Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact:Casey Schaufler
360.753.8254

Monday, June 17, 2024 **6:30 PM** **Online**

Register to Attend:
https://us02web.zoom.us/webinar/register/WN_B2av3GuEQFKEcaZbuoV0Zg

1. CALL TO ORDER

Estimated time for items 1-5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A 24-0508 Approval of the June 3, 2024, Olympia Planning Commission Meeting Minutes.

Attachments: OPC 6.3.2024 minutes DRAFT

4. PUBLIC COMMENT

During this portion of the meeting, community members may address the Planning Commission regarding items related to City business, including items on the Agenda. In order for the Commission to maintain impartiality and the appearance of fairness and to comply with the Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Commission in these two areas: (1) items for which the Commission held a Public Hearing but has not yet completed its deliberations and issued a recommendation to City Council, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure.

Comments are limited three (3) minutes or less.

REMOTE MEETING PUBLIC COMMENT INSTRUCTIONS:
Live public comment will be taken during the meeting, but advance registration is required to attend online or by phone. The link to register is at the top of the agenda. When you register to attend the meeting, you will be asked if you would like to give public comment. After you register you will receive a link by email to log onto or call into Zoom for use at the meeting date and time. If you plan on calling into the meeting, you will need to provide your phone number at registration so you can be recognized during the meeting. Once connected to the meeting you will be auto-muted. At the start of the public comment period, the Chair will call participants by name to speak in the order they signed up. When it is your turn to speak, your microphone will be unmuted.

5. STAFF ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

6.A 24-0505 Olympia 2045 - Utilities Chapter of the City of Olympia Comprehensive Plan Update

Attachments: UAC Recommended Utilities Chapter 02.01.24 final_TRACK CHANGES

UAC Recommended Utilities Chapter 02.01.24 final CLEAN

UAC Comprehensive Plan Subcommittee Record of Discussions

Estimated Time: 30 minutes

6.B 24-0510 Olympia 2045 - Natural Environment Chapter of the City of Olympia Comprehensive Plan Update

Attachments: Draft Natural Environment Edits - Tracked Changes June -2024

Draft Natural Environment Chapter - Clean - June 2024

Estimated Time: 30 minutes

6.C 24-0509 Transportation and Low-Traffic Neighborhoods Discussion

Estimated Time: 30 minutes

7. REPORTS

8. OTHER TOPICS

9. ADJOURNMENT

Estimated Time: 9:00 p.m.

Upcoming Meetings

The next scheduled meeting of the Olympia Planning Commission is Monday, July 15, 2024, beginning at 6:30 p.m.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.

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Planning Commission

Approval of the June 3, 2024, Olympia Planning Commission Meeting Minutes.

Agenda Date: 6/17/2024
Agenda Item Number: 3.A
File Number:24-0508

Type: minutes **Version:** 1 **Status:** In Committee

Title
Approval of the June 3, 2024, Olympia Planning Commission Meeting Minutes.

Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact:Casey Schaufler
360.753.8254

Monday, June 3, 2024 **6:30 PM** **Online**

1. CALL TO ORDER

Chair Nejati called the meeting to order at 6:33 p.m.

1.A ROLL CALL

Present: 8 - Chair Zainab Nejati, Vice Chair Greg Quetin, Commissioner Tammy Adams, Commissioner Tracey Carlos, Commissioner Daniel Garcia, Commissioner Raphael Garcia, Commissioner William Hannah and Commissioner Aaron Sauerhoff

1.B OTHERS PRESENT

Community Planning & Development Associate Planner Casey Schaufler
Public Works Senior Planner Michelle Swanson

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A 24-0471 Approval of May 20, 2024, Olympia Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. STAFF ANNOUNCEMENTS

Staff announcements were provided.

6. BUSINESS ITEMS

6.A 24-0472 Comprehensive Plan Draft Transportation Chapter Review

Ms. Swanson provided an overview of the Transportation Chapter of the Comprehensive Plan.

The discussion was completed.

7. REPORTS - None

8. OTHER TOPICS

8.A Capital Facilities Finance Subcommittee Selection

Commissioners discussed the formation of the Capital Facilities Finance Subcommittee.

Commissioner Carlos moved, seconded by Commissioner Hannah, to form the subcommittee. The motion was unanimously approved.

A motion to approve Daniel Garcia as Chair of the subcommittee was unanimously approved.

9. ADJOURNMENT

The meeting adjourned at 8:35 p.m.

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Planning Commission

Olympia 2045 - Utilities Chapter of the City of Olympia Comprehensive Plan Update

Agenda Date: 6/17/2024
Agenda Item Number: 6.A
File Number:24-0505

Type: report **Version:** 1 **Status:** In Committee

Title
Olympia 2045 - Utilities Chapter of the City of Olympia Comprehensive Plan Update

Recommended Action
Information only. No action requested.

Report
Issue:
Discussion on the draft Utilities Chapter update of the Olympia Comprehensive Plan.

Staff Contact:
Susan Clark, Engineering and Planning Supervisor, Public Works Water Resources and Drinking Water Utility, 360.753.8321
Ron Jones, Senior Planner, Public Works Waste Resources, 360.753.8509

Presenters:
Susan Clark, Engineering and Planning Supervisor
Ron Jones, Senior Planner

Background and Analysis:

Utilities Chapter Update
A subcommittee of the Utility Advisory Committee (UAC) met five times in 2023 to review and provide feedback on staff recommended updates to the Utilities Chapter of the City's Comprehensive Plan. Dates and subjects covered were as follows:

- **August 3, 2023**: Utilities Chapter general introductory text, goals and policies.
- **September 7, 2023**: Drinking Water introductory text, goals and policies.
- **October 5, 2023**: Waste ReSources (garbage/recycling) introductory text, goals and policies and the Utilities Chapter's vision and values statements.
- **November 2, 2023**: Wastewater introductory text, goals and policies and general utilities financial policies.
- **December 7, 2023**: Storm and Surface Water Utility introductory text, goals and policies.

Members of the public were invited to attend the subcommittee meetings, and the meetings were advertised in the newspaper of record, through E-newsletters and on the Olympia 2045 website.

The subcommittee's discussion and recommendations were captured for each meeting and made available on the Olympia 2045 website. The complete record of discussion has been attached to this staff report, titled "UAC Comprehensive Plan Subcommittee Record of Discussions".

Additionally, on February 1, 2024, the full UAC moved to recommend forwarding the February 1, 2024 draft Utilities Chapter to the Planning Commission for review and a subsequent public hearing.

Recommended updates to the Utilities Chapter discussed by the subcommittee, and approved by the full UAC, include:

- Ensuring master plans consider up-to-date growth and development projections during the update process, including growth projections due to climate migration as well as ensuring master plans consider environmental constraints, including risks from climate change, during update cycles.
- Acknowledging the utilities' new Helping Neighbor's Charitable Fund Program and suggesting it should be considered for expansion to help meet the City's social equity goals.
- Ensuring master plans and utility rates consider the City's climate and social equity goals.
- Adding that new developments should be required to provide space for solid waste collection, in addition to constructing drinking water, wastewater and stormwater utilities, in ways that meet community development goals of the Plan.
- Adding a new policy acknowledging grant funding opportunities should be pursued to enhance utility services.
- Clarifying that a portion of utility revenue each year should be provided for outreach and engagement programs that are inclusive, accessible and representative of the entire community.
- Supporting securing Drinking Water Utility facilities in a manner commensurate to the critical nature of the infrastructure.
- Allowing telecommunications providers to access Drinking Water Utility sites only when the security of the site can be assured.
- Supporting state legislation that addresses waste reduction and recycling.
- Incorporating material quality and compost into existing Waste ReSources policies.
- Addressing the Waste ReSources Utility's carbon footprint.
- Taking equity into account in the design and operation of the wastewater system.
- Adding policy language to address new Budd Inlet Total Maximum Daily Load (TDML) requirements.
- Adding new introductory language to explain how Olympia's utilities fund expenses.
- Adding a new general financial policy to address the UAC's concerns that increases to the municipal utility tax impacts the utilities' ability to meet operating and capital funding needs and creates a burden on rate payers.
- Adding a new general financial policy to address the importance of long-range financial planning to guide rate, capital projects and operational decisions.
- Making revisions to the Utilities Chapter's vision and values statements to address public

comment.

- Adding a goal and policies to address all three components of the Storm and Surface Water Utility's mission (flooding, water quality and habitat).
- Removing language supporting the development of the completed Olympia Sea Level Rise Response Plan.
- Adding a goal and policies that recognizes that meeting the requirements of the Municipal Stormwater Permit is a shared City-wide responsibility.

Utilities Chapter- General Background

The Utilities Chapter of the City's Comprehensive Plan covers both city-owned and privately run utilities.

City-owned and operated utilities provide the community with essential services and can help shape Olympia's future in meaningful ways. We take a coordinated, cost-effective approach to managing our utilities and fully consider the economic, social and environmental implications of all our actions. Each City-owned utility has developed, and periodically updates, utility focused management plans. Each plan provides specific strategic direction necessary to implement the growth directives contained in the Comprehensive Plan. Because the utility plans are updated more frequently, they are more relevant to current trends, and will, therefore, form the basis for the update of the Utilities Chapter's goals and policies.

The Washington State Growth Management Act (RWC 36.70A) requires the following information to be included in utilities chapters of comprehensive plans:

- The general location, proposed location and capacity of all existing and proposed utilities.
- Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines.

Comprehensive Plan Periodic Update - General

Under the Washington State Growth Management Act, Olympia is required to update its Comprehensive Plan every 10 years. Olympia's will look out to year 2045 to show, among other things, how the City will accommodate new population and employment growth. It is also an opportunity to make sure the Comprehensive Plan and the City's Development Regulations meet current state requirements that may have changed since the last major update of the Plan. This update process has been named "Olympia 2045".

Based on population projections developed by the Washington State Department of Commerce and allocated to Olympia through a regional process overseen by the Thurston Regional Planning Council (TRPC), Olympia and its urban growth area (UGA) is expected to grow by almost 21,000 new residents by 2045. To accommodate this growth,13,500 new housing units are expected. As service providers, all four city-owned utilities must be prepared to serve this expected growth.

The Comprehensive Plan contains the following chapters, in addition to the Utilities Chapter:

- Community Values & Vision
- Public Participation & Partners
- Natural Environment

- Land Use & Urban Design
- Housing
- Transportation
- Parks, Arts and Recreation
- Economy
- Public Safety
- Capital Facilities
- Climate Change & Resiliency Sub-element - New 2023 Requirement

Climate Analysis:
All four City-owned utilities currently contribute to the City's overall climate goals through current strategies, actions and programs including, but not limited to: waste prevention messaging; supporting legislative initiatives and improving recycling capture at multi-family and mixed-use buildings; green power purchase; water conservation goals and messaging; inflow and infiltration reduction; and, property purchase and habitat preservation programs. The four City-owned utilities will continue to analyze ways to support reducing greenhouse gas emissions and preparing for the impacts of climate change, guided by the goals and policies contained in the Comprehensive Plan and individual utility management plans.

Equity Analysis:
Goals, policies and the strategic direction established through the Comprehensive Plan for City-owned utilities have the potential to both benefit and burden people who live, work, visit, pay utility bills, develop property in Olympia or become utility customers/rate payers in the future. The mission of all three water-related utilities (Wastewater, Storm and Surface Water and Drinking Water) includes prioritizing public and environmental health on behalf of all customers, regardless of who "pays the bill". Additionally, all three water-related utilities collect and use data on the condition of each utility's infrastructure to make maintenance, renewal and replacement decisions. Condition data helps each utility to make equitable decisions since it focuses work toward infrastructure most in need of maintenance, renewal or replacement. Further, all four City-owned utilities implement utility bill assistance programs for low-income disabled or low-income over age 62. Finally, all four City-owned utilities are in the business of providing high-quality and cost-effective service to all existing and future customers located within each utility's respective service area consistent with the growth and development objectives of the City's Comprehensive Plan. However, regardless of current practices, all four City-owned utilities would benefit from continuing to use information from the in-house developed tool, the Stormwater Equity Index, to focus efforts and resources to ensure infrastructure and program service decisions are made which reduce service disparities and support equitable outcomes consistent with the goals and policies contained in the Comprehensive Plan and individual utility management plans.

Neighborhood/Community Interests (if known):
City-owned utilities provide essential public health services to residential and commercial customers in their service areas. The results of a May 2023 Community Values and Vision survey for the Olympia 2045 project were reviewed by the UAC as the Utilities chapter's value and vision statements were discussed and revised. As the Olympia 2045 project continues, additional opportunities for community input and involvement will occur.

Type: report **Version:** 1 **Status:** In Committee

Options:
None. No action requested.

Financial Impact:
None at this time. However, utility rates impact our community by the utility rates that customers pay.

Attachments:
UAC Recommended Utilities Chapter - February 1, 2024 draft (track changes)
UAC Recommended Utilities Chapter - February 1, 2024 draft (clean)
UAC Comprehensive Plan Subcommittee Record of Discussions

Utilities

Public Works ~~utility~~ Utility employee enjoying a day on the job.

What Olympia Values:

Olympians value the community decision making and control, and cost-effective locally provided service delivery that is provided through its city-owned utilities; ~~Olympians value a~~ its high quality drinking water supply which exceeds all drinking water regulatory standards; ~~that is owned and controlled by the City. We want~~ protecting Puget Sound and local waterways by preventing pollution and ~~wastewater and stormwater treated~~ effectively treating stormwater and wastewater before it is discharged into Puget Sound and local waterways, and; a clean sanitary city where waste products are disposed of properly and a reduction in use occurs to conserve energy and resources. ~~We understand and value the role that 'reuse, reduction and recycling' plays in our effort to conserve energy and materials.~~

Our Vision for the Future:

Clean, plentiful water and significant reduction of pollution and waste.

Through careful planning, improved efficiency of our drinking water use and ~~rates that encourage~~ voluntary ~~-~~conservation, Olympia will be able to meet the water needs of its future population. ~~Our~~ Iimproved wastewater and stormwater ~~water~~ treatment and management ~~reduced wastewater and storm water discharge~~ will support a healthy community of native ~~abundant~~ aquatic life in Budd Inlet and our local waterways~~streams~~.

We will place less pressure on ~~our local~~ landfills, through our recycling and

composting programs and efforts to support state packaging and product life-cycle initiatives, ~~thanks to state and national packaging standards,~~ local solid waste incentives, and the voluntary actions of our community members. ~~A majority of Olympia households will be using urban organic compost on their landscapes.~~ Olympia households no longer use harmful products that could ~~Artificial fertilizers no longer~~ contaminate local water bodies.

To use community resources wisely, city-owned utility assets are maintained or replaced at the ideal time so that future ratepayers inherit reliable water, wastewater, stormwater and garbage services.

