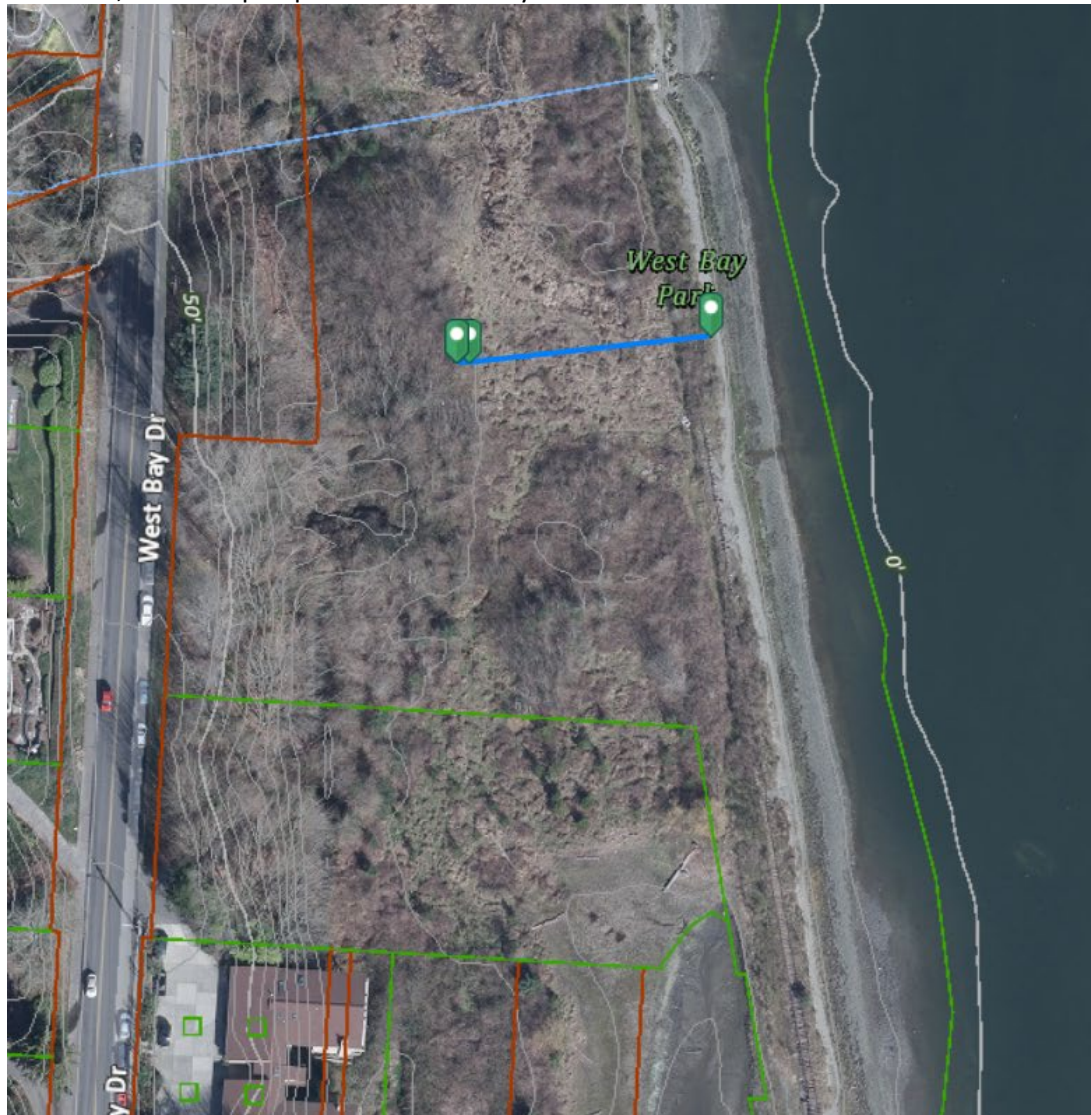
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147.4 Feet (US)

Clear



Southern, undeveloped portion of West Bay Park



Measurement

1 Feet (US)

Measurement Result

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151.7 Feet (US)

Clear

Portside West Condominiums



Measurement ⤴ ✕

   | Feet (US) ▾

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Measurement Result

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41 Feet (US)

