

Number	LID Element	Party(s) Most Affected	Staff Recommendation	Utility Advisory Committee Recommendation
Group 1 – Reducing Site Disturbance				
1	Minimize Site Disturbance	Developer, Contractor	Require more regulatory oversight of site grading and minimize the degree and extent of grading activities with the intent of better situating new buildings within natural-occurring terrain.	--
2	Retain and Plant Native Vegetation	Developer	Require the use of native or naturally-adapted vegetation in landscaped and open space areas. Expand requirements so that open space areas' trees, understory vegetation and soils are better preserved in more multifamily and commercial developments.	<p>There's considerable space between preserving roughly 10% of a single family subdivision site or "up to 30% of a multi-family site" which "must include usable space" as we now require, and preserving 60% of it undisturbed. As the draft says "other less rigorous preservation requirements" [than the Green Cove Creek basin's 60%] are possible.</p> <p>It also says that "the implications of mandating increased natural vegetation are substantial" and that they would "require extensively revisiting our expectations for future land use."</p> <p>If the Planning Commission or Council wish to explore ways to expand LID beyond the recommendations of the current draft, this should be looked at more.</p>
Group 2 – Minimize Impervious Area on Sites				
3	Zoning Bulk and Dimensional Standards	Developer	Modify current regulations to better facilitate cluster and cottage developments.	May want to consider incentivizing smaller houses.
4	Restrict Maximum Impervious Surface Coverage	Developer	Reduce allowable impervious surface coverage on individual parcels by 5-10%. However, allow permeable pavements to be used in order to offset the reduction.	May want to consider Lacey's commercial zoning limits coverage of 70%.

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5	Reduce Impervious Surface Associated with On-site Parking	Developer	Amend code to modify minimum and maximum parking ratios and parking aisle dimensional standards, consistent with most recent national guidance. Modify parking variance requirements to require use of permeable pavement, where feasible, for parking in excess of target number. Consider a minimum percentage of small (compact) stalls.	Consider requiring permeable pavement for all new parking areas, not just “extra” areas.
Group 3 – Minimize Impervious Area of Streets				
6	Minimize Size of Cul-de-sacs	Developer	Increase the diameter of center planter islands in cul-de-sacs while maintaining the same outside diameter of the street, so that overall impervious street surface is reduced.	--
7	Minimize Street Width	Developer	No change- Do not further reduce the width of streets.	--
8	Increase Block Spacing	Developer	No change- Do not increase the size of blocks.	UAC did not have enough details to actually compare the estimated potential gains in pervious surfaces and losses in transportation goals in any quantified way.
9	Sidewalks Only on One Side of the Street	Developer	No change- Do not require sidewalks on only one side of the street.	Consider only requiring sidewalks on one side of the road in certain situations, for example, when it’s not a safe walking route to school situation.
10	Minimize Driveway Surface	Property Owner	Reduce single family driveway apron widths from 24 feet to 20 feet.	UAC notes that this proposed staff change might be a fairly significant reduction in impervious surface. UAC does not have a different recommendation, but calls this out as having a potentially substantial impact.
Group 4 – Increase Infiltration				
11	Bioretention Street Section	Developer (design), Contractor (site development), City (long-term)	Allow bioretention in the publicly-owned planter strips to treat street runoff in new developments. The technique can provide water treatment and some infiltration. However, due to the prevalence of poorly-infiltrating soils in Olympia, large stormwater ponds will still be needed. Ensuring maintenance of the bioretention systems will be important.	UAC confirms staff’s acknowledgement that bioretention features in the right-of-way will be a maintenance challenge, and that staff will need to develop procedures and clear guidelines for long term maintenance that are clear for both city crews and adjacent property owners.

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12	Stormwater Use of Landscaping	Developer	Better facilitate the use of landscaping areas in commercial development for stormwater management.	Requiring that a percentage of the landscaping provide some stormwater services might or might not result in significant increases in infiltration.
13	Downspout Infiltration Systems	Property Owner	Better define requirements for infiltrating roof runoff on-site, including the use of rain gardens.	--
14	Permeable Paving	Property Owner	Facilitate and encourage the use of permeable pavements on private property (e.g., parking lots, sidewalks, driveways). Continue to install permeable public sidewalks as feasible throughout the City. Anticipate increased use of permeable pavement in the future as the technology improves.	Widespread site infeasibility and long term maintenance are challenges for permeable pavement. It's difficult to know how the use of permeable pavement will play out in different applications and on different sites.
15	Impervious Pavement with Underdrains	Property Owner	No change- Continue to allow this practice under parking lots and other on-site hardscapes, but not under public streets.	--
Group 5 – Procedures, Process and Codes				
16	Definitions	City	Align definitions common to the DDECM and other City codes where practical.	No recommendation due to administrative nature of the topic.
17	Adopt a New Drainage Design and Erosion Control Manual (DDECM)	Developer	Adopt a new DDECM to align with Ecology's 2014 Stormwater Management Manual for Western Washington. Modify State regulations to better accommodate Olympia-specific soils and weather conditions.	No recommendation due to administrative nature of the topic.
18	LID Site Assessment	Developer	Require site assessment of new developments for feasibility of LID implementation early in the development review process.	No recommendation due to administrative nature of the topic.
19	Pre and During Construction Inspections	Contractor, City	Incorporate LID construction inspection needs into City procedures.	No recommendation due to administrative nature of the topic.
20	Maintenance Standards and Inspections	City	Develop a City stormwater maintenance manual to address the needs of LID facilities.	No recommendation due to administrative nature of the topic.
21	Variances, Deviations and Exceptions		Incorporate permitting processes for LID techniques into City codes in order to eliminate or reduce the need for variances, deviations, and exceptions.	No recommendation due to administrative nature of the topic.
22	Green Roofs, Rainwater Reuse, LID Foundations	Property Owner	Provide incentives for the use of these systems. Current code already allows them. An incentive strategy will be aligned w/ 2017 budget discussions.	--