Read more in the Community Values and Vision chapter

Introduction - Utilities Shape the Future

Olympia's future ability to achieve long-term environmental, economic and social balance is influenced by how we deliver utility services to the community. To achieve this ~~sustainability~~, we'll need to shift from a short- to a long-term focus that considers how today's actions will affect future generations. The long-term view will emphasize reducing waste, preventing pollution, engaging the community, and managing our fiscal and environmental resources conservatively.

City utilities include Drinking Water, Wastewater, Storm and Surface Water, and Waste ReSources (garbage, organics, and recycling). Privately-owned utilities such as natural gas and electric, cable service, and telecommunications facilities are regulated locally, especially within city-owned rights-of-way. Olympia's future will be shaped, in part, by where and when these facilities are provided.

Olympia's utilities also provide services that protect nature and conserve resources by reducing pollution and waste, restoring habitat, and conserving water. The City is also partnering with private utilities to provide their Olympia customers with more opportunities to use renewable energy.

All of the City's ~~Most of the~~ utilitiesy ~~programs~~ discussed in this chapter have adopted and periodically update their own detailed master plans to guide the design and daily administration of their services. This chapter is intended to serve as a bridge between those specific plans and the broader vision of this Comprehensive Plan.

Olympia's utilities are responsible for funding all of their related costs through user fees; they do not depend on tax revenues or Olympia's General Fund resources. Additionally, Olympia's utilities are subject to a municipal utility tax which serves as a source of operating revenue for the City. Because Olympia's utilities are user funded, the cost of the municipal utility tax is paid by ~~utilty~~utility

customers as part of their rates.

City-Owned Utilities Working Together

City-owned and operated utilities provide the community with essential services and can help shape Olympia's future in meaningful ways. We take a coordinated, cost-effective approach to managing our utilities and fully consider the economic, social and environmental implications of all our actions.

A young customer enjoying a sip of Olympia's drinking water.

Community engagement and involvement is an important component of City utility management. Customers and users help with environmental restoration projects and efforts to reduce pollution and waste. They also can participate in utility management and rate setting. A Utility Advisory Committee (UAC) appointed by the City Council also reviews and provides advisce and direction on programs, policies and rates and evaluates operations to ensure the utilities are operated in a sustainable manner.

The four City-owned and operated utilities include:

- **Drinking Water.** This utility's mission is to provide and protect healthy drinking water for the community. This involves protecting groundwater and promoting water conservation, as well as ensuring that our drinking

water meets federal Safe Drinking Water Act standards.

- **Wastewater.** This utility collects and conveys wastewater to treatment facilities to protect public and environmental health. It also works to reduce the number of septic systems in the City.

- **Storm and Surface Water.** The mission of this utility is to minimize flooding, improve water quality, and protect or enhance aquatic habitat.

- **Waste ReSources**. Provides collection services for residential and commercial garbage, residential recyclables, and residential and commercial organics (yard debris, food waste and soiled paper), and also encourages waste reduction through educational programs. Its mission is to lead our community toward a waste-free future.

The City collects organics for composting through its Waste ReSources ~~utility~~Utility.

Over the next 20 years, there will be a growing need for us to manage our utility resources efficiently. Our challenges will include:

- **Repairing and replacing aging systems.** Operation and maintenance needs will continue to expand~~,~~ as the pipes, pumps, valves, treatment facilities, reservoirs and wells that make up our utility system age. These

needs must be met while keeping rates affordable.

- **Protecting the** natural environment. Water quality deterioration and habitat loss will continue to be a concern as development and utilities expand to new areas.

~~**Preparing for sea level rise.** In addition to the flooding threat, the City's underground utilities in the downtown area will be jeopardized.~~

- **Reacting to and mitigating against climate change**. The changing climate in the Pacific Northwest is expected to result in more frequent and intensive winter rainfall events, drier summers and rising sea levels. Increased rainfall and associated flooding could result in increased flows in the combined stormwater/sewer system, while sea level rise could impact utility infrastructure located in our downtown. Efforts taken by the City's utilities, such as reducing energy use, protecting and enhancing habitat areas, promoting water conservation and recycling, and reducing inflow and infiltration, could assist the community to mitigate for the impacts from climate change.

- **Advancing Olympia's social equity goals**. While keeping utility rates as low as possible and structured in a way that helps advance the City's social equity goals, city-owned utilities will also need to balance establishing the utility rates necessary to address ongoing utility maintenance needs and the increasing need to replace aging infrastructure.

- **Adapting to growth and density**. City-owned utilities will need to be prepared to provide utility services to greater urban densities. Fast or slow, the rate of growth will determine how, for example, new water sources are developed and when they come on-line. Higher densities can make providing the space required for solid waste collection problematic.

Our utility programs will need to find partnerships and outside resources to help the City face these new challenges.

Goals and Policies

GU1 Utility and land use plans are coordinated so that utility services can be provided and maintained for proposed future land uses.

PU1.1 Require annexation of all properties for which new City wastewater or

drinking water services are requested if the property is outside the City, but inside the Urban Growth Area. Or, require property owners to sign a Binding Agreement to Annex when requested by the City.

PU1.2 Require new developments to construct drinking water, wastewater and stormwater utilities and provide space for solid waste collection in ways that meet the community development, environmental protection, and resource protection goals of this Plan, and that are consistent with adopted utility plans and extension policies.

PU1.3 Evaluate land use plans and utility goals periodically to ensure growth is guided by our knowledge of current environmental constraints. This includes risks from climate change, ~~,~~ and ~~and~~ the latest available utility technology and up-to-date growth and development projections, including those that incorporate climate migration considerations.

PU1.4 Make necessary improvements to utility facilities that do not currently meet minimum standards. Prioritize capital improvements to existing systems based on age, condition, risk of failure, and capacity, while also balancing the fair distribution of services and benefits to the entire community.

PU1.5 Ensure that public utility and transportation-related facilities constructed in Olympia and its Urban Growth Area meet City standards for safety, constructability, durability and maintainability. (See City of Olympia Engineering Design and Development Standards.)

PU1.6 Annually update the utility portions of the Capital Facilities Plan to reevaluate infrastructure priorities.

GU2 Reliable utility service is provided at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development and the protection of public health.

PU2.1 Ensure that new development projects pay for their own utility infrastructure based on their expected needs for the next 20 years. This also includes balancing the City's social equity and affordable housing goals and requires development projects ~~Also require them~~ to contribute to their portion of existing infrastructure. Routinely review new-development charges (such as general facility charges) when updating utility master ~~plans, or~~plans or do so more frequently as needed.

PU2.2 Ensure that utility fees, such as rates and general facility charges, are structured to reasonably reflect the actual cost of providing services to each

customer rate-service class. Fees must also encourage customers to conserve water and reduce their demand on our wastewater treatment system.

PU2.3 Provide special rates for low-income senior and low-income, disabled utility customers and consider expanding established or creating new special rate programs overtime to further the City's social equity goals.

PU2.4 Ensure that adequate funds are generated by the City's utilities to maintain utility services and capital improvement programs.

PU2.5 Use fiscally responsible management practices in order to maintain favorable bond ratings for the City's utilities.

PU2.6 Provide service to existing and new customers consistent with the legal obligation of City utilities to provide service.

PU2.7 Use pricing and incentives to encourage utility customers to reduce waste, recycle, conserve water, and help protect our surface water quality.

PU2.8 Use debt financing responsibly to support needed capital facility investments and "smooth" rate impacts.

PU2.9 Use Developer Reimbursement Agreements that include "latecomer fees" and similar tools to enable property owners to recover some of the initial costs of extending infrastructure to serve their developments, when others connect to such extensions at a later date.

PU2.10 Consider the social, economic and environmental impacts of utility repairs, replacements and upgrades while balancing the fair distribution of services and benefits to the entire community.

PU2.11 Pursue grant funding (e.g. state, federal) opportunities to enhance utility services.

PU2.12 Changes to the municipal utility tax will consider impacts to the City's utilities' ability to deliver service. This includes be evaluated against City-owned utilities' ability to deliver service, including long--range infrastructure renewal and replacement, the City's operating budget needs, and social and equity goals.

PU2.13 City-owned utilities will use long-range financial planning, policies and transparent processes to guide rate, capital project and operational decisions.

GU3 Utilities are developed and managed efficiently and effectively.

PU3.1 Coordinate public utility functions (such as operations and maintenance, public education and outreach, and Capital Facilities planning) for drinking water, wastewater, storm and surface water, and waste resources.

PU3.2 Regularly review and where needed, revise the Olympia Municipal Code and Engineering Development and Design Standards to give detailed guidance on how utility services should be delivered and paid for, in accordance with the principles established in this Comprehensive Plan.

PU3.3 Update all utility master plans regularly and in accordance with state law. When updating utility master plans, ensure the City's climate and social equity goals are considered.

PU3.4 Coordinate long-term planning and scheduling of utility capital improvements with neighboring jurisdictions and other local agencies, such as LOTT.

PU3.5 Work with neighboring jurisdictions to provide regionally coordinated utility systems for urban services that benefit from a regional approach.

PU3.6 Locate public and private utilities in public rights-of-way and/or easements on private property in a manner to facilitate safe and efficient operation, maintenance and repair, and to minimize conflicts. Provide guidance within the Engineering Design and Development Standards that shows how and where public and private utilities should be located, including opportunities for co-location.

PU3.7 Evaluate programs for effectiveness and efficiency on a regular basis.

PU3.8 Contribute a portion of utility revenue each year to provide outreach and engagement programs that are inclusive, accessible and representative of the entire community and result in the fair distribution of services and benefits ~~educational programs for schools, neighborhoods and community organizations~~ to help meet utility goals.

PU3.9 Ensure consistent maintenance, asset management, and emergency management practices for all utilities.

GU4 Use Olympia's water resources efficiently to meet the needs of the community, reduce demand on facilities, and protect the natural environment.

PU4.1 Encourage and allow re-use techniques, including: rainwater collection,

greywater systems, and the use of Class A reclaimed water as alternatives to the use of potable water. This can ~~, in order to~~ enhance stream flows or recharge aquifers, while also protecting water quality consistent with local and State regulations.

PU4.2 Develop specific targets for reducing potable water use.

PU4.3 Raise community awareness about why and how to conserve water.

PU4.4 Reduce water system leakage as much as possible, at a minimum below the Washington State limit of 10 percent of total water production on a three-year rolling average.

PU4.5 Model best practices in our City operations and the Olympia Municipal Code.

PU4.6 Advance the use of reclaimed water as defined in Council-adopted policies and as outlined in the Drinking Water Utility's Water System Plan.

Drinking Water on Tap

Olympians recognize that the water they use comes from groundwater supplies that need to remain plentiful and unpolluted by our "above-ground" activities. The City's Drinking Water Utility aims not only to preserve the supply of this resource, but to keep it clean – both for us and for the plants, fish and wildlife that also depend on it.

A young Olympian drinks from a ~~new~~ water fountain at Percival Landing.

Every day, the City of Olympia delivers ~~affordable,~~ high-quality drinking water to nearly 55,000 people through about 19,000 connections. This water consistently

meets 100% of U.S. Environmental Protection Agency standards for safe drinking water, and it is pumped to our homes at a fraction of the cost some will pay for unregulated bottled water.

The City also provides transmission and distribution of Class A Reclaimed water to customers in a limited area of downtown Olympia and provides the community with a free, untreated source of water in downtown Olympia known as Olympia's Artesian Well.

Olympia's Drinking Water Utility operates under a permit granted by the Washington State Department of Health's Office of Drinking Water. Information about the City's Drinking Water Utility can be found in Olympia's Water System Plan.

In the next 20 years, the Utility will face these challenges and issues:

- **Changing water quality regulations.** The Utility must be ready to respond to any changes in water quality regulations and treatment requirements imposed by state and federal agencies.

- **Keeping pace with development.** Fast or slow, the rate of growth will determine how new water sources are developed and when they come on line.

- **Protecting groundwater from contamination.** Risks to groundwater will increase as the population increases, and will require the City to regularly evaluate, monitor, and take action to control sources of pollution. The City's Drainage Design and Erosion Control Manual – a requirement of the Clean Water Act – and the Critical Areas Ordinance, help to protect groundwater from contamination. The City's only drinking water sources considered at risk of saltwater intrusion from rising sea levels are the Allison Springs sources. However, these wells are considered to be at low risk of saltwater intrusion and are regularly monitored for changes in conductivity and chloride concentration that may indicate an influence of salt water.

Goals and Policies

GU5 Adequate supplies of clean drinking water are available for current and future generations and instream flows and aquifer capacity are protected.

PU5.1 Reserve water supply rights for at least 50 years in advance of need, so that supplies can be protected from contamination ~~and they are not committed to lower priority uses~~.

PU5.2 Develop and maintain multiple, geographically-dispersed sources of water supply to increase the reliability of the system.

PU5.3 Monitor water levels in aquifers and maintain numerical groundwater models.

PU5.4 Coordinate with Lacey, Tumwater, Thurston County ~~and~~ Public Utility District #1 and tribal interests to assure adequate water supplies throughout the City's Water Service Area, following the provisions of the Growth Management Act, the Public Water System Coordination Act, and the Municipal Water Law.

PU5.5 When practical, develop regionally consistent Critical Areas Ordinance regulations, Drainage Manual requirements, and other policies to ensure we are protecting groundwater quantity and quality across jurisdictional boundaries.

GU6 Groundwater in the City's Drinking Water (Wellhead) Protection Areas is protected from contamination so that it does not require additional treatment.

PU6.1 Monitor groundwater quality to detect contamination, evaluate pollution reduction efforts, and to understand risks to groundwater.

PU6.2 Implement programs to change behaviors that threaten groundwater quality, and that raise awareness about aquifers and the need for groundwater protection. Such programs should be designed to be inclusive, accessible and representative of the entire community and to provide opportunities for cross-utility messaging.

PU6.3 Prevent groundwater contamination in Drinking Water Protection Areas by developing and implementing spill prevention and response plans.

PU6.4 Maintain the City's Critical Areas Ordinance, policies, development review process and program management, to ensure we protect groundwater quality and quantity.

PU6.5 Maintain a contaminant-source inventory that identifies priority pollutants for each water source within Drinking Water (wellhead) Protection Areas, and update them regularly.

GU7 The drinking water system is reliable and is operated and

maintained so that high quality drinking water is delivered to customers.

PU7.1 Maintain and update the Water System Plan, Engineering Design and Development Standards and Olympia Municipal Code to ensure drinking water utility facilities meet the requirements of the Growth Management Act, North Thurston County Coordinated Water System Plan, Washington Department of Health and Olympia Fire Code.

PU7.2 Maintain 100 percent compliance with all state and federal requirements, and continually improve our water quality management program.

PU7.3 Design Olympia's water supply system to achieve the most favorable and practical fire insurance rating, consistent with adopted service levels.