Clear



Northern Bldg – West Bay Office Building  
Southern Bldg – Medical Office and Professional Office Spaces



Measurement

1 Feet (US)

Measurement Result

65.5 Feet (US)

Clear

Kwannchuck Condominiums



Measurement

1 Feet (US)

Measurement Result

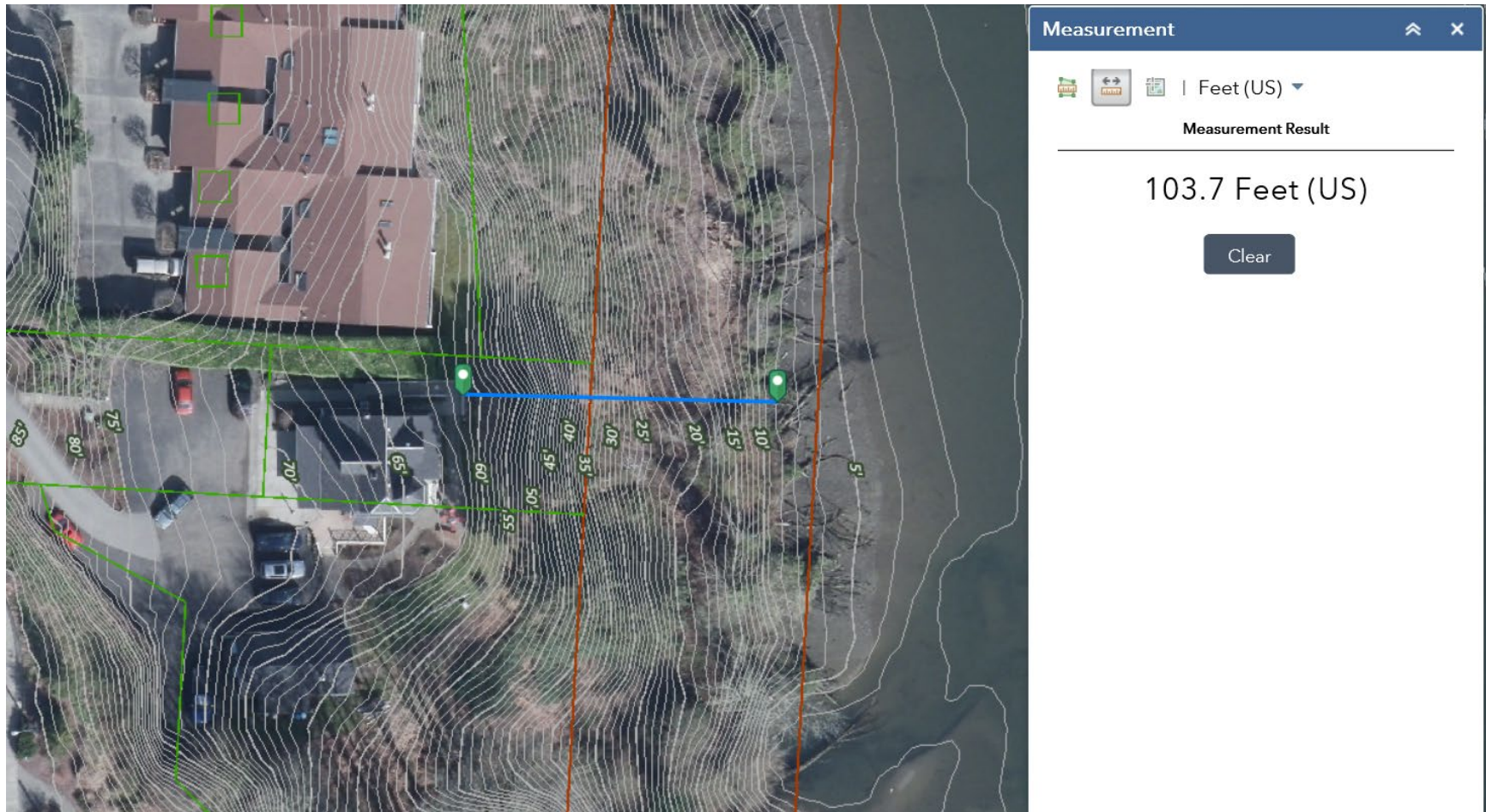
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67.1 Feet (US)

