



# Parking Business Improvement Area Public Hearing

December 16, 2026

# What is PBIA?

- A funding area established by local businesses in 2005, to raise self-assessed funds to benefit the area as a whole
- In 2005 60% of downtown businesses signed a petition in favor of a self taxing district
- Governed by Olympia Municipal Code (OMC) 3.62.000 & authorized by WA law RCW 35.87A
- Ratepayers represent approximately 520 diverse businesses
- Typically 5-10% nonpayment



# PBIA Rates per OMC 3.62

Business Type	Zone A			Zone B			Zone C		
	Large	Medium	Small	Large	Medium	Small	Large	Medium	Small
Restaurant/Retail	\$750	\$500	\$250	\$600	\$400	\$200	\$300	\$200	\$150
Professional/Service	\$400	\$300	\$200	\$300	\$200	\$150	\$200	\$150	\$150
Financial Institutions	\$750			\$600			\$300		
Lodging/Apartments	30 or less rooms = \$200; 31-50 rooms = \$300; 51+ rooms - \$400								
Personal Care Services	Minimum \$150 plus \$75 per station above 2 stations with a cap of \$500								

- Rates and structure were established in 2005
- Rates have not changed since adoption
- Council can change rates up or down
- A change of rates requires a public notice and public hearing prior to Council action

Large // Medium // Small. Based on employee count: FTE's (Full time Equivalent)

- Small 1-3 FTE's
- Medium 4-6 FTE's
- Large 7+ FTE's

# Timeline

- PBIA formed in 2005
- 2024: The PBIA determined a full program evaluation was necessary due to concerns regarding rate structure equity and operational sustainability
- December 2024: PBIA rate for 2025 set to \$0 to enable time for the evaluation to be conducted
- October 2025: The PBIA Advisory Board selected the evaluation consultant, Uncommon Bridges. Evaluation currently underway
- Under RCW 35.87A.140, any change to a PBIA assessment rate requires Council approval

# Timeline- Resolution & Ordinance

- December 9, 2025 – Resolution passed on consent agenda
  - A Resolution Of The City Council Of The City Of Olympia, Washington, Stating Its Intention To Change The Olympia Parking And Business Improvement Area Assessment Rate And Setting A Time And Place For The Hearing On Such Rate Change
- December 16, 2025- Proposed Ordinance
  - An Ordinance of the City of Olympia, Washington, Amending Olympia Municipal Code Section 3.62.030 Related to the 2026 Parking Business Improvement Area Rates
  - Maintains \$0 rate for 2026 to enable completion and implementation of evaluation

# 2025-2026 Program Evaluation

The PBIA Advisory Board and the City have begun evaluating the PBIA with the consultant firm, Uncommon Bridges. The project is expected to be completed by the end of February 2026.

## Evaluation Includes:

- Assessment of ratepayer structure, fee rate, and ratepayer identification and tracking methods
- Evaluation of administrative practices and resource allocation
- A phased roadmap for implementation of recommendations and transition steps



Discussion