PU7.4 Continue and improve maintenance management, including preventive maintenance, repairs and replacements consistent with American Water Works Association best management practices.

PU7.5 Prepare for and respond to emergencies and maintain secure facilities in a manner commensurate to the critical nature of the infrastructure.

PU7.6 Continue to improve operations and maintenance program management, including safety, asset management and meter replacement and in a manner that is consistent with the City's social equity goals.

PU7.7 Develop and maintain adequate storage, transmission and distribution facilities.

PU7.8 Require private water purveyors that build new systems within Olympia's water service area to build to Olympia's standards so the systems can be integrated in the future.

PU7.9 Allow telecommunications companies to locate antennas and associated equipment on Drinking Water Utility owned property, including on storage tanks, only when the security of the facility as critical infrastructure is assured and a lease or other appropriate agreement with Olympia is in place.

Managing Wastewater Effectively

The purpose of Olympia's Wastewater Utility is to protect public and environmental health by ensuring that wastewater is collected and conveyed to treatment and disposal facilities with minimal risk.

Olympia provides wastewater collection service to 17.5 square miles of the City, and about eight square miles of Urban Growth Area in unincorporated Thurston County. However, many neighborhoods and individual lots within the City are still using septic systems. By 20~~35~~45, Olympia expects public sewers will be extended to serve most of the Urban Growth Area.

Olympia crew members maintaining the sewer system to ensure proper functioning.

All wastewater collected by Olympia is conveyed to LOTT-owned transmission mains and treatment facilities for treatment and disposal. Treatment and disposal is managed by the LOTT Clean Water Alliance, which is a partnership of the cities of Lacey, Olympia, Tumwater and Thurston County.

Wastewater Utility activities are guided by the Wastewater Management Plan. The LOTT Clean Water Alliance developed and actively manages its own Plan, known as the Wastewater Resource Management Plan, which it updates every year. The Plan addresses the treatment and disposal needs for all of its partners.

The Wastewater Utility coordinates a number of activities with the LOTT Clean Water Alliance, including maintenance, condition assessments, and pre-treatment program efforts. These activities are all required under the National Pollution Discharge Elimination System (NPDES) Permit, which covers both the City's wastewater collection system and LOTT-owned facilities. This shared responsibility requires continuous communication between the two entities, at both the operation and planning levels.

Installing a deep sewer maintenance hole~~manhole~~ on Henderson Boulevard as part of a planned capital improvement project.

The Wastewater Utility faces the following key challenges over the next 20 years:

- **Maintaining existing infrastructure.** More than half of the City's wastewater infrastructure has passed its design life or is susceptible to corrosion. Given the need to protect public health, repair and replacement of failing sewer systems typically cannot be deferred.

- **Reducing septic systems.** Many septic systems, especially in older parts of the City, are beyond or approaching their design life. This presents the potential for failure, and a risk to public and environmental health. The Washington State Department of Ecology's Dissolved Oxygen Water Quality Improvement Report and Implementation Plan for Budd Inlet includes Priority Implementation Actions related to converting septic systems to sewer.

- **STEP Systems**. The use of Septic Tank Effluent Pump (STEP) systems present ongoing challenges, including high lifecycle costs, odor control and corrosion damage to other sewer infrastructure.

- **Fats, Oils~~,~~ and Grease**. Significant ~~utilty~~utility staff time is spent on tasks associated with Fats, Oils and Grease (FOG), including educati~~on~~ng customers on proper disposal methods, responding to wastewater system blockages and coordinating with LOTT.

Goals and Policies

GU8 The ~~City and its growth area are served by a City-owned~~

wastewater collection ~~and transmission~~ system ~~that~~ is designed and operated ~~to minimize leakage, overflows, infiltration and inflows~~ so as to minimize long term costs, provide sufficient capacity for projected demand, promote equity, and protect the natural environment.

PU8.1 Extend the wastewater gravity collection system through both public and private development projects.

PU8.2 Prohibit new community and individual septic systems within City limits, except when specifically allowed by the Olympia Municipal Code.

~~**PU8.3 Limit and ultimately phase-out community septic systems in the Urban Growth Area.**~~

PU8.3~~4~~ Encourage septic system owners to connect to the City wastewater system by offering incentives, cost-recovery mechanisms, pipe extensions and other tools.

PU8.4 Prioritize future septic to sewer conversion projects in coordination with Thurston County in support of the Priority Implementation Actions in the Budd Inlet Dissolved Oxygen Water Quality Improvement Report and Implementation Plan.

PU8.5 Limit and ultimately phase-out the use of individual STEP systems for development.

PU8.6~~5~~ Prohibit new individual STEP systems, except when specially allowed by the Olympia Municipal Code. ~~Permit new STEP systems only for individual lots in neighborhoods currently served by STEP systems.~~

PU8.7~~6~~ Require the conversion of septic systems to the City-owned wastewater collection system upon septic system failure or building use change, whenever feasible.

PU8.8~~7~~ Separate combined wastewater/stormwater pipes in conjunction with stormwater and road improvements or residential repairs, when economically feasible.

PU8.9~~8~~ Evaluate the capacity and structural integrity of aging wastewater facilities and ~~repair and~~ maintain, repair~~,~~ or replace as needed.

~~**GU9 The Utility will facilitate the implementation and use of new technology and management systems.**~~

~~**PU9.1** Allow conditional use of alternative systems, such as composting toilets and greywater systems when potential benefits are clear and there is not risk to public or environmental health.~~

Rainfall, Runoff~~,~~ and Surface Water

The mission of the Storm and Surface Water Utility is to provide services that minimize flooding, maintain or improve water quality, and protect or enhance aquatic habitat. ~~The~~ gGoals and policies that protect water quality and aquatic habitat on a City~~-~~wide scale are located in the Natural Environment chapter. This Utility leverages opportunities to protect ~~works on reconciling conflicts between protecting~~ our 'built' landscape from flooding while enhancing ~~and conservation of our~~ water quality and aquatic habitat.

Porous pavement, bioretention and constructed wetlands demonstrate stormwater options for low impact development at Yauger Park.

The Storm and Surface Water Utility maintains more than 166~~130~~ miles of underground pipe, more than 7,6~~0~~00 storm drains, and 9~~8~~5 stormwater ponds that filter stormwater runoff from roads and rooftops before it reaches our streams and Budd Inlet. The "surface water" for which Olympia's Storm and Surface Water Utility shares responsibility includes nine streams within the City, four lakes, four large wetlands, and about six miles of marine shoreline.

The Stormwater Utility is guided by the Storm and Surface Water Plan which outlines its challenges, goals, implementation tools and financial implications. Increasingly, this Utility is affected by state and federal regulatory requirements such as the Western Washington Phase II Municipal Stormwater Permit. Additionally, the Stormwater Utility is a participant in Olympia's efforts to address sea level rise and implement the Olympia Sea Level Rise Response Plan. (See the Climate chapter for sea level rise goals and policies.)

Kayakers in Budd Inlet as seen from Percival Landing.

Olympia's growth and urbanization continues to ~~have~~ placed increasing demands on our natural systems. Major challenges facing the Storm and Surface Water Utility in upcoming years include:

- **Managing the impact of increasing stormwater runoff.** The cumulative impacts additional of paving, ~~and~~ development and non-point pollution sources will increase pollutants in streams and Puget Sound, decrease infiltration to groundwater, and reduce ~~forest~~ habitat. Impacts from increased rainfall intensity as a result of climate change will exasperate the difficulty of managing stormwater.

- **Preparing for sea level rise.** We will need to continue to support the ~~a~~ coordinated effort to protect our downtown from the flooding that resulted from the completion of the 2019 Olympia Sea Level Rise Response Plan including responding to tidal flooding events. ~~could result from a sea rise scenario of 50 inches by 2100.~~

- **Keeping up with new technology.** As innovative approaches to treating and controlling stormwater rapidly evolve, the Storm and Surface Water Utility must evaluate the effectiveness and long-term implications of new technologies, while also managing risks associated with potential failures.

- **All water has value**. A City-wide approach (including the development community) will be required for the integrated management of all water systems, including stormwater. Taking such an approach will have positive implications for Olympia's long-term sustainability.

- **Increasing regulatory requirements.** To discharge stormwater into "waters of the United States" the City must obtain and meet requirements of its current National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Discharge Permit (Permit). With each NPDES permit reissuance, the permit requirements are expanded, resulting in new policy, programs, reporting, documentation, and training responsibilities. This has resulted in significantly less discretionary staff time and budget available for other aspects of the Utility's work. Meeting growing permit requirements is a shared City-wide responsibility that requires substantial Utility staff time to coordinate with limited number of resources.

Goals and Policies

GU9~~10~~ The frequency and severity of flooding are managed ~~reduced~~ and hazards are eliminated, except during major storm events.

PU9~~10.~~1 Improve stormwater systems in areas that are vulnerable to flooding.

PU9~~10~~.2 Emphasize the importance of emergency preparedness.

PU9~~10~~.3 Evaluate the structural integrity of aging stormwater pipes and repair as needed.

PU9.4 Inventory and inspect other City-owned stormwater infrastructure and perform maintenance as needed.

~~**PU10.4** Inspect private and public stormwater systems to identify required maintenance and repairs.~~

~~**PU10.5** Inventory and inspect City-owned culverts and ditches and perform maintenance if needed.~~

PU9~~10~~.5~~6~~ Provide technical assistance to private stormwater system owners and e~~E~~nsure they maintain their private stormwater systems. ~~that private pipe and pond systems are maintained.~~

PU9.6 Prioritize solutions to flooding that serves overburdened neighborhoods.

~~**GU11 The City uses best available information to implement a sea level rise management plan that will protect Olympia's downtown.**~~

~~**PU11.1** Evaluate different scenarios for sea level rise, including varying magnitudes and time horizons, and develop a progression of adaptation and response actions for each scenario.~~

~~**PU11.2** Develop plans, cost estimates and financing options for addressing sea level rise that include regulatory, engineering and environmentally sensitive solutions.~~

~~**PU11.3** Maintain public control of downtown shorelines that may eventually be needed to help manage flood water.~~

~~**PU11.4** Incorporate sea level rise planning into the design of public and private infrastructure where needed.~~

~~**PU11.5** Use the best available science and the experiences of other communities in formulating plans for sea level rise.~~

~~**PU11.6** Partner with government entities and other key stakeholders, such as, the federal government, State of Washington, LOTT Clean Water Alliance, Port of Olympia, Squaxin Island Tribe, downtown property owners, businesses and residents, environmental groups, and other interested parties.~~

~~**PU11.7** Engage the community in a discussion of various sea level rise scenarios, how the City will respond to lessen the impact, and what the costs would be.~~

~~**PU11.8** Require development to incorporate measures, such as higher finished floor elevations, that will reduce risks and avoid future costs associated with rising sea levels; and to encourage acknowledgment of such risks by state and federal agencies.~~

GU10 The Utility considers the interrelationship and complexity of its three missions to manage flooding, improve water quality and protect and enhance aquatic habitat in its decisions and involves other City departments in this effort.

PU10.1 Develop a priority ranking system for capital projects that balances the Utility's three missions: flooding, water quality and habitat. Equity will be part of the ranking criteria.

PU10.2 Plan and implement programs and actions that can effectively achieve equitable stormwater management, urban forestry, open space and water quality objectives.

PU10.3 Complete and maintain watershed or basin plans for all areas of the City to guide management and prioritization. Address water quality, habitat, stormwater runoff, flooding issues, and service equity.

PU10.4 Consider a program of retrofitting existing streetscapes with water quality and quantity stormwater system improvements to minimize pollution from roadway runoff to natural drainage systems and the waters of Puget Sound.

PU10.5 Effectively manage the City's existing municipal separate storm sewer system in a manner that manages flooding, improves water quality and protects the natural environment.

PU10.6 Implement a Capital Improvement Program that maintains and improves the municipal separate storm sewer system in a manner that enhances and protects the City's natural environment, mitigates flooding problems, improves water quality, promotes a reliable and safe transportation network and provides the community a safe and healthy place for living, working and recreating.

PU10.7 Foster City partnerships with public, private, and non-profit agencies and groups and encourage them to help identify and evaluate new low impact development and green infrastructure approaches. Note: Pulled from the current Natural Environment chapter.

PU10.8 Increase the use of low impact and green infrastructure methods through education, technical assistance, incentives, regulations, and grants. Note: Pulled from the current Natural Environment chapter.

PU10.9 Prioritize Utility land purchases when there are opportunities to make connections between healthy systems; for example, land parcels in a stream corridor; those that facilitate future water quality retrofits or protect existing aquatic ecological function. Note: Pulled from the current Natural Environment chapter.

PU10.10 Improve programs and management strategies designed to prevent and reduce contamination of roadway runoff and other sources of stormwater. Note: Pulled from the current Natural Environment chapter.

PU10.11 Investigate the role Community-Based Public-Private Partnerships could play to incentivize investments in stormwater solutions that ensure community co-benefits including, but not limited to, water quality and habitat improvements.

PU10.12 Investigate the feasibility of developing an in-lieu mitigation program that involves the restoration, establishment, enhancement and/or preservation of aquatic resources and results in stormwater management.

GU11 City departments work collaboratively to maintain and document compliance with the Municipal Stormwater Permit.

PU11.1 The Utility effectively communicates and coordinates the complex City-wide responsibilities of the Municipal Stormwater Permit to other City departments.

PU 11.2 The Utility reviews development plans to ensure compliance with the Municipal Stormwater Permit.

PU 11.3. The Utility manages the compilation of essential City-wide documentation required for Municipal Stormwater Permit report submissions.

Managing Waste ReSources – Garbage, Recycle, Organics ~~Towards Zero Waste~~

Olympia's Waste ReSources Utility provides municipally operated solid waste collection, disposal, and diversion services, including education and outreach. The Utility is responsible for ensuring that all of the City's waste is properly managed.

Waste materials are generated as part of our daily life and activities through purchase, use, and discard of goods and food scraps. These discards are collected, disposed and managed to protect public and environmental health, and preservation of natural resources through recycling and composting.

Consumption of goods helps support a national economy based on extracting resources, manufacturing and distributing products; a system that encourages excessive waste and does not take into account the full environmental and social costs of this activity. The result is increasing depletion of natural resources, increasing greenhouse gas emissions, and deteriorating air and water pollution - all of which are environmentally unsustainable and costly to society.

Olympians can help solve these problems through a variety of regional and local actions that seek to reduce the amount of waste generated, and increase the amount recycled, composted, and recovered for reuse.

In June 2006, the Olympia City Council adopted a Zero Waste Resolution, which gave rise to a new strategic and operational six-year plan - Olympia's Waste ReSources Plan. The Plan provides a road map for the utility's collection and waste prevention programs. It is updated every six to seven years.