Clear

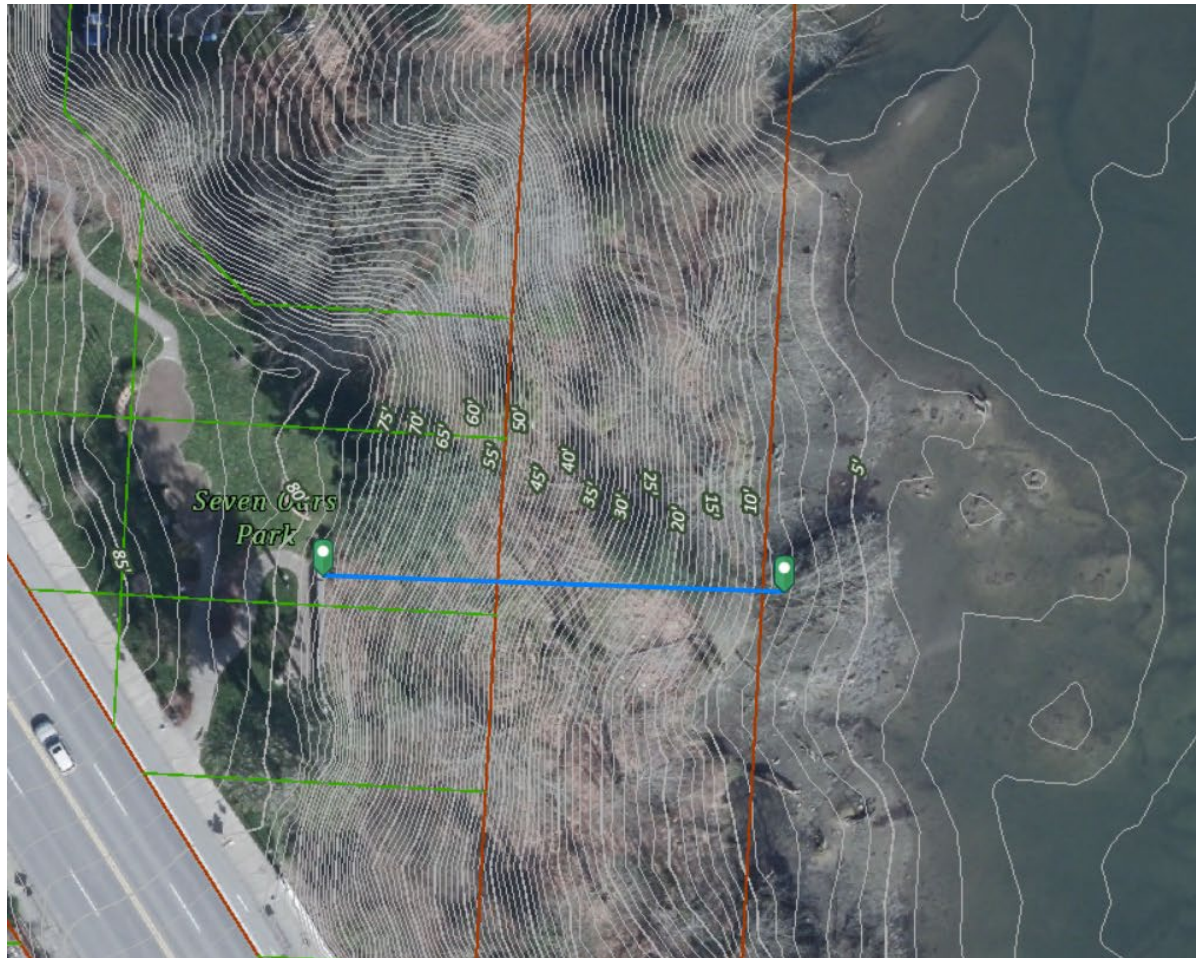


Community Resources







Park of the Seven Oars (City Park)



