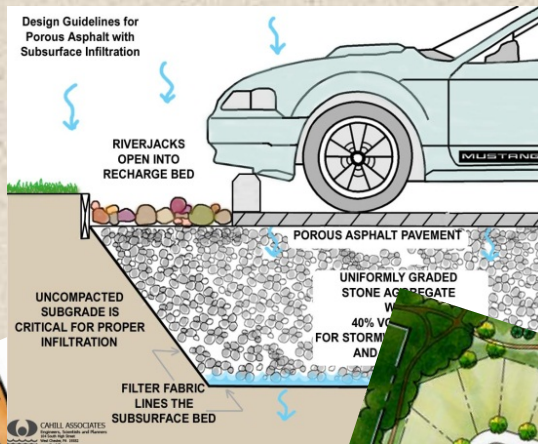


Low Impact Development Code Revisions

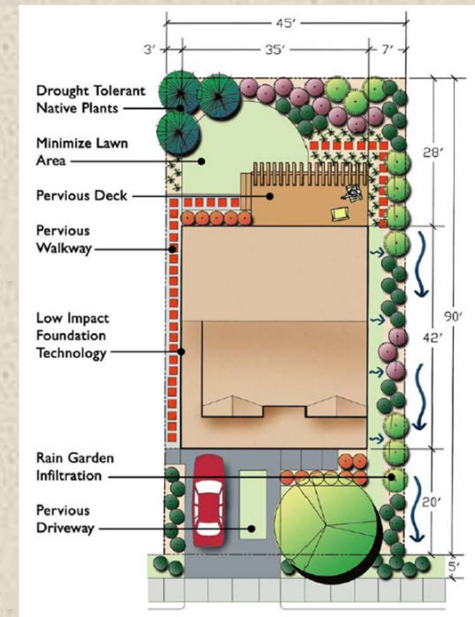
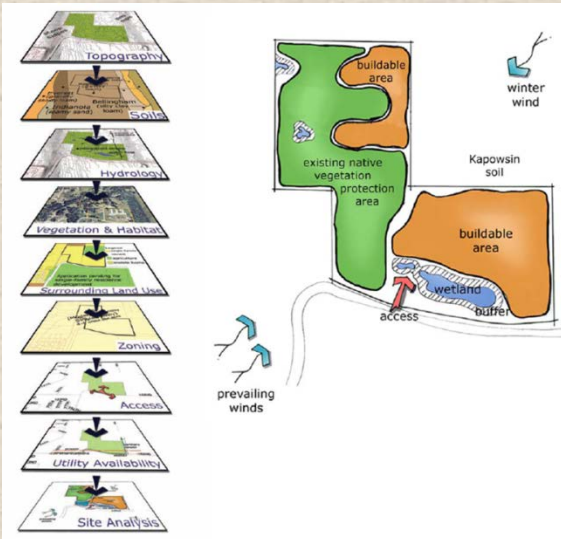


Utility
Advisory
Committee
October 1,
2015



Low Impact Development Code Revisions

Goal: "Making LID the preferred and commonly-used approach to site development" – in other words, more dispersed infiltration





Low Impact Development Code Revisions

Group 1: Reducing Site Disturbance

- Site Disturbance Limits
- Native Vegetation

Group 2: Minimizing On-site Impervious Surfaces

- Building Dimension Standards (Zoning)
- Impervious Surface Coverage (Zoning)
- Impervious Surfaces of On-Site Parking





Low Impact Development Code Revisions

Topic: **Minimize Site Disturbance**

Staff Proposal:

- Require more info with development applications
- Lower thresholds for requiring a grading permit
 - 7,000 square feet? 10 cubic yards?
- Further limit grading near site perimeters (100 feet?)
- Limit grading near protected areas, e.g., tree tracts
- Limit 'mass-grading' (50% of site? 4-foot change?)



WOODBURY CROSSING MASTER PLAN





Topic: **Retain and Plant Native Vegetation**

Note: Native vegetation includes species that occur naturally and those well adapted to current and anticipated environmental conditions.