~~Waste is an expanding global problem caused by a growing population and increasing consumption. Our national economy is based on extracting resources, manufacturing and distributing products; a system that encourages excessive waste and does not take into account the full environmental and social costs of this activity. The result is increasing depletion of natural resources, increasing greenhouse gas emissions, and deteriorating air and water pollution - all of which are environmentally unsustainable and costly to society.~~

~~The amount of waste collected per person each day in Olympia coupled with an increasing population, puts pressure on our already strained regional waste management system. Olympians can help solve these problems through a variety of regional and local actions that seek to reduce the amount of waste generated, and increase the amount recycled and recovered for reuse.~~

~~Compost at home to reduce waste.~~ Waste ReSources Residential Collection.

~~Olympia's Waste ReSources Utility is responsible for ensuring that all of the City's waste is properly managed, and is directly responsible for providing collection services for residential and commercial garbage, residential recyclables and residential organics.~~

~~In June 2006, the Olympia City Council adopted a Zero Waste Resolution, which established a vision for the City and a new direction for the Waste ReSources Utility. This resolution gave rise to a new strategic and operational six-year plan - Olympia's Waste ReSources Plan , which focuses on a Zero Waste approach. In fact, Olympia's Waste ReSources Plan anticipates a future in which "waste"~~

~~is viewed as an inefficient use of resources. The Plan is regularly updated.~~

In the next 20 years, the utility will face the following challenges and opportunities:

- **Reduce sources of waste.** The whole life cycle of a product must be considered as we find ways to reduce waste in both "upstream" production and distribution processes and "downstream" consumer choices and waste management practices.

- **Respond to an ever-evolving waste stream.** Continue adapting to changes in packaging, markets, materials, ~~and~~ product recyclability, and composability.

- **Optimizinge the ~~current~~ diversion and collection system.** Continue to increase the portion of waste that is recycled or composted, while maintaining quality and efficient operations.

- ~~**Maximize commercial recycling.** Continue to evaluate the potential for City-provided commercial recycling services.~~

- **Adapting to greater population density**. Continue to provide efficient and effective collection services to a greater number of higher density single-family, multi-family and mixed-use type properties.

Goals and Policies

GU12 Solid waste is managed as a resource to provide environmental, economic, and social benefits.

PU12.1 Reduce waste and encourage recycling through the City's purchasing, recycling and disposal policies.

PU12.2 Follow the solid waste management hierarchy established in federal and state legislation, which sets waste reduction as the highest priority management option, followed by reuse, recycling/composting and responsible disposal.

PU12.3 Expand, when practical and feasible, the City's recycling, composting and waste reduction programs to maximize the diversion of material from

disposal into remanufacture and reuse.

PU12.4 Support the goals and policies of the Thurston County Solid Waste Management Plan (add hyberlink).

PU12.5 Support state legislation that is designed to improve/increase recycling and composting, increase reuse and repair, reduce natural resource consumption, and reduce household hazardous waste and harmful chemicals.

PU12.6 Maintain and update the Waste ReSources Management Plan, Engineering Design and Development Standards, and Olympia Municipal Code to ensure sanitary conditions are realized, solid waste collection operations are safe and efficient, and waste prevention and diversion are optimized.

GU13 Solid waste is managed in a responsible and cost-effective manner.

PU13.1 Encourage and promote waste reduction and recycling, including exploring new methods and technologies.

PU13.2 Manage waste as locally as possible to reduce transfer and disposal costs.

~~**PU13.3** Explore new methods of reducing, reusing, recycling and disposing of solid wastes.~~

PU13.34 Use technology to create and maintain efficient and effective routing and collection programs.

~~**PU13.5** Develop specific targets for waste reduction in Olympia in utility master plans.~~

GU14 Environmental impacts caused by solid waste management are minimal.

PU14.1 Handle and dispose of solid waste in ways that minimize land, air and water pollution and protect public health.

PU14.2 Continue to work toward reducing the utility's carbon footprint as technology becomes available and is financially viable.

PU14.32 Work cooperatively with Thurston County to ensure that the operations of the Thurston County Waste and Recovery Center (WARC) are in

compliance with state and federal regulations, and are responsibly managed.

Coordination with Private Utilities

NOTE: THE UTILITY ADVISORY COMMITTEE SUBCOMMITTEE AND THE UTILITY ADVISORY COMMITTEE DID NOT REVIEW THIS SECTION OF THE UTILITIES CHAPTER – COMMUNITY PLANNING AND DEVELOPMENT IS RESPONSIBLE FOR OUTREACH TO PRIVATE UTILTIES – CHANGES MAY BE RECOMMENDED IN THE FUTURE AS THE OUTREACH TO PRIVATE UTILTIES IS COMPLETED

Most private utilities are regulated at the state level by the Washington Utilities and Transportation Commission (WUTC), which ensures that customers receive safe and reliable service at reasonable rates. The Commission regulates the rates and charges, services, facilities and practices of most of Washington's investor-owned gas, electric and telecommunication utilities.

Growth in residential, commercial, or industrial development often requires expanded utility services. Because of this, City land use decisions that affect both density and the location of new development will drive new private utility needs.

In Olympia, private utilities provide these services:

- **Electricity:** Puget Sound Energy (PSE) is the only provider of electricity to Olympia and its Urban Growth Area. PSE is an investor-owned utility providing electricity to nine western and central Washington counties.

- **Natural Gas:** PSE is also the only natural gas provider to Olympia and its Urban Growth Area. PSE serves natural gas customers in six western and central Washington counties.

- **Standard Telephone Service:** The only provider of standard telephone service in Olympia and its Urban Growth Area is CenturyLink Communications International, Inc. (CenturyLink). CenturyLink is an investor-owned corporation offering local telecommunication services to customers in 14 states. It also provides broadband data and voice (including long-distance) communications services outside their local service area, as well as globally.

- **Telecommunications and Cellular Telephone Service:** Many new telecommunication providers have entered the market and offer options that have created a very competitive environment. These factors make it difficult to accurately assess how future telecommunications will be provided.

- **Cable Services and Programming:** Comcast is the only cable provider serving Olympia. Properties that lie within the UGA are covered under Thurston County's franchise. Currently, cable companies are not regulated by the state, but by local governments and the FCC. Comcast has a 10-year non-exclusive franchise agreement to use public right-of-way to provide cable services within the Olympia city limits. This agreement was adopted by the City Council in 2009.

Goals and Policies

GU15 Cooperation and coordination exists among jurisdictions and private utility providers.

PU15.1 Coordinate utility planning activities with the private utility providers. The City will work with the private utilities to achieve consistency between their facility plans and the City's regulations and long-range plans.

PU15.2 Share information, when requested, with private utilities on current and projected figures for population, employment, development, and utility service demand.

PU15.3 Process permits and approvals for private utility facilities in a fair and timely manner, and in accordance with development regulations that foster predictability.

PU15.4 Ask for input from the private utilities when developing policies that will affect their service and activities, such as street excavation, street obstructions, and fees.

PU15.5 Maintain agreements, where appropriate, with private utilities, updating them as needed to adapt to changing needs and plans.

PU15.6 Olympia and Thurston County will coordinate with each other and with the cities of Lacey and Tumwater to create consistent utility regulations and long-range plans that promote efficient and effective utility services.

PU15.7 Olympia and Thurston County will coordinate with each other and with the cities of Lacey and Tumwater when private, multijurisdictional utility additions and improvements are being planned.

PU15.8 Regarding private utility facilities, make decisions that are consistent and complementary to regional demand and resources and that reinforce an interconnected regional distribution network.

PU15.9 Olympia and Thurston County will coordinate with each other and the cities of Lacey and Tumwater on emergency management related to utility services by following the Natural Hazards Mitigation Plan for the Thurston Region.

GU16 Private utilities are located underground to protect public health, safety and welfare, and to create a more reliable utility system.

PU16.1 Place new private utility distribution lines underground wherever practicable. This should be based on sound engineering judgment, on consideration of health and safety, and in accordance with the regulations and tariffs of the Washington Utilities Transportation Commission and the City's Engineering Development and Design Standards.

PU16.2 Encourage placing existing private utility distribution lines underground, in accordance with the regulations and tariffs of the Washington Utilities Transportation Commission and the City's Engineering Development and Design Standards.

PU16.3 Coordinate the undergrounding of both new and existing private utility lines consistent with policies PU 3.1 and PU 3.2.

PU16.4 Apply utility undergrounding requirements to all private development projects.

PU16.5 Develop and maintain a management plan, consistent with the Olympia Municipal Code and the Engineering Development and Design Standards, for underground and overhead utilities as part of the City's franchise agreements. The management plan also must address undergrounding of the City's aerial facilities, as well as other franchise utilities. (See OMC telecommunications Chapter 11 regarding permitting and leasing)

GU17 Private utility facilities will be located in the same area.

PU17.1 Promote the co-location of new utility distribution and communication facilities when doing so is consistent with utility industry practices and national electrical and other codes. (See policy PU3.6 that recommends a guidance drawing showing utility locations.)

PU17.2 Give private utilities timely notice when road construction is planned, to coordinate utility trenching work.

GU18 Adverse impacts of above-ground utility facilities such as

sub stations and cellular towers on surrounding land uses are minimized.

PU18.1 Locate private utility facilities near compatible adjacent land uses. City regulations will specify that approval of new private utility facilities shall be reasonably compatible with the development of the surrounding properties.

PU18.2 Ensure that the City's zoning code includes standards that ensure that new private utility facilities are coordinated and integrated with surrounding land uses so they are reasonably compatible with the natural and built environment. These regulatory standards should also support facility design which minimizes the visual intrusion of facilities in all areas.

PU18.3 Encourage telecommunication utilities to use existing structures, such as existing towers and buildings, where a new installation will not conflict with height restrictions.

GU19 Every resident and business in Olympia has access to affordable cable television and Internet services.

PU19.1 Encourage cable services to incorporate their latest features and improvements for their Olympia-area customers as they become technologically and economically feasible.

PU19.2 Seek to ensure that any cable franchisee serving the Olympia area provides a high quality of customer service, signal transmission, and programming variety.

GU20 Communications between public buildings reflect advances in cable technology.

PU20.1 Ensure cable service to major public buildings allows programs to originate there, as well as to be received there.

GU21 Public educational institutions and governments can air programming on designated channels on the cable system.

PU21.1 Ensure that cable service includes no fewer than four local access channels, which are responsibly and fairly administered in the public interest.

GU22 The City should make provisions in its policies, regulations and Engineering Development and Design Standards for a fiber optic conduit system as part of its municipal infrastructure.

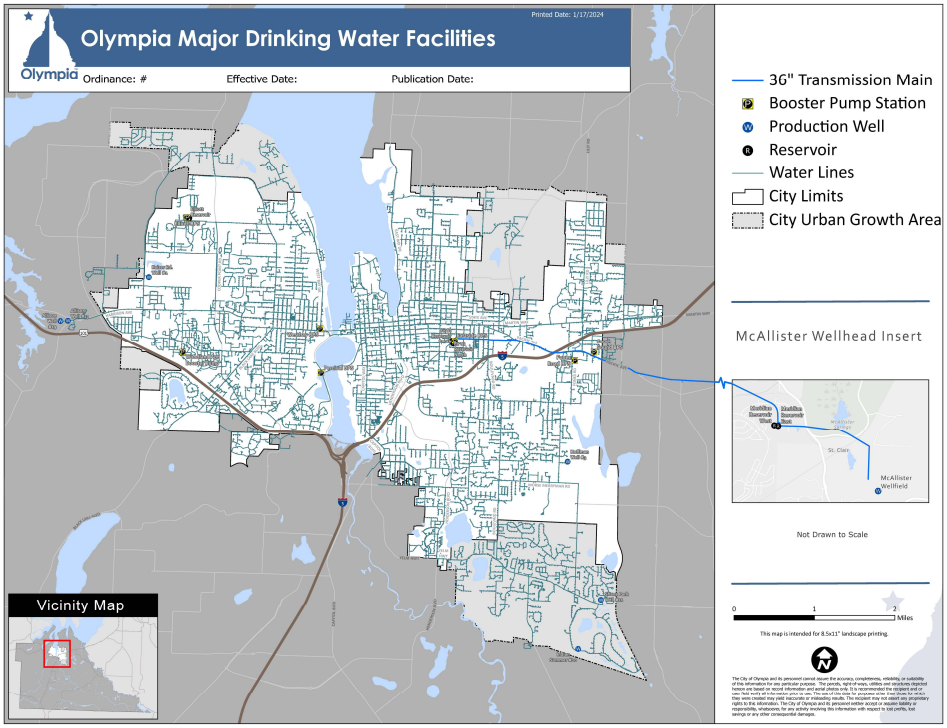
Appendix A: Utilities Inventory and Future Needs

City-Owned Utilities

Drinking Water

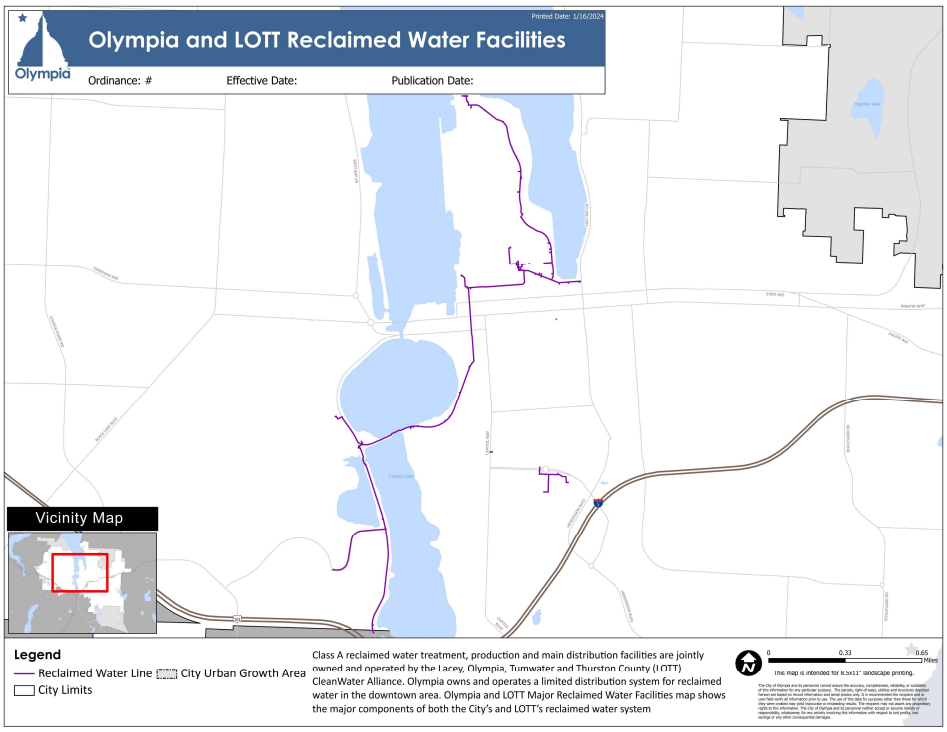
Inventory

A network of ~~springs,~~ wells, pumps, reservoirs and transmission lines supplies water to Olympia's customers. The McAllister Wellfield's three deep wells ~~Springs provides~~ provides the majority of drinking water for the City. ~~McAllister Springs is unfiltered surface water and therefore subject to more stringent treatment requirements.~~ A 36-inch transmission main moves water from the McAllister Wellfield ~~springs (and the new wellfield)~~ to the Meridian reservoirs, and then on a nine-mile journey into reservoirs at Fir Street. From there, it is pumped and piped throughout the City. The rest of the City's drinking water is provided by five ~~six~~ wells (two wells at Allison Springs, and one each at ~~Kaiser,~~ Indian Summer, Shana Park, and Hoffman). Additionally, the City has one emergency well (Kaiser). The map below shows the major components of Olympia's water system.