Measurement ⤴ ✕

  | Feet (US) ▾

Measurement Result

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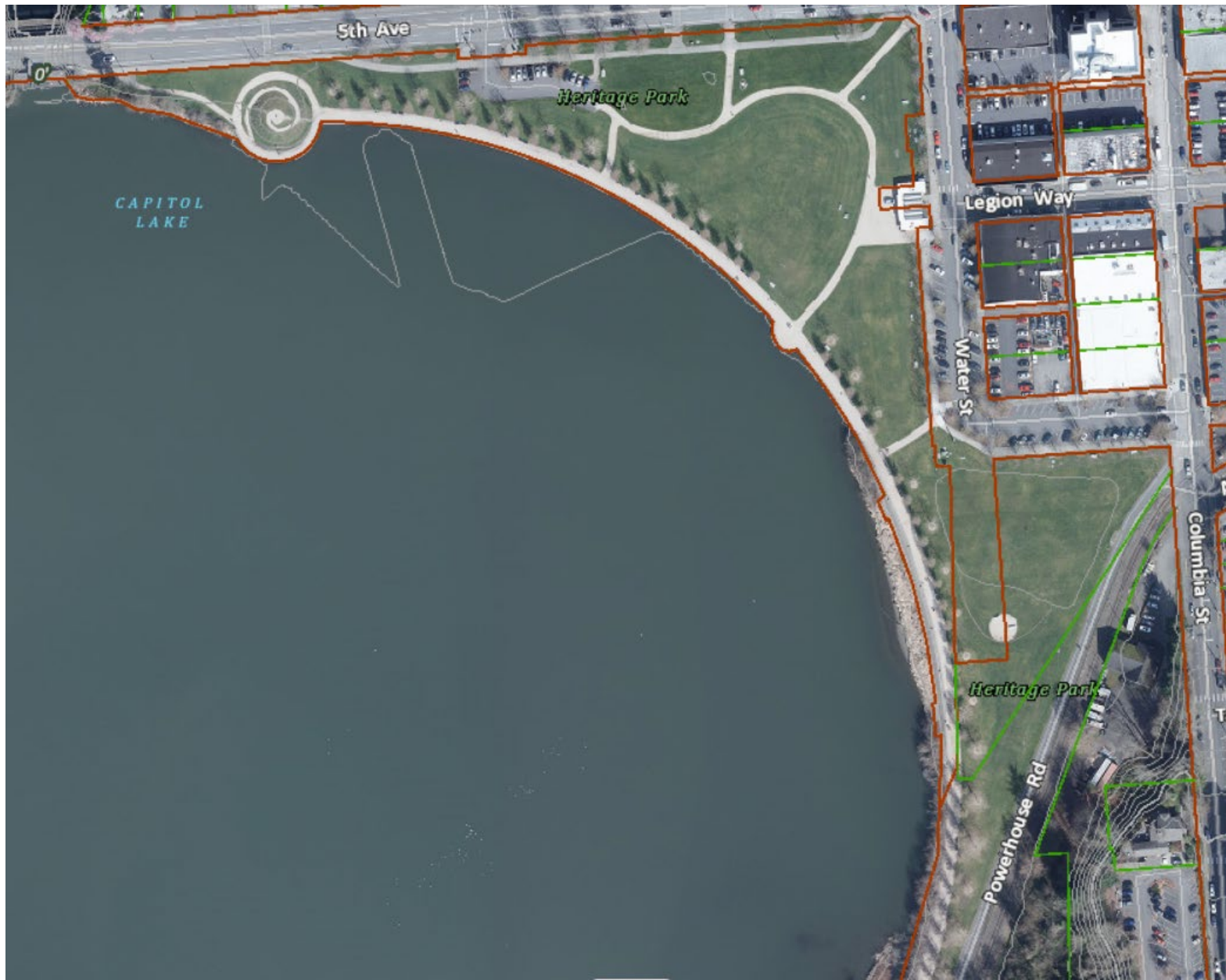
130.4 Feet (US)