Staff Proposal:

- Redefine tree tracts as 'Soil and Vegetation Protection Areas' (SVPA's)
- Require SVPA's in multi-family projects
- A minimum percentage of required open space is preserved as an SVPA
- Adopt criteria for plants in SVPA's, including percentage of evergreen vs. deciduous trees



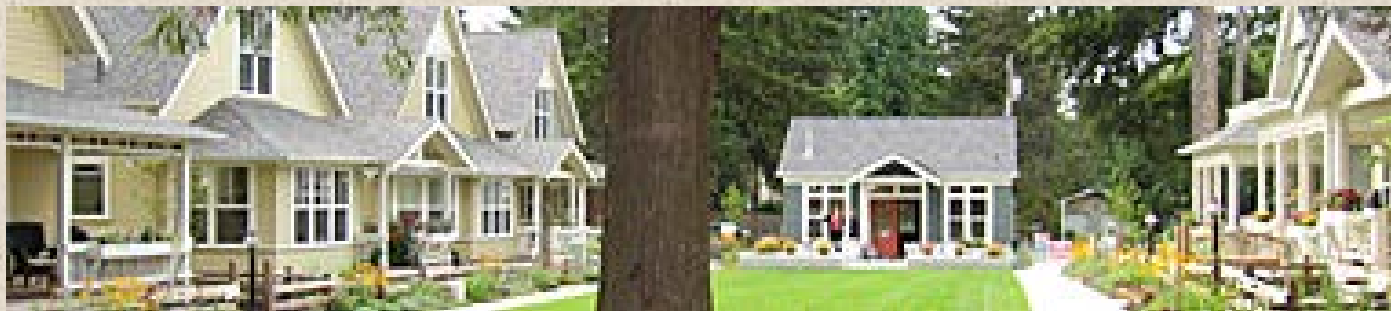


Low Impact Development Code Revisions

Topic: **Reduce Building Bulk Dimensions**

Staff Proposal:

- Relax standards so 'cottage housing' more common
- Allow 'more extreme' clustering of housing
- Reduce single-family lot size (from 5,000 to 4,000 square feet) but limit use of 3-foot side yards
- No change in building coverage or height limits