Olympia Major Drinking Water Facilities

Class A reclaimed water treatment, production and main distribution facilities are jointly owned and operated by the Lacey, Olympia, Tumwater and Thurston County (LOTT) Clean Water Alliance. Olympia owns and operates a limited distribution system for reclaimed water in the downtown area. Olympia and LOTT Major Reclaimed Water Facilities map shows the major components of both the City's and LOTT's reclaimed water system.



Olympia and LOTT Major Reclaimed Water Facilities

Existing Capacity

Olympia's water service area boundary map generally follows the Urban Growth Area. Policies related to providing service to this area are defined in Washington's Municipal Water Law, the North Thurston County Coordinated Water System Plan, and Olympia's Water System Plan and municipal code. Olympia has adequate water rights reserved to supply customers within the service area for a minimum of 50 years. The Utility's Conservation ~~and reclaimed water~~ programs will also help extend Olympia's water supply.

Every six years, the Utility must update its Water System Plan for approval by the Washington State Department of Health. Water system planning regulations require the Utility to conduct a detailed analysis of its water right, water source, water storage and water distribution system capacity against current and future growth projections. The Water System Plan must also include a six and 20-year

capital improvement program that includes any needed projects to address current and projected future capacity limitations. The Utility then seeks budget authority for required projects through the annual capital facility plan development and budget approval process. Through the development of the latest Water System Plan, no capacity limitations requiring immediate action were identified. See the Water System Plan for additional detailed capacity information.

~~Eleven storage tanks serve seven pressure zones throughout the City, with a total capacity of 30.88 million gallons. Five are steel and six are concrete. The Meridian Storage Tanks, located west of McAllister Springs, provide 8 million gallons of storage. The transmission and distribution system is a network of 275 miles of pipe, ranging from ¾ inch to 36 inches in diameter and ranging in age from new to nearly 80 years old. The pipes are made of various materials, including galvanized steel, polyvinyl chloride (PVC), asbestos cement, concrete, ductile iron, steel, high-density polyethylene and plastic. The City is divided into seven water pressure zones for distribution throughout the service area.~~

Future Facilities

Future needs for drinking water will be met by:

- Developing new water sources.
- Repairing and replacing deteriorating pipes, pumps and reservoirs.
- Developing new transmission, distribution and storage facilities to serve the growing community.

~~The City is in the final steps of relocating the withdrawal point of its main water source to a new wellfield near McAllister Springs, which will be a more protected and productive supply source. New sources will provide additional system reliability as geographically dispersed sources of water in the future. A new reservoir in southeast Olympia will also be required.~~

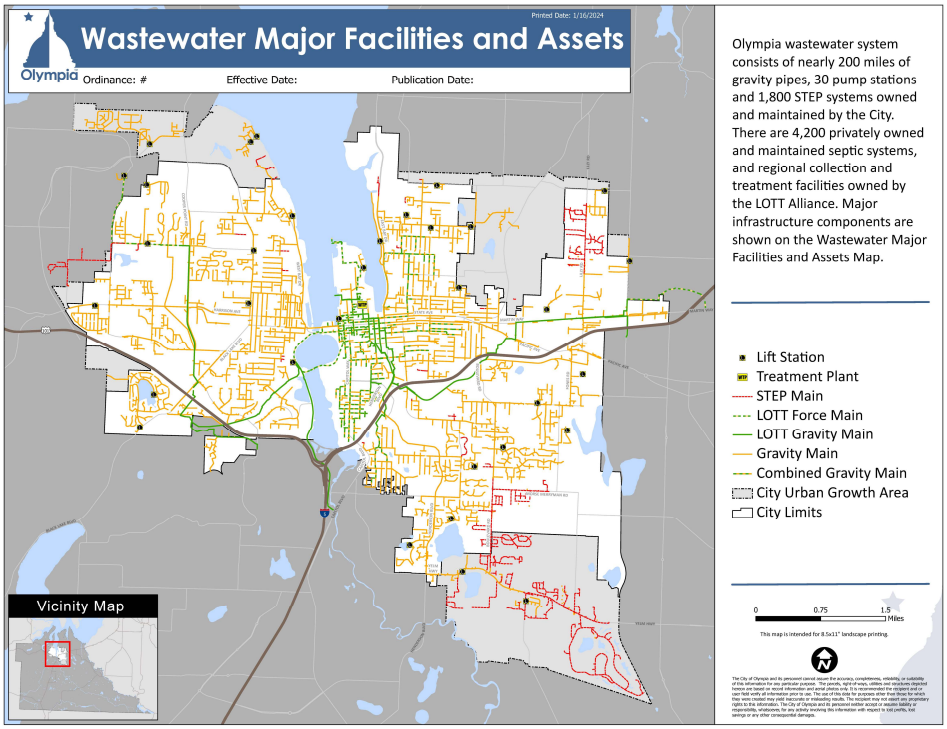
General facilities charges, which are paid by developers, will fund growth-related improvements. Other improvements will be financed through utility rates, often using bonds and low interest loans. ~~The City is also jointly developing a reclaimed water infiltration facility with the City of Lacey for water supply mitigation purposes, outside the City's service area.~~

The Capital Improvement Program to meet forecasted 6-to-20-year needs is included in the Water System Plan, and revised and updated as might be needed in the City's most recently adopted Capital Facilities Plan.

Wastewater

Inventory

Within Olympia and its Urban Growth Area, the wastewater system consists of nearly 200 miles of gravity pipes, 31~~0~~ pump stations and 1,800 STEP systems owned and maintained by the City. There are 4,200 privately owned and maintained septic systems, and regional collection and treatment facilities owned by the LOTT Alliance. Major infrastructure components are shown on the Wastewater Major Facilities and Assets map below. The way the wastewater system is planned and managed has a major impact on the City's ability to accomplish its land use, environmental, economic development, and growth-management goals.



Wastewater Major Facilities and Assets map

Existing Capacity

~~Generation rates refer to the amount of wastewater produced by an average customer on a typical day. The Olympia-derived base flow (estimated at approximately 4.2 million gallons per day (MGD)) was divided by the 2006 service population to arrive at the following profile.~~

- ~~Residents: 63 gallons per capita per day, or 170 gallons per day per Equivalent Residential Unit (ERU).~~
- ~~Employees: 27 gallons per employee per day.~~

~~Using these values, the base wastewater generated within the City of Olympia is projected to increase from 4.2 MGD to 7.2 MGD by 2025.~~

Utility staff, with the assistance of consulting engineers, analyze the capacity of the wastewater infrastructure, principally pipes and pumps, using a computer model as a component of the development of the Utility's management plan, last updated in 2019. The circa 2019 model was designed to simulate a 10-year peak hour storm event and estimated wastewater flows based on the current and projected population, land use and inflow and infiltration entering the sewer system.

Future Facilities

Computer analysis completed with the 2019 Wastewater Management indicates that, ~~in general,~~ the City's wastewater system has seven areas with anticipated risk of flooding, prioritized into four tiers based upon risk of flooding and confidence in the projections. The tiers range from "high risk of flooding and high confidence in projections (plan for action within 10 years)" to "moderate risk of flooding, low confidence in data (long-range monitoring". ~~few existing and potential future capacity limitations as long as future flows are carefully routed to appropriate regional collector pipes. Planning for and directing these future flows is a key strategy for optimizing system capacity. Using computer flow simulations, Wastewater Utility staff monitors and manages existing and future flows, tracks the need for long-term improvements, and plans for future construction projects before reaching capacity.~~ The high risk of flooding capacity limitations identified in the 2019 Wastewater Management Plan include a section of pipe along the 4th Ave bridge and along Jefferson Street SE and have been incorporated into the Utility's short-term capital facilities plan. Additionally, Wastewater Utility staff monitors and manages monitors and manages existing and future flows, tracks the new for long term improvements and plans for future construction projects before reaching capacity, including those areas identified in the 2019 Wastewater Management Plan as potential areas of risk.

The LOTT Clean Water Alliance Wastewater Resource Management Plan addresses future capacity and treatment upgrades to the regional system.

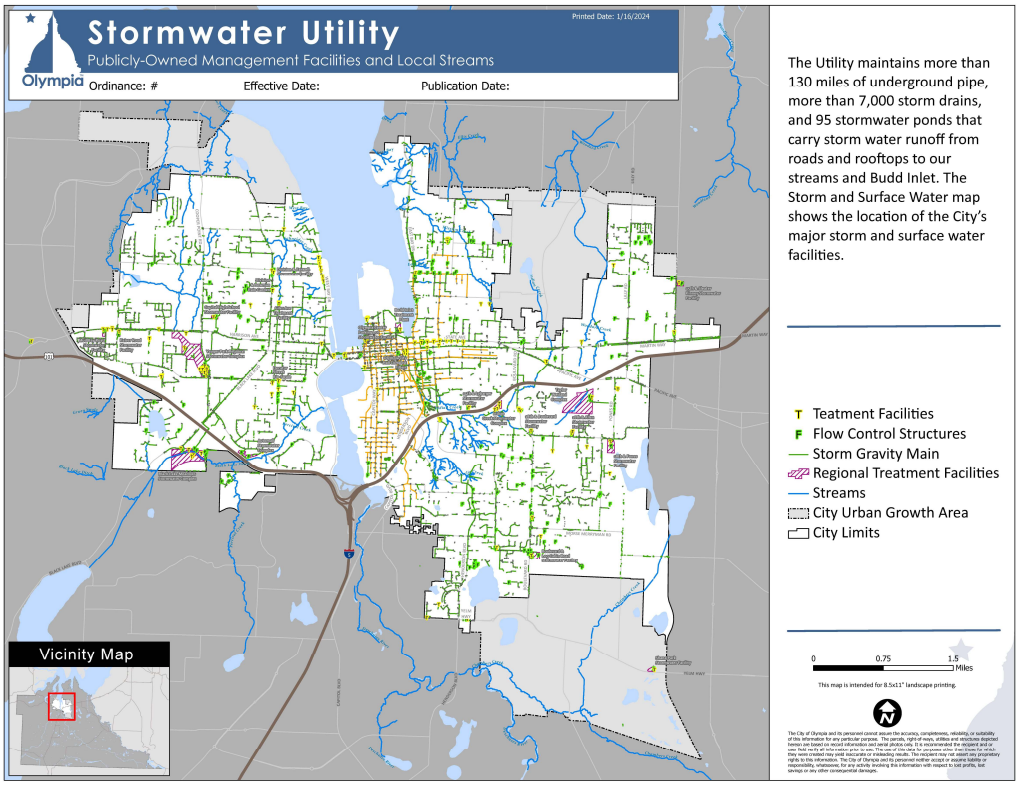
When infrastructure improvements are needed due to new development, future users of the new facilities repay the City through general facilities charges, latecomer fees or other potential cost recovery tools.

The Capital Improvement Program to meet forecasted 6- to 20-year needs is included in the Wastewater Management Plan, and revised and updated as may be needed in the City's most recently adopted Capital Facilities Plan.

Storm and Surface Water Utility

Inventory

The Utility maintains more than 1630 miles of underground pipe, more than 7,6000 storm drains, and 985 stormwater ponds that carry storm water runoff from roads and rooftops to our streams and Budd Inlet. The Storm and Surface Water map shows the location of the City's major storm and surface water facilities. In addition to Olympia's public stormwater infrastructure, the Utility provides technical assistance and performs maintenance inspections on privately-owned stormwater systems throughout the City. A variety of small areas are still served by a combined sanitary/stormwater sewer, which routes flows to the LOTT treatment plant.



Publicly-Owned Stormwater Management Facilities and Local Streams map

Existing Capacity

For the most part, historical flooding problems have been corrected over the past couple of decades. Now, flooding problems are typically smaller in scale and easier to address than in the past. The Utility manages a pipe televising program to assess the condition of underground infrastructure and to schedule maintenance and repairs before serious problems develop.

Many of the older areas of the City were built before stormwater treatment was required. The Utility looks for opportunities to retrofit stormwater treatment in these areas when feasible.

Future Facilities
Olympia's Stormwater Drainage Manual requires new development to infiltrate stormwater onsite whenever possible. The need for existing stormwater facility upgrades or repairs is assessed by the Utility annually as part of the Capital Facilities Plan update process.

Waste Resources

Inventory

The Waste ReSources Utility provides solid waste collection service to single and multi-family households, commercial and industrial customers, and all other customers within the city limits. The Waste ReSources Utility also maintains and services litter receptacles in the downtown core, operates a Saturday Drop-off site for yard waste, scrap metal, and recycling, in addition to providing cardboard and glass drop-off 24/7 at the same location. Two other glass-only drop-off sites are located at Yauger Park and Concrete Recyclers.

Olympia does not own or operate any solid waste handling facilities outside of the customer convenience locations mentioned above. Olympia relies on its public and private partners for waste disposal, recycling and composting facilities.

All solid waste container inventory (carts, dumpsters, drop-boxes, and litter receptacles) are city-owned. New and replacement containers are paid for through the utility's operating budget. The Wate ReSources Utility owns and maintains nearly 44,000 containers with the vast majority in service and only a small portion, roughly 3 to 5 percent in reserve.

The Waste ReSources has two core programs – Collections and Waste Prevention:

1. The Collections program provides solid waste collection services inside the city limits, designs routes, and manages equipment and container needs.
2. The Waste Prevention and Reduction program is responsible for updating its waste management plan, development review, developing and implementing waste prevention and recycling programs.