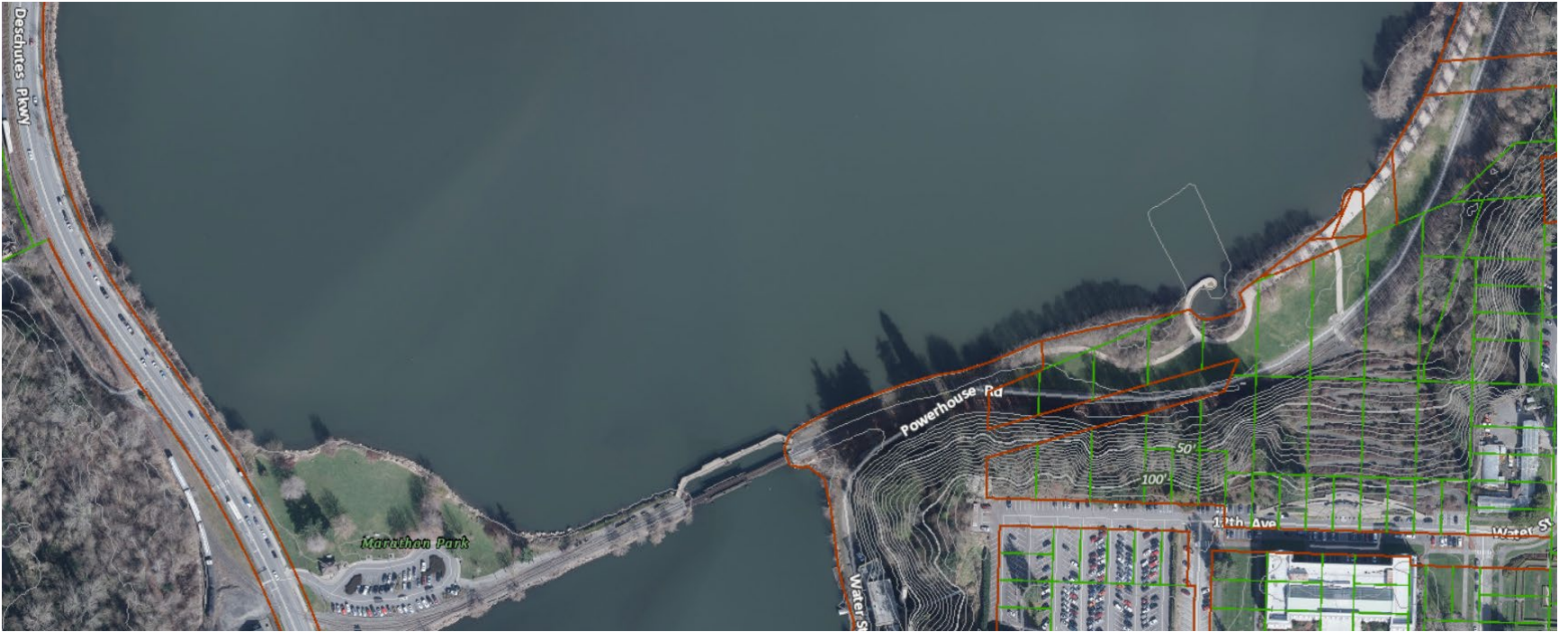
Clear

The remainder of the Waterfront Recreation Shoreline Environment abuts Capitol Lake, consisting of Heritage Park and Marathon Park











## What is allowed in the VCA?

See 18.20.493 - Permitted Uses and Activities within Vegetation Conservation Areas

- A. Subject to other limitations of this chapter and if also allowed within the applicable shoreline environment designation, the following uses and activities are permitted within vegetation conservation areas without a variance.
1. Transportation facilities and utilities within existing rights-of-way only when it has been determined that alternative upland locations are not feasible;
  2. Public access viewpoints, pedestrian access from upland areas to the shoreline, piers, docks, launch ramps, viewing platforms, wildlife viewing blinds and other similar water-oriented uses;
  3. Public recreation trails identified in adopted plans and those located on existing road or railroad beds;
  4. Educational facilities such as viewing structures and platforms, wildlife viewing blinds and interpretive sites;
  5. Equipment necessary for conducting water-dependent uses such as boat travel lifts for boat maintenance and upland storage, and loading equipment for transport of logs and natural resource materials. Where logs or natural resource materials are loaded directly from the shoreline to a vessel, impacts to the shoreline shall be minimized by:
    - a. Constructing designated loading areas;
    - b. Maintaining equipment to avoid fuel or oil leaks; and
    - c. Implementing best management practices to reduce erosion and discharge of untreated stormwater directly into the water.
  6. Removal of noxious weeds or hazardous trees;
  7. Removal and thinning of trees and vegetation on public property to maintain public view corridors identified in Section 18.20.500;
  8. Improvements that are part of an approved enhancement, restoration, vegetation management or mitigation plan;
  9. Shoreline stabilization only when it is part of an approved project;
  10. The following facilities, fixtures and furnishing shall be allowed within the VCA of public parks and water related recreation areas: 1. paved or unpaved trails, bridges and pedestrian access; 2. picnic shelters, tables and pads not greater than 400 square feet in size; 3. seating, benches, drinking fountains, garbage cans and other site furnishing; 4. public art and art installations; 5. signs, environmental interpretive facilities and information kiosks, and interpretive exhibits; 6. wildlife viewing structures; 7. play equipment and other similar passive parks furnishing and fixtures; **8. restrooms, when no suitable location outside of the VCA exists;** and
  11. Water dependent uses as authorized in OMC 18.20.620 Table 6.3.
- B. Appurtenant and accessory structures other than those described above or in OMC 18.20.690(C) are prohibited within the vegetation conservation area.