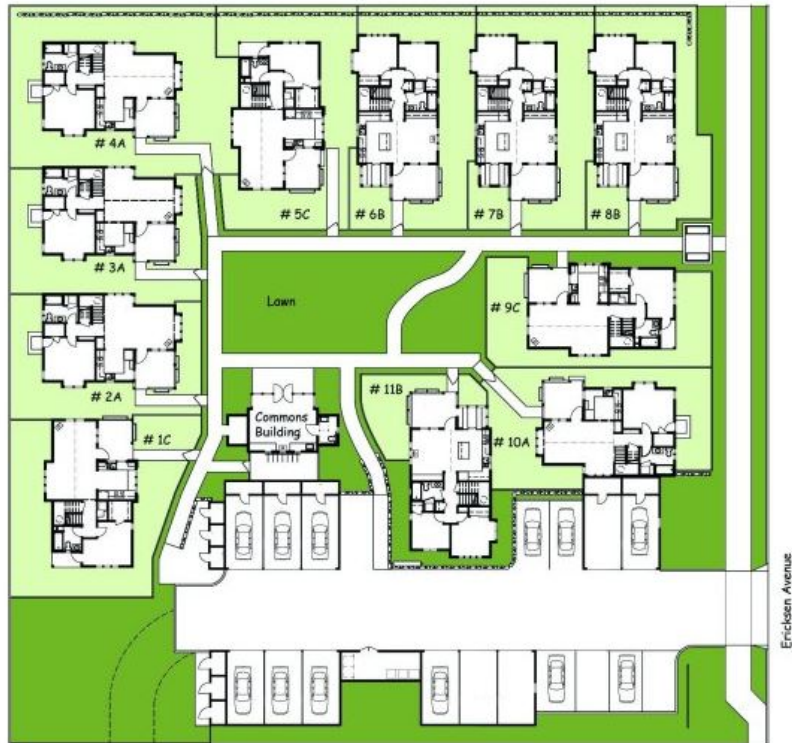




Low Impact Development Code Revisions

Ericksen Cottages - Bainbridge Island, WA

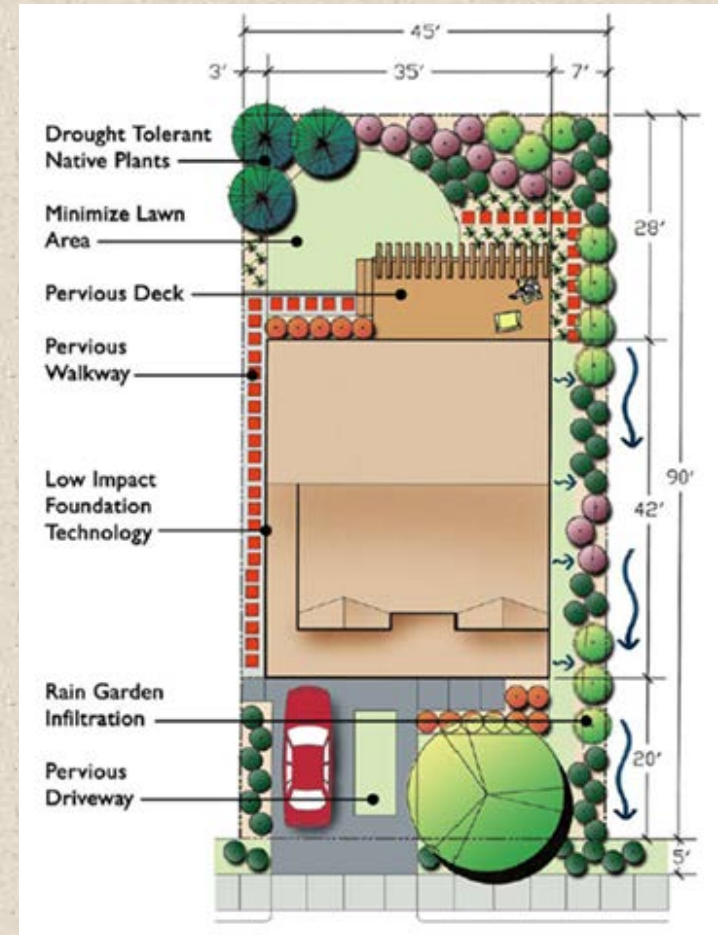
Site Size: 39,772 SF
DU/Acre: 12
Number of Homes: 11
Square Footage Range: 1049-1090 SF
Land Use Code Provision: Mixed Use Town Center, Ericksen District Zone



Topic: Restrict Maximum Impervious Surface Coverage

Staff Proposal:

- In low-density residential areas, lower impervious surface to the building coverage limit (about 7/10 of City)
- In medium-density areas lower impervious limit by 5 to 10% (about 1/10 of City)
- In 'Residential Low Impact' Zone, allow 6% coverage by special approval if lot of one acre or more
- Do not change other high-density areas (about 2/10 of City)





Topic: **Reduce On-site Impervious Parking Surfaces**

Staff Proposal:

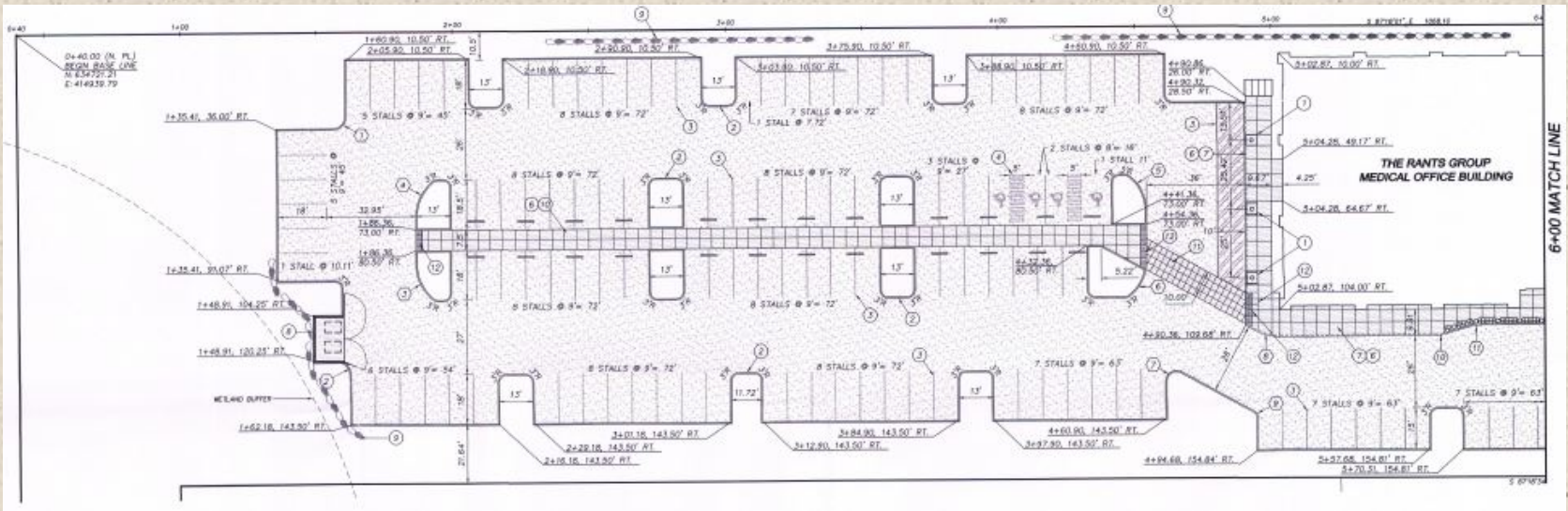
- Replace 'ITE' dimensions with recent 'ULI' or 'NPA' standards – reducing aisle widths, etc.
- Reduce required number of parking spaces if supported by demand studies
- Require permeable pavement for parking exceeding 85% of demand
- In large parking lots, require that some spaces (10%?) be small (“compact”) size