~~The Waste ReSources Utility has two core programs: Waste Prevention and Reduction, and Collections. The Waste Prevention and Reduction Program is responsible for preparing and periodically updating the Utility's waste management plans, and for developing and implementing policies and programs. This program focuses on reducing overall waste and increasing reuse, recycling~~

~~and composting.~~

~~The Collections Program operates the drop-box and curbside collection services, so waste can be disposed of reliably, with minimal impact on environmental and public health and worker safety. In addition to daily residential and commercial collection, the collections staff empties downtown trash containers, removes waste from community events, and cleans up illegal dump sites. They design collection routes, provide onsite technical assistance and customer service, deliver and remove City-owned waste receptacles, and handle billing for drop boxes and commercial dumpsters.~~

Existing Capacity

The Waste ReSources Utility serves about 16,000 single-family residential households, 150 multi-family buildings (roughly 9,000 households), and 1,350 commercial customers within the city limits. The Utility manages and adapts to growth through its budgeting process, compliment of staff, equipment, containers, and route design, solid waste management plan and operational policies and procedures.

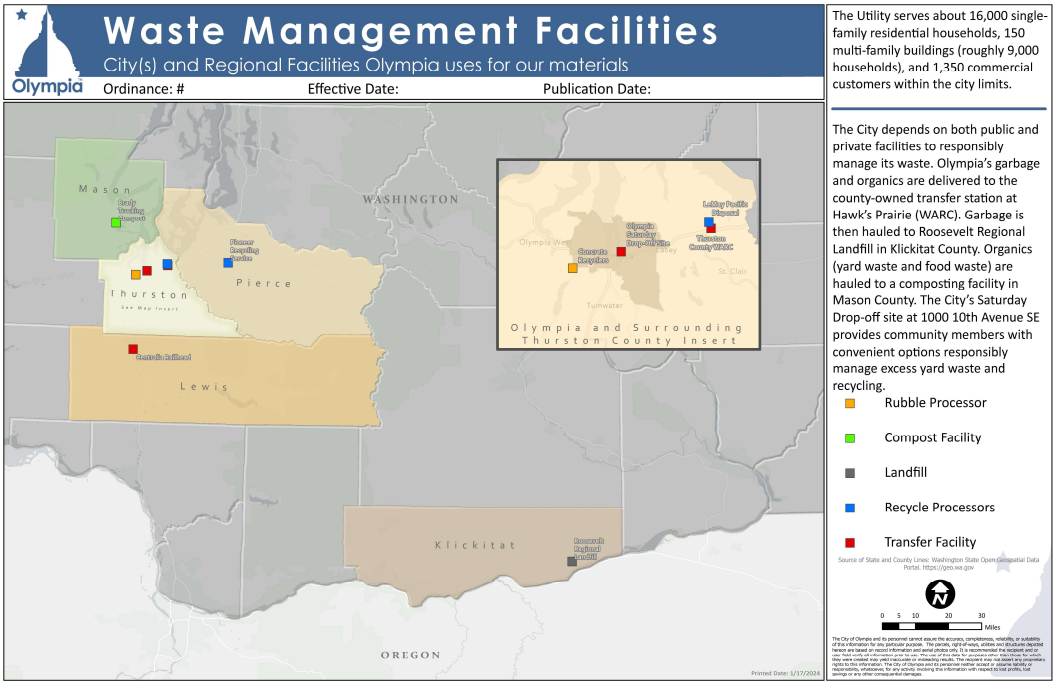
If the City annexes the southeast area Urban Growth Area (UGA), which has over 3,000 households, the Waste ReSources will need to immediately begin planning to assume collection from the private hauler in 10 years, which is the transition period. Planning will include setting funding aside for additional containers and trucks.

The map below shows the City's and regional facilities the City uses for our materials.

~~The Collections Program serves about 14,000 single-family residential customers, 150 multi-family buildings, and 1,500 commercial customers within the city limits. Single-family residential waste is collected in carts. Olympia's Waste Resources Collection Area map shows the utility's current and future service areas. Most waste from multifamily customers is collected in carts or dumpsters, and waste from commercial customers in carts, cans, dumpsters and drop boxes.~~

~~The map below shows the regional processing facilities the City uses for our materials. Mixed organic waste (yard debris, food scraps and food-soiled paper) and garbage are delivered by City vehicles to the Waste and Recovery Center (WARC) at Hawks Prairie. Thurston County owns the WARC and contracts with Allied Waste Services for transfer, transport and landfilling of garbage - and for the transfer, hauling and composting of organic waste materials. Currently, co-mingled recyclables are taken to a private transfer station near the County's~~

~~WARC, and then to a regional Materials Recovery Facility in Tacoma, Washington.~~



Waste Management Facilities

~~Garbage and non-recyclable construction and demolition debris is compacted into large containers and hauled to a railhead in Centralia. This debris is transported by rail to the Roosevelt Regional Landfill in Klickitat County, which is operated by Rabanco, an Allied Waste subsidiary. Mixed organic waste (yard debris, food scraps and food-soiled paper) is hauled from the WARC to approved composting facilities in the State. Some woody debris and organic waste is taken to industrial sites for burning as hog fuel for energy.~~

Future Facilities

The City depends on both public and private facilities to responsibly manage its waste: Olympia's garbage and organics are delivered to the county-owned transfer station at Hawk's Prairie. Garbage is then hauled to Roosevelt Regional Landfill in Klickitat County. Organics (yard waste and food waste) are hauled to a composting facility in Mason County. The Waste ReSources Utility's Saturday Drop-off site at 1000 10th Avenue SE provides community members with convenient options responsibly manage excess yard waste and recycling.

The City is in the process of developing a new Operations Center for the Waste ReSources Utility, which will include a shop for maintaining the City's heavy duty fleet. The site is located off of Carpenter Road NE Lacey UGA on city-owned

land. As the project progresses to the 30 and 90 percent design phases, the Utility will continue to evaluate whether the site can support a recycle transfer operation, which would greatly improve the City's position in working with recycle sorting facilities and composting operations. The Carpenter Road project is included in the most recent update of the Capital Facilities Plan.

~~Future needs for the City's Waste ReSources (solid waste) Utility will be met by adapting programs to an ever-evolving waste stream while considering disposal, transfer, recycling and composting capacities and technologies. The City depends on both public and private facilities to responsibly manage its waste: Olympia's garbage is delivered to the county-owned Hawks Prairie transfer station, then hauled to the privately-owned Roosevelt Regional Landfill in Klickitat County. By 2021, Thurston County's transfer station, paid for by customer fees, may need to expand its capacity. However, landfill capacity at Roosevelt Regional is expected to last another 70 to 80 years.~~

~~The City also relies on a private transfer operation to deliver its commingled recycling to a regional sorting facility in Tacoma, Washington. A City-owned and operated transfer site could greatly improve the City's position in working with recycle sorting facilities and composting operations. The capacity for composting continues to be an issue because of odors and contamination. This has caused the closure of some local options, which means waste must travel further. The capacity for composting and burning organic waste for energy was recently reduced after the closure of two nearby composting operations and a waste-to-energy plant in Grays Harbor. Waste Resources will need to plan for customer growth as housing density increases and its Urban Growth Areas are annexed.~~

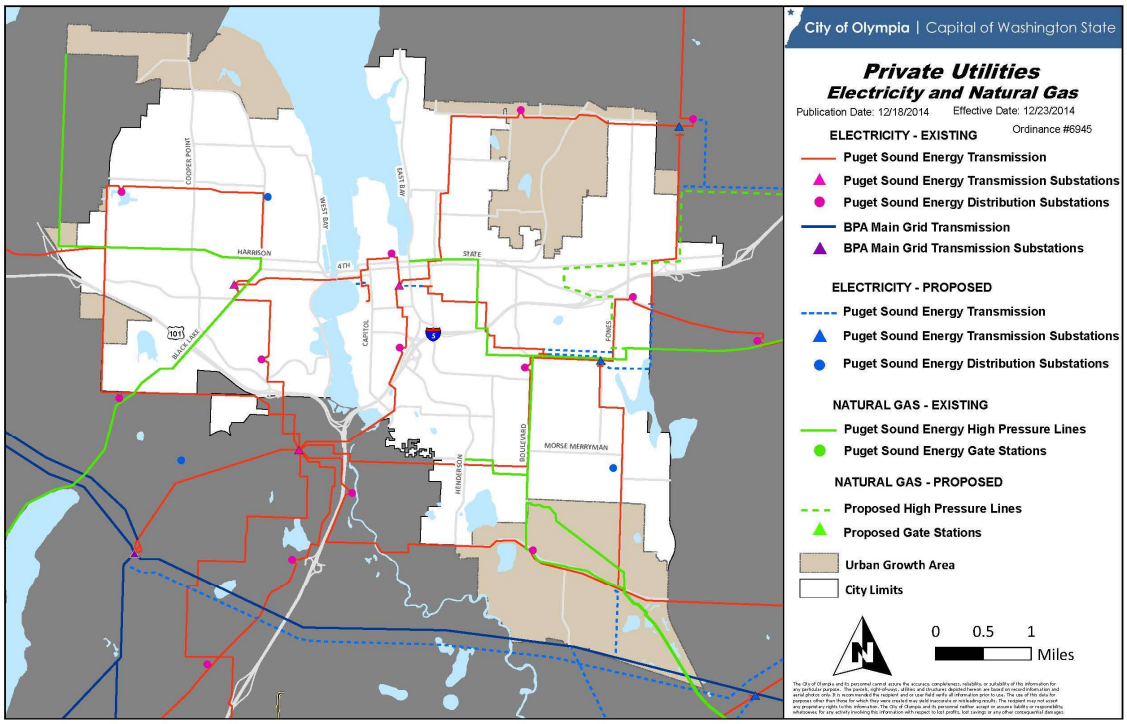
Description & Inventory of Private Utilities Serving Olympia

Note: COMMUNITY PLANNING AND DEVELOPMENT IS RESPONSIBLE FOR UPDATING THIS SECTION PENDING INPUT FROM PRIVATE UTILITIES

Electricity and Natural Gas

Unlike some other private utilities, providers of electricity such as Puget Sound Energy (PSE) must provide electricity upon demand and in accordance with "tariffs" on file with the Washington Utilities and Trade Commission (WUTC). To fulfill its public service obligations, PSE must plan to extend or add to its facilities when needed.

However, this obligation does not apply to the delivery of natural gas, as it is considered a convenience, rather than a necessity, as electricity is. PSE natural gas service is a demand-driven utility and, as such, is prohibited from passing on the cost of new construction to existing customers. Instead, it installs natural gas service for new construction and when customers convert from electricity or oil to natural gas. PSE owns and operates all electrical transmission and distribution stations, as well as the transmission and distribution lines within the City of Olympia. The map below shows existing and proposed major PSE electric and natural gas facilities, but does not show distribution lines.



Puget Sound Energy Electric and Natural Gas Facilities

Telecommunications and Cellular Telephone Service

The volatility and competitiveness of the telecommunications market makes it difficult to accurately assess the way future telecommunications will be provided. The Federal Communications Commission (FCC) regulates cellular providers in each cellular geographic service area, and in Olympia and its Urban Growth Area, there are several FCC-licensed providers. In April 2006, the City adopted the Olympia Wireless Telecommunications Master Plan ,which includes information about future expansion needs and probable facility locations. The Olympia Municipal Code provides guidance on telecommunications permitting and leasing.

At the state level, cellular telecommunications companies are regulated by the WUTC. Although the technology is increasingly used as a reliable backup

communication system during times of emergency, the WUTC defines cellular technology as a utility of convenience, not necessity. Therefore, cellular phone providers are not required to provide service upon demand.

There are several dozen antennas for cellular phone service located in Olympia. The cellular phone system depends on a series of these low-powered antennas in a honeycomb pattern of "cells" that invisibly blanket the service area. Each cell site has a signal radius ranging from a few blocks to a few miles, depending on terrain and capacity.

Standard Telephone Service

As regulated by the WUTC, standard telephone service is considered a necessity. Therefore, CenturyLink Communications International, Inc. (CenturyLink, formerly Quest and AT&T) must provide phone facilities on demand. As communities grow, its facilities are upgraded to ensure adequate service levels and to offer new services.

Standard telephone service has four primary components: central switching offices (two are located in Olympia), main cable routes, branch feeder routes, and local loops. All these components work together to provide a dial tone to every subscriber.

CenturyLink also maintains a broadband telecommunications network over a mix of optical fiber, coaxial cable and copper wire. CenturyLink has said that it plans to continue serving the Olympia area.

Cable Services

Comcast, Inc. is Olympia's sole cable service provider, and its receiver site also serves surrounding communities. The two key components of the cable system are a receiver site – a tower that picks up air and satellite signals - and a fiber-to-the-node cable system. The cable television system is fed directly by coaxial and fiber-optic cable from the receiver site to Comcast's Olympia subscribers.

Cities and counties may grant franchises to cable companies that allow them to locate their lines in the public rights-of-way. In exchange, local governments may require cable companies to provide certain services. Olympia's franchise agreement requires Comcast to:

- Provide service throughout the City, and install the cable underground for all new construction.
- Meet minimum standards for the number of channels provided, variety of programming, quality of customer service, and technical quality of signal transmission.
- Provide a public access studio and facilities that allow programming to

originate from a number of public facilities identified by the City.
- Provide free cable service to City buildings.
- Provide financial support for local access television equipment.

