



Low Impact Development Summary

LID Summary

08/19/15 - Andy Haub

Proposed Regulatory Revisions

- Require more regulatory oversight of site grading with the intent of better situating new buildings within naturally-occurring terrain.
- Require the use of native or other well-adapted vegetation in landscaped and open space areas. Expand requirements so that open space areas' native vegetation and soils are better preserved in more multifamily and commercial developments.
- Modify current regulations to better facilitate cluster and cottage developments. Better support new trends and innovation in housing types.
- Reduce allowable impervious surface coverage on individual parcels by 5%. However, allow permeable pavements to be used in order to offset the reduction.
- 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.
- Reduce single family driveway widths from 24 feet to 20 feet wide.
- 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 need to be resolved.
- Better facilitate the use of landscaping areas in commercial development for stormwater management.
- Better define requirements for infiltrating roof runoff onsite, including the use of rain gardens.
- 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.
- Develop incentives for the use of green roofs, rainwater reuse, and LID building foundations.

Proposed Administrative Changes

- Revise various code language and definitions to better communicate and support LID implementation.
- Adopt new Drainage Design and Erosion Control Manual to align with WDOE expectations. Modify State regulations to better address Olympia-specific soils and weather conditions.
- Require site assessment of new developments for feasibility of LID implementation early in the development review process.
- Incorporate LID construction inspection needs into City procedures.
- Develop a City stormwater maintenance manual to address the needs of LID facilities.
- Incorporate permitting processes for LID techniques into City codes in order to eliminate or reduce the need for LID-related variances, deviations, and exceptions.

Regulations Not Proposed For Changes

- Maintain current street widths. Narrow streets have already been implemented in Olympia.
- Keep block spacing standards. Current regulations support transportation goals for a connected street system, while providing some flexibility based on environmental constraints.

- Require sidewalks on both sides of the street. Sidewalk networks are important to the urban neighborhoods and alternative transportation modes. However, based on environmental needs, Olympia does allow one-sided sidewalks in certain residential zoning districts.
- Continue to allow the infiltration of stormwater in underground systems. The systems are commonly used under parking lots in commercial and multifamily developments.