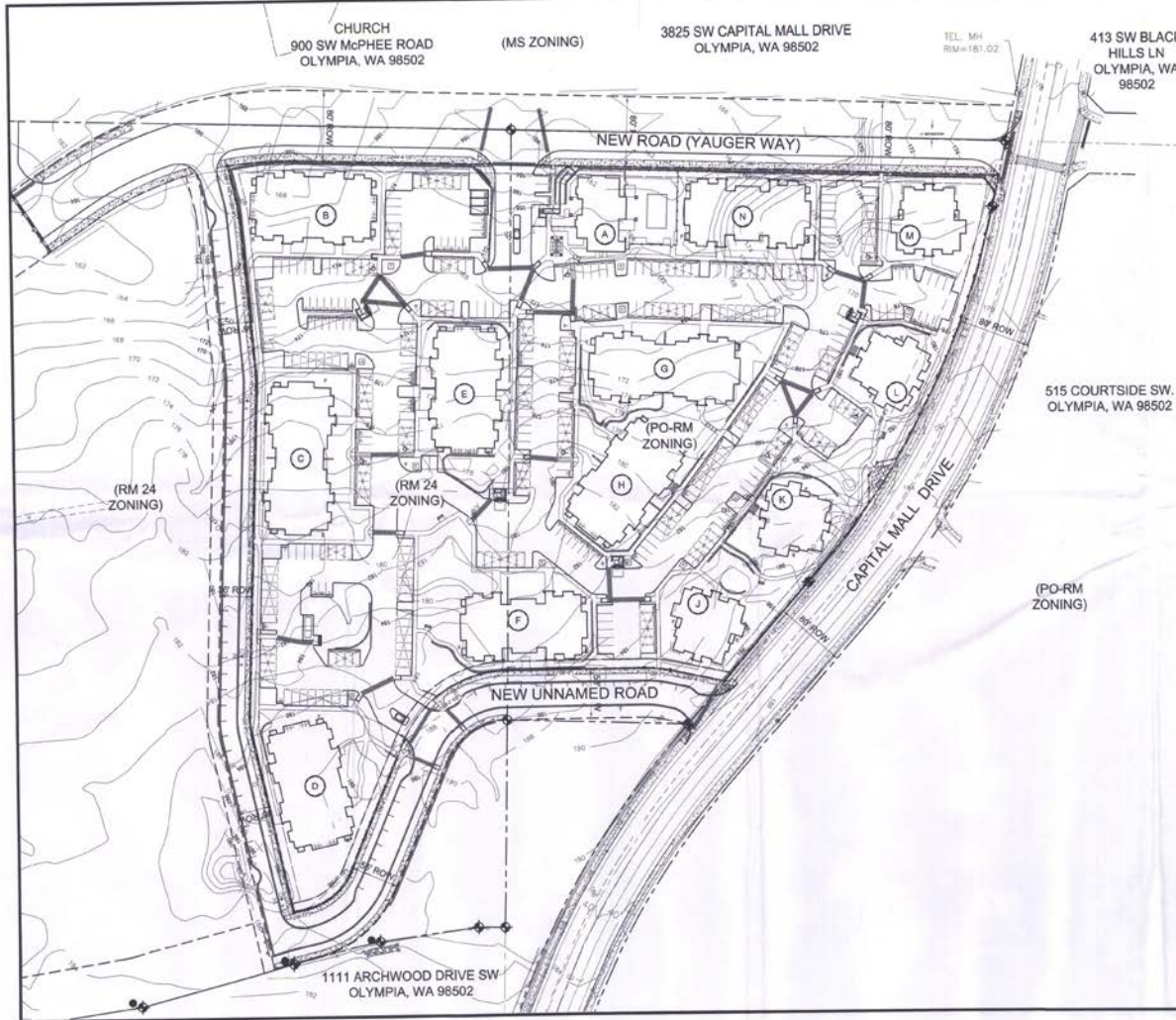


Low Impact Development Code Revisions

Permeable Parking Lots



Low Impact Development Code Revisions



DATE: 02/21/2008

PROJECT: WOODLAND APARTMENTS

NO.	DATE	DESCRIPTION
1	02/21/08	PRELIMINARY SITE PLAN

WOODLAND APARTMENTS
OLYMPIA, WASHINGTON

APPROVED
MAY 11 2008
CITY OF OLYMPIA
COMMUNITY PLANNING & DEVELOPMENT

CITY OF OLYMPIA
SITE PLAN REVIEW COMMITTEE
APPROVED
DATE: 7/7/08
APPEAL PERIOD EXPIRES 2/28/09
APPROVAL FOR SITE PLAN ONLY
NOTE: THIS APPROVAL IS FOR THE SITE PLAN ONLY AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR THE DESIGNER'S PROFESSIONAL OPINION.
APPROVAL EXPIRES DATE 2/28/2009

NOTE: THIS SITE PLAN IS BASED ON ALTA SURVEY BY HANSEN SURVEYING - LAND SURVEYORS & CONSULTANTS (TEL: 425.235.8440) DATED JUN-15-2007.



Site Plan
1" = 50'