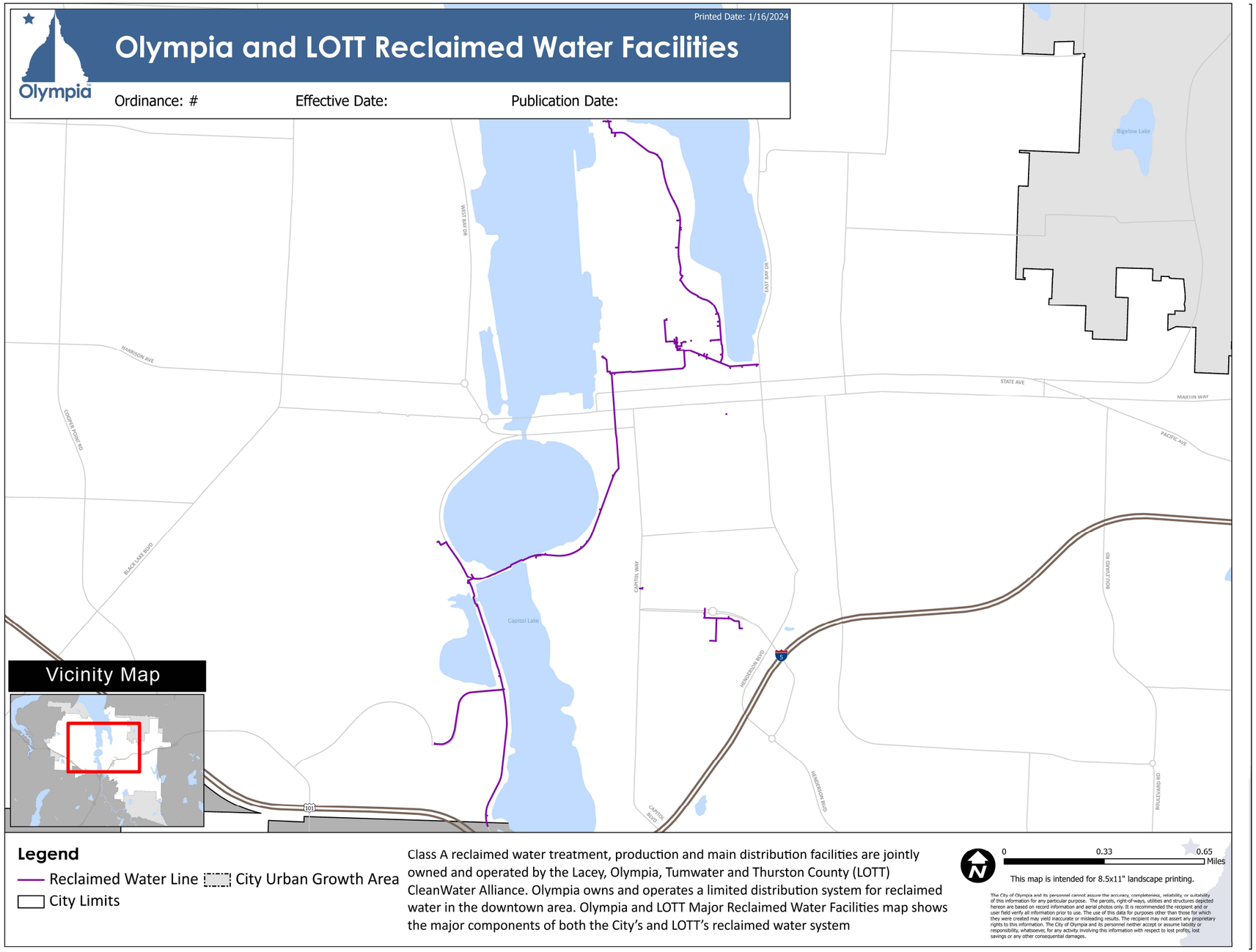
Federal law allows local government to charge a franchise fee for use of the Right-of-Way, currently no more than 5% of gross revenue.

In the Olympia area, the "public access studio and facilities" requirement in the franchise is administered by Thurston Community Television (TCTV), a non-profit organization -- on behalf of Olympia, Lacey, Tumwater, and Thurston County. The City has an annual contract with TCTV for specific government, education, and public television access purposes. Comcast leases the TCTV studio to the City for $1 per year and makes an additional cash contribution for local access capital purposes.

Each year, Comcast engineers assess whether it needs to expand its Olympia system so it can continue to provide cable hook-ups to customers as demand rises. At this time, the City is adequately served and expects that will continue for at least the next 20 years.

For More Information

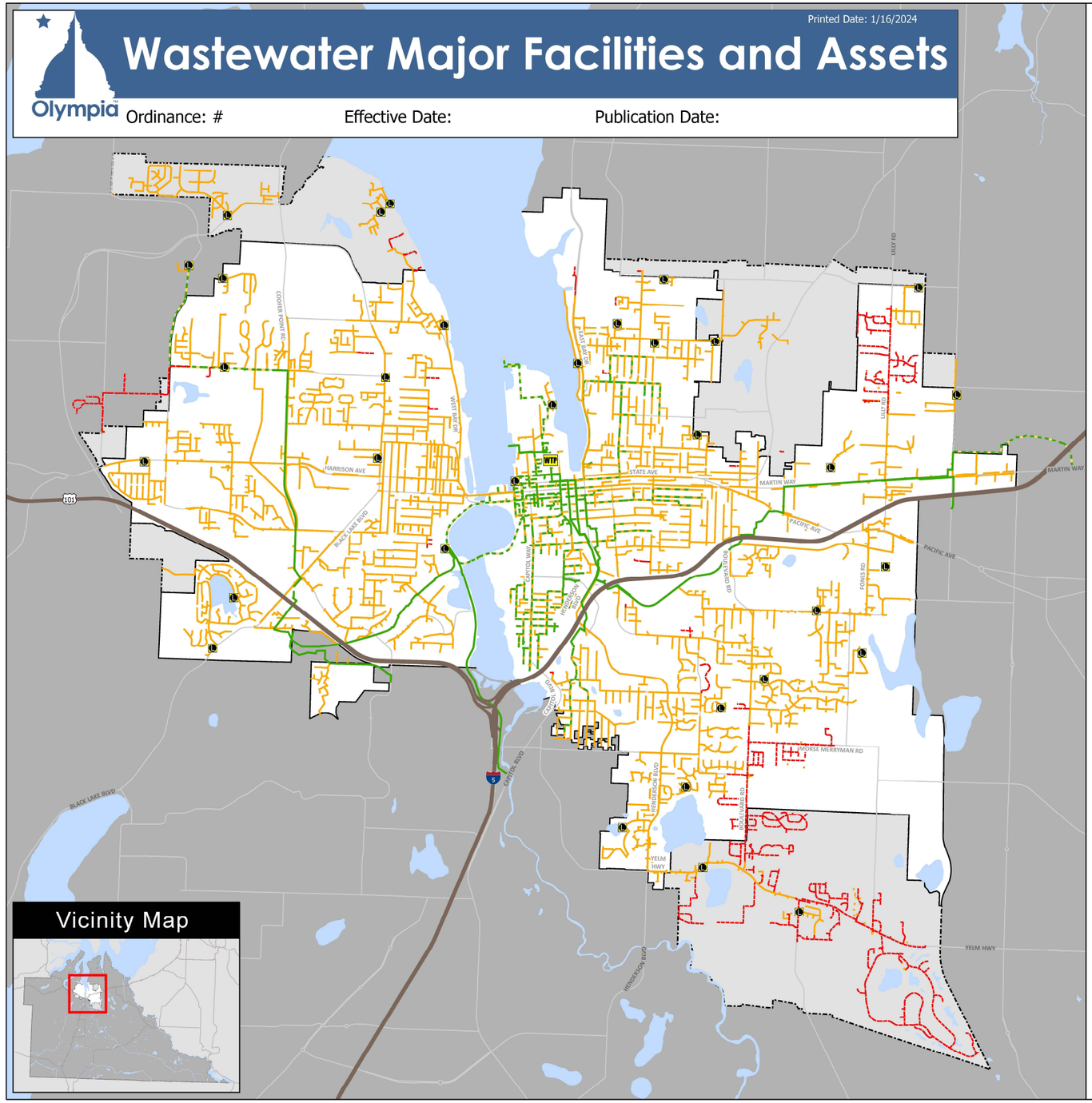
- 1996 North Thurston Coordinated Water System Plan This document outlines the policies and procedures for providing coordinated drinking water services to the North Thurston urban area.
- 1990 General Sewerage Plan for Thurston County This document outlines the plan for providing sewer services to the unincorporated Urban Growth Areas within Thurston County.
- Thurston County's Hazard Mitigation Plan is a cooperative local government effort to identify and prioritize ways the region can protect itself from its natural vulnerability to hazards such as storms, landslides, earthquakes and flooding.
- Current and past technical analyses and reports regarding sea level rise in Olympia can be reviewed on the City's Sea Level Rise webpage.


Printed Date: 1/16/2024
Olympia and LOTT Reclaimed Water Facilities
Ordinance: #
Effective Date:
Publication Date:
Bigelow Lake
WEST BAY DR
EAST BAY DR
HARRISON AVE
STATE AVE
MARTIN WAY
PACIFIC AVE
COOPER POINT RD
BLACK LAKE BLVD
Capitol Lake
CAPITOL WAY
HENDERSON BLVD
BOULEVARD RD
CAPITOL BLVD
101
Vicinity Map
Legend
Reclaimed Water Line
City Urban Growth Area
City Limits
Class A reclaimed water treatment, production and main distribution facilities are jointly owned and operated by the Lacey, Olympia, Tumwater and Thurston County (LOTT) CleanWater Alliance. Olympia owns and operates a limited distribution system for reclaimed water in the downtown area. Olympia and LOTT Major Reclaimed Water Facilities map shows the major components of both the City's and LOTT's reclaimed water system
0
0.33
0.65
Miles
This map is intended for 8.5x11" landscape printing.
The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Printed Date: 1/16/2024

Wastewater Major Facilities and Assets

Ordinance: # Effective Date: Publication Date:



Vicinity Map

Olympia wastewater system consists of nearly 200 miles of gravity pipes, 30 pump stations and 1,800 STEP systems owned and maintained by the City. There are 4,200 privately owned and maintained septic systems, and regional collection and treatment facilities owned by the LOTT Alliance. Major infrastructure components are shown on the Wastewater Major Facilities and Assets Map.

- Lift Station
- Treatment Plant
- STEP Main
- LOTT Force Main
- LOTT Gravity Main
- Gravity Main
- Combined Gravity Main
- City Urban Growth Area
- City Limits

0 0.75 1.5 Miles

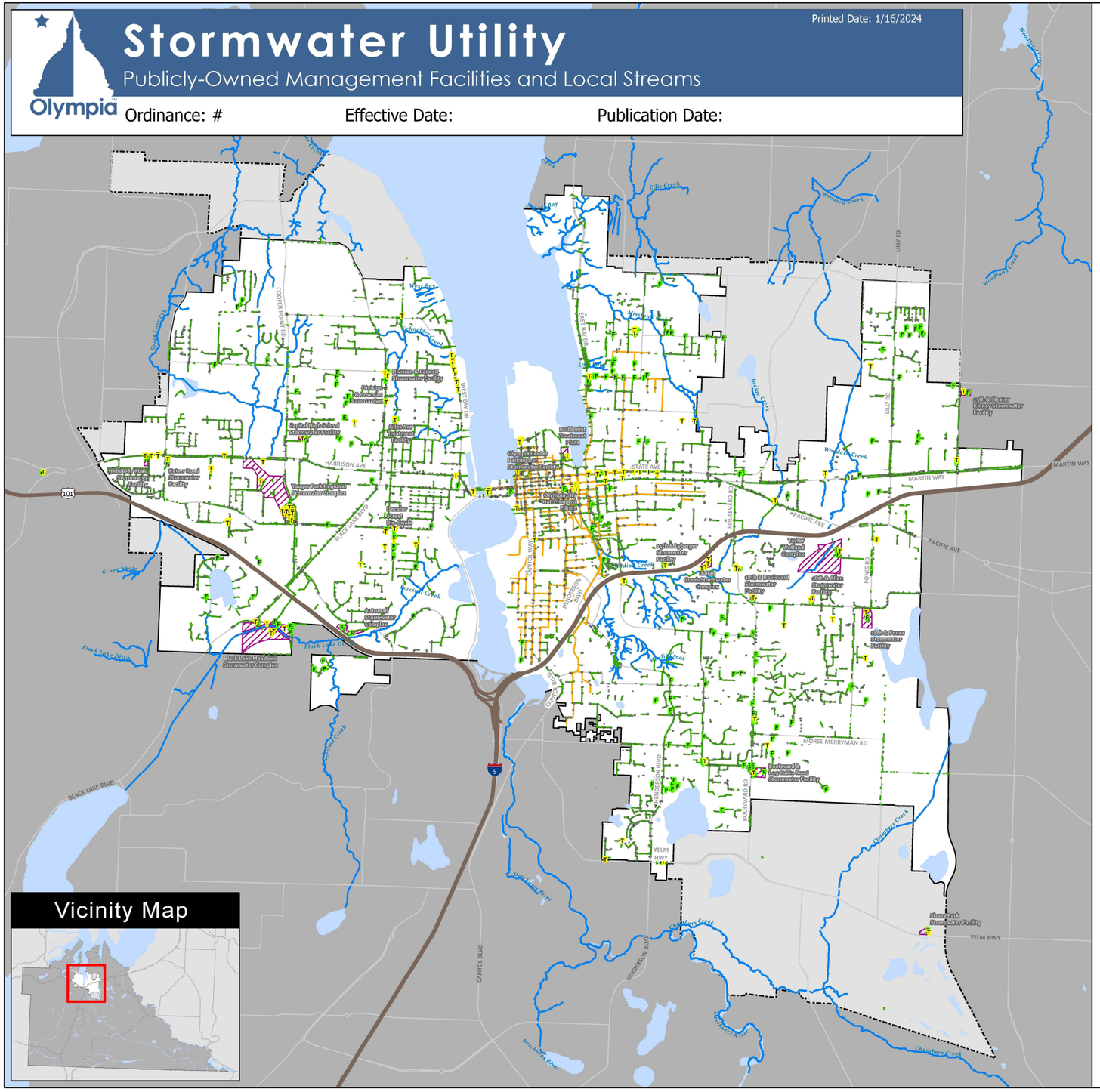
This map is intended for 8.5x11" landscape printing.

Stormwater Utility

Publicly-Owned Management Facilities and Local Streams

Printed Date: 1/16/2024

Ordinance: # Effective Date: Publication Date:



The Utility maintains more than 130 miles of underground pipe, more than 7,000 storm drains, and 95 stormwater ponds that carry storm water runoff from roads and rooftops to our streams and Budd Inlet. The Storm and Surface Water map shows the location of the City's major storm and surface water facilities.