### 18.20.494 - Alterations to Existing Development

Alterations to existing development, including accessory structures, decks, patios, sport courts, and walkways, shall protect existing native vegetation within the vegetation conservation area. If the minimum vegetation conservation area is not present when a site alteration is proposed, the

Administrator may require establishment of such vegetation conservation area where required by Table 6.3 that is necessary to prevent adverse impacts to the shoreline ecological functions that may result from any proposed alterations.

#### **18.20.495 - Vegetation Conservation Area Standards**

- A. Speculative clearing, grading, or vegetation removal is prohibited. Clearing, grading and vegetation removal within shoreline setbacks and Vegetation Conservation Areas shall be the minimum necessary for the authorized use or development.
- B. The minimum width of Vegetation Conservation Areas is set forth in Table 6.3 and measured perpendicular to the Ordinary High Water Mark along the entire shoreline of the property. To account for site conditions and to create a more natural Vegetation Conservation Area, the minimum widths may be reduced by 50% by the Administrator upon finding that the total VCA of the parcel is equivalent to the minimum area that would result from the standard minimum width and such reduction will not result in adverse impacts to the shoreline functions; such reductions also known as 'VCA averaging.' Vegetation Conservation Areas exceeding minimums may be proposed or required if necessary to ensure no net loss of shoreline ecological functions will result from proposed shoreline development.
- C. In general, protected and restored Vegetation Conservation Areas shall be composed of native vegetation comparable in species density and diversity to an ecologically similar undisturbed area. Such species density and diversity shall be determined by the Administrator based on best available science. Provided, however, that up to 33% (one-third) of the Vegetation Conservation Area may be utilized for authorized uses and activities described in OMC 18.20.493 provided that impervious surfaces shall not exceed 25% of the VCA. In no case shall the width of a required VCA be less than 10 feet. Encroachment of an authorized use or activity shall require an equivalent area elsewhere onsite be set aside as a VCA and shall not result in a net loss to shoreline ecological functions.
- D. When restoring or enhancing shoreline vegetation, applicants shall use native species that are of a similar diversity, density and type commonly found in riparian areas of Thurston County. The vegetation shall be nurtured and maintained to ensure establishment of a healthy and sustainable native plant community over time.
- E. Lawns are prohibited within the Vegetation Conservation Area due to their limited erosion control value, limited water retention capacity, and associated chemical and fertilizer applications.
- F. Trimming of trees and vegetation is allowed within the Vegetation Conservation Area subject to:
  - 1. This provision does not allow clearing of trees or vegetation except as provided below and elsewhere in this chapter;
  - 2. The limbing or crown-thinning of trees larger than three inches in caliper shall comply with National Arborist pruning standards, unless the tree is a hazard tree as defined in OMC 16.60, Tree Protection and Replacement. No more than 25% of the limbs on any single tree may be removed and no more than 25% of the canopy cover in any single stand of trees may be removed for a single view corridor.
  - 3. Trimming does not directly impact the nearshore functions and values including fish and wildlife habitat;
  - 4. Trimming is not within a critical area of Chapter 18.32 or associated buffer; and
  - 5. Tree topping is prohibited.
- G. Vegetation shall be maintained over the life of the use or development.



- H. Vegetation conservation areas shall be placed in a separate tract in which development is prohibited; protected by execution of an easement dedicated to a conservation organization or land trust; or similarly protected through a permanent mechanism acceptable to the City.