Design Review Application
for
PRELIMINARY SITE PLAN

SHEET NUMBER
A1

WALK TO WOODLAND APARTMENTS
FROM CAPITAL MALL OR SW 4000'X
060077



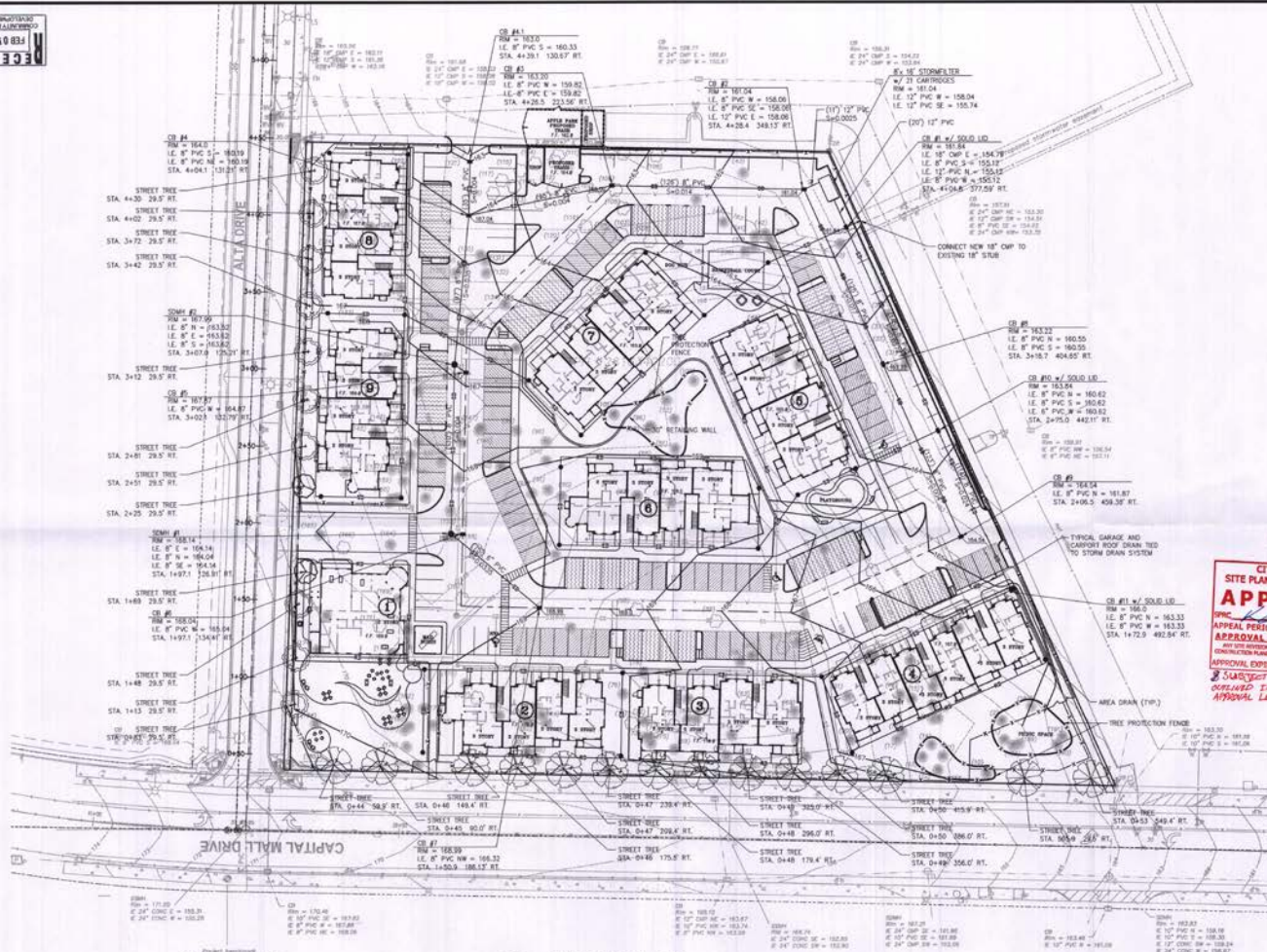
Low Impact Development Code Revisions

**Questions or comments?
Recommendations?**

LID Website: www.olympiawa.gov/LIDcodes



RECEIVED
FEB 05 2008



**CITY OF OLYMPIA
SITE PLAN REVIEW COMMITTEE
APPROVED**

APPEAL PERIOD EXPIRES 05/02/2011

APPROVAL FOR SITE PLAN ONLY

APPROVED FOR GRADING AND DRAINAGE PLAN ONLY

APPROVAL PERIOD EXPIRES 05/02/2011

APPROVED FOR GRADING AND DRAINAGE PLAN ONLY

APPROVAL PERIOD EXPIRES 05/02/2011

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APPROVAL PERIOD EXPIRES 05/02/2011

APPROVAL PERIOD EXPIRES 05/02/2011

**SITE PLAN with
GRADING AND DRAINAGE PLAN**

SCALE: 1"=30'-0"

NOTE: EXACT LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN
"CALL UNDERGROUND LOCATE AT 1-800-424-5555 BEFORE YOU DIG"

RECEIVED
FEB 05 2008



PROJECT REFERENCE

HEARTSTONE
OLYMPIA LLC

PROFESSIONAL ENGINEERING
SERVICES INC.

TECHNICAL SERVICES
INC.

SITE PLAN WITH
GRADING AND DRAINAGE PLAN
HEARTSTONE
APARTMENTS
AT ALTA

R.C.T.
J.A.O.
12-08-08
061153
C2.0
SHEET 9 OF 13

W:\Government\Contracting\Back\Contractors\061153 - Heartstone Olympia\061153 - Heartstone Olympia\061153 - 4-25-08 PIV - PIVOLINE Technical Services, Inc. (L)01 095-0088

