- T Teatment Facilities
- F Flow Control Structures
- Storm Gravity Main
- Regional Treatment Facilities
- Streams
- City Urban Growth Area
- City Limits

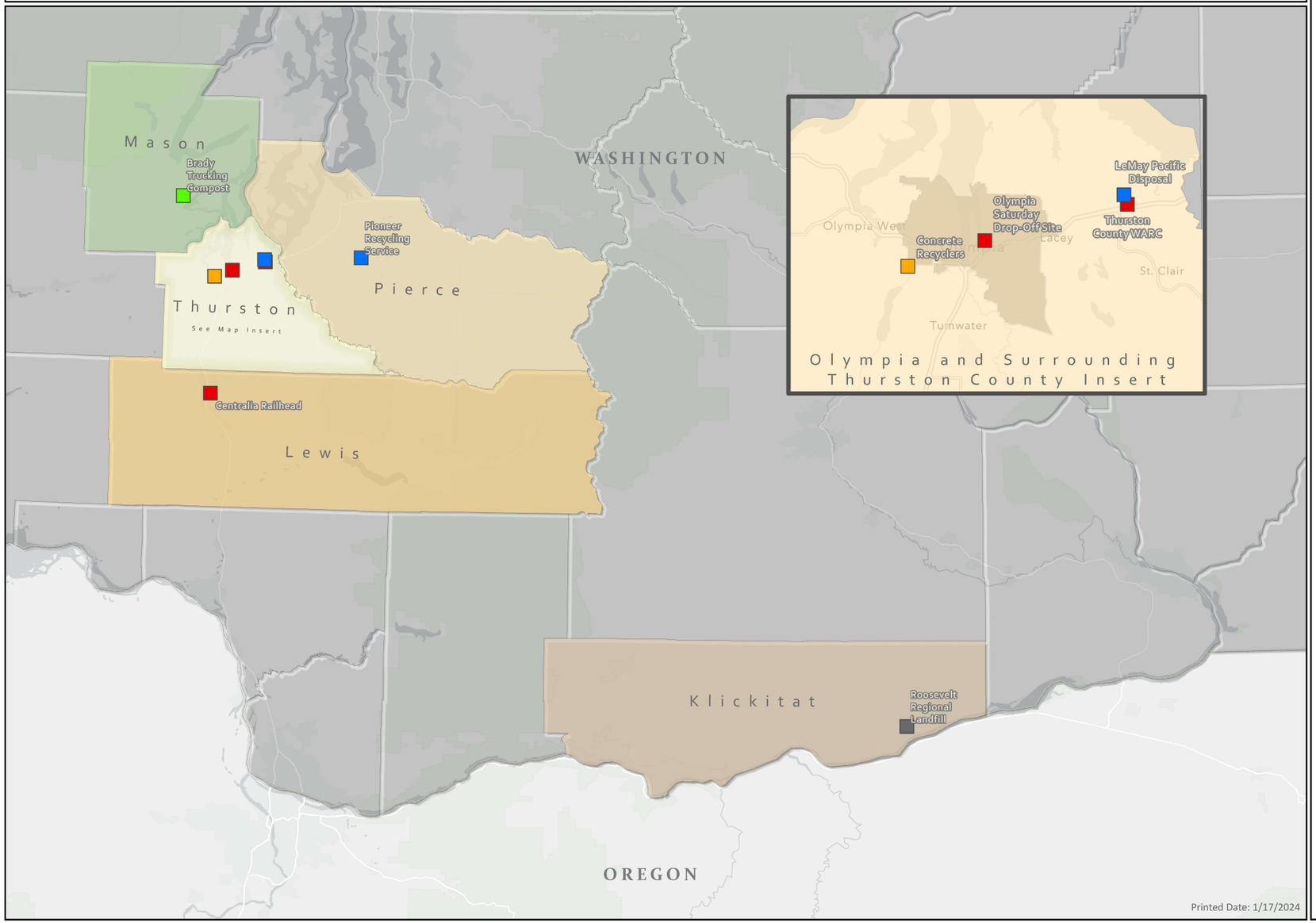
0 0.75 1.5 Miles

This map is intended for 8.5x11" landscape printing.

Waste Management Facilities

City(s) and Regional Facilities Olympia uses for our materials

Ordinance: # Effective Date: Publication Date:



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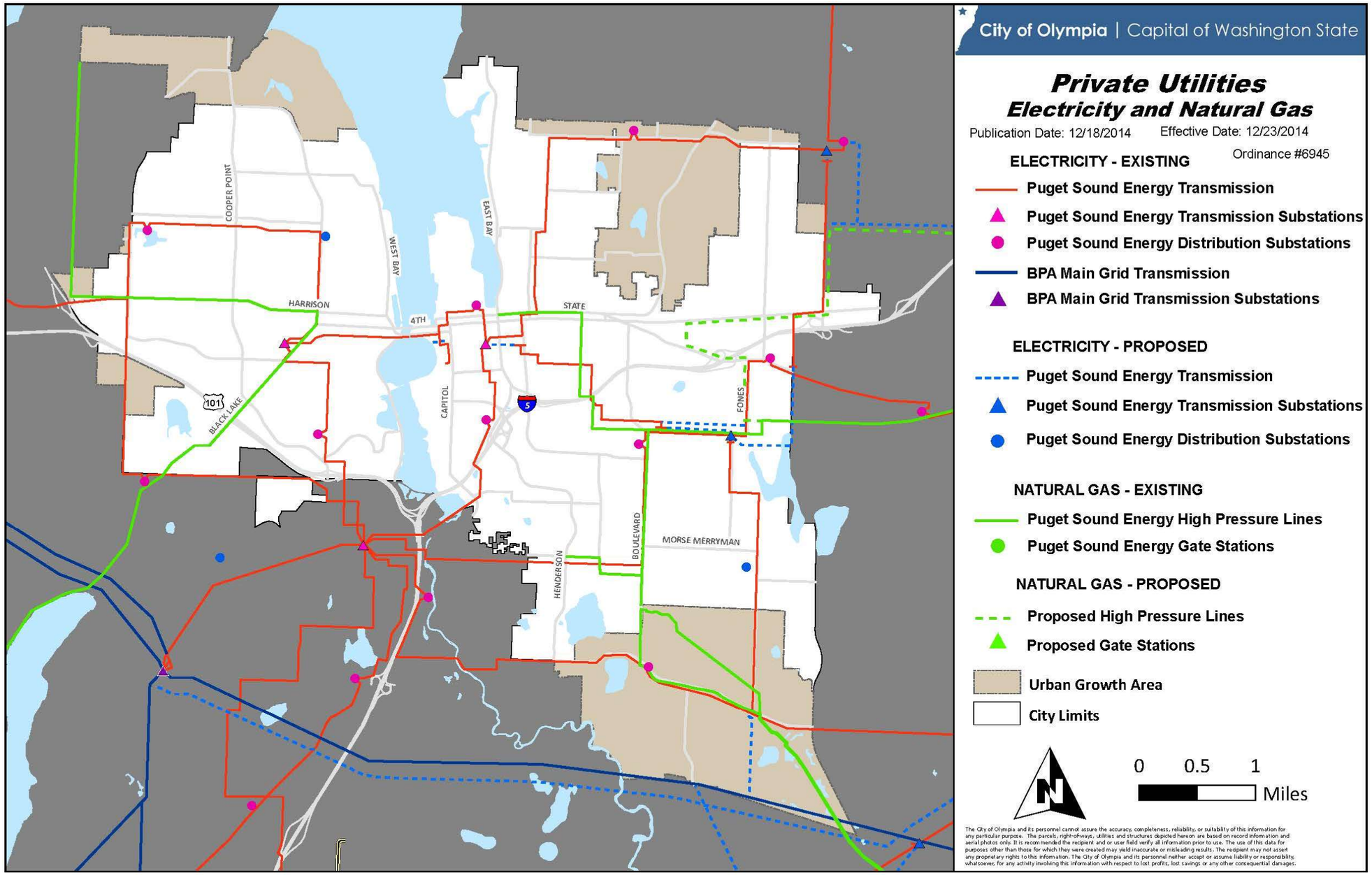
- Rubble Processor
- Compost Facility
- Landfill
- Recycle Processors
- Transfer Facility

Source of State and County Lines: Washington State Open Geospatial Data Portal. https://geo.wa.gov

0 5 10 20 30 Miles


COOPER POINT
WEST BAY
EAST BAY
HARRISON
4TH
STATE
101
BLACK LAKE
CAPITOL
5
FONES
BOULEVARD
HENDERSON
MORSE MERRYMAN
City of Olympia | Capital of Washington State
Private Utilities
Electricity and Natural Gas
Publication Date: 12/18/2014
Effective Date: 12/23/2014
Ordinance #6945
ELECTRICITY - EXISTING
Puget Sound Energy Transmission
Puget Sound Energy Transmission Substations
Puget Sound Energy Distribution Substations
BPA Main Grid Transmission
BPA Main Grid Transmission Substations
ELECTRICITY - PROPOSED
Puget Sound Energy Transmission
Puget Sound Energy Transmission Substations
Puget Sound Energy Distribution Substations
NATURAL GAS - EXISTING
Puget Sound Energy High Pressure Lines
Puget Sound Energy Gate Stations
NATURAL GAS - PROPOSED
Proposed High Pressure Lines
Proposed Gate Stations
Urban Growth Area
City Limits
N
0 0.5 1
Miles
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Utilities

Public Works Utility employee enjoying a day on the job.

What Olympia Values:
Olympians value the community decision making and control, and cost-effective locally provided service delivery that is provided through its city-owned utilities; its high quality drinking water supply which exceeds all drinking water regulatory standards; protecting Puget Sound and local waterways by preventing pollution and effectively treating stormwater and wastewater before it is discharged into Puget Sound and local waterways, and; a clean sanitary city where waste products are disposed of properly and a reduction in use occurs to conserve energy and resources.

Our Vision for the Future:
Clean, plentiful water and significant reduction of pollution and waste.

Through careful planning, improved efficiency of our drinking water use and voluntary conservation, Olympia will be able to meet the water needs of its future population. Improved wastewater and stormwater treatment and management will support a healthy community of native aquatic life in Budd Inlet and our local waterways.

We will place less pressure on landfills, through our recycling and composting programs and efforts to support state packaging and product life-cycle initiatives, local solid waste incentives, and the voluntary actions of our community members. Olympia households no longer use harmful products that could contaminate local water bodies.

To use community resources wisely, city-owned utility assets are maintained or replaced at the ideal time so that future ratepayers inherit reliable water, wastewater, stormwater and garbage services.

Read more in the Community Values and Vision chapter

Introduction - Utilities Shape the Future

Olympia's future ability to achieve long-term environmental, economic and social balance is influenced by how we deliver utility services to the community. To achieve this , we'll need to shift from a short- to a long-term focus that considers how today's actions will affect future generations. The long-term view will emphasize reducing waste, preventing pollution, engaging the community, and managing our fiscal and environmental resources conservatively.

City utilities include Drinking Water, Wastewater, Storm and Surface Water, and Waste ReSources (garbage, organics, and recycling). Privately-owned utilities such as natural gas and electric, cable service, and telecommunications facilities are regulated locally, especially within city-owned rights-of-way. Olympia's future will be shaped, in part, by where and when these facilities are provided.

Olympia's utilities also provide services that protect nature and conserve resources by reducing pollution and waste, restoring habitat, and conserving water. The City is also partnering with private utilities to provide their Olympia customers with more opportunities to use renewable energy.

All of the City's utilities discussed in this chapter have adopted and periodically update their own detailed master plans to guide the design and daily administration of their services. This chapter is intended to serve as a bridge between those specific plans and the broader vision of this Comprehensive Plan.

Olympia's utilities are responsible for funding all of their related costs through user fees; they do not depend on tax revenues or Olympia's General Fund resources. Additionally, Olympia's utilities are subject to a municipal utility tax which serves as a source of operating revenue for the City. Because Olympia's utilities are user funded, the cost of the municipal utility tax is paid by utility customers as part of their rates.

City-Owned Utilities Working Together

City-owned and operated utilities provide the community with essential services and can help shape Olympia's future in meaningful ways. We take a coordinated, cost-effective approach to managing our utilities and fully consider the economic,

social and environmental implications of all our actions.

A young customer enjoying a sip of Olympia's drinking water.

Community engagement and involvement is an important component of City utility management. Customers and users help with environmental restoration projects and efforts to reduce pollution and waste. They also can participate in utility management and rate setting. A Utility Advisory Committee (UAC) appointed by the City Council also reviews and provides advice and direction on programs, policies and rates and evaluates operations to ensure the utilities are operated in a sustainable manner.

The four City-owned and operated utilities include:

- **Drinking Water.** This utility's mission is to provide and protect healthy drinking water for the community. This involves protecting groundwater and promoting water conservation, as well as ensuring that our drinking water meets federal Safe Drinking Water Act standards.

- **Wastewater.** This utility collects and conveys wastewater to treatment facilities to protect public and environmental health. It also works to reduce the number of septic systems in the City.

- **Storm and Surface Water.** The mission of this utility is to minimize

flooding, improve water quality, and protect or enhance aquatic habitat.

- **Waste ReSources**. Provides collection services for residential and commercial garbage, residential recyclables, and residential and commercial organics (yard debris, food waste and soiled paper), and also encourages waste reduction through educational programs. Its mission is to lead our community toward a waste-free future.

The City collects organics for composting through its Waste ReSources Utility.

Over the next 20 years, there will be a growing need for us to manage our utility resources efficiently. Our challenges will include:

- **Repairing and replacing aging systems.** Operation and maintenance needs will continue to expand as the pipes, pumps, valves, treatment facilities, reservoirs and wells that make up our utility system age. These needs must be met while keeping rates affordable.

- **Protecting the** natural environment. Water quality deterioration and habitat loss will continue to be a concern as development and utilities expand to new areas.

- **Reacting to and mitigating against climate change**. The changing climate in the Pacific Northwest is expected to result in more frequent and

intensive winter rainfall events, drier summers and rising sea levels. Increased rainfall and associated flooding could result in increased flows in the combined stormwater/sewer system, while sea level rise could impact utility infrastructure located in our downtown. Efforts taken by the City's utilities, such as reducing energy use, protecting and enhancing habitat areas, promoting water conservation and recycling, and reducing inflow and infiltration, could assist the community to mitigate for the impacts from climate change.

- **Advancing Olympia's social equity goals**. While keeping utility rates as low as possible and structured in a way that helps advance the City's social equity goals, city-owned utilities will also need to balance establishing the utility rates necessary to address ongoing utility maintenance needs and the increasing need to replace aging infrastructure.

- **Adapting to growth and density**. City-owned utilities will need to be prepared to provide utility services to greater urban densities. Fast or slow, the rate of growth will determine how, for example, new water sources are developed and when they come on-line. Higher densities can make providing the space required for solid waste collection problematic.

Our utility programs will need to find partnerships and outside resources to help the City face these new challenges.

Goals and Policies

GU1 Utility and land use plans are coordinated so that utility services can be provided and maintained for proposed future land uses.

PU1.1 Require annexation of all properties for which new City wastewater or drinking water services are requested if the property is outside the City, but inside the Urban Growth Area. Or, require property owners to sign a Binding Agreement to Annex when requested by the City.

PU1.2 Require new developments to construct drinking water, wastewater and stormwater utilities and provide space for solid waste collection in ways that meet the community development, environmental protection, and resource protection goals of this Plan, and that are consistent with adopted utility plans and extension policies.

PU1.3 Evaluate land use plans and utility goals periodically to ensure growth is

guided by our knowledge of current environmental constraints. This includes risks from climate change and the latest available utility technology and up-to-date growth and development projections, including those that incorporate climate migration considerations.

PU1.4 Make necessary improvements to utility facilities that do not currently meet minimum standards. Prioritize capital improvements to existing systems based on age, condition, risk of failure, and capacity, while also balancing the fair distribution of services and benefits to the entire community.

PU1.5 Ensure that public utility and transportation-related facilities constructed in Olympia and its Urban Growth Area meet City standards for safety, constructability, durability and maintainability. (See City of Olympia Engineering Design and Development Standards.)

PU1.6 Annually update the utility portions of the Capital Facilities Plan to reevaluate infrastructure priorities.

GU2 Reliable utility service is provided at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development and the protection of public health.

PU2.1 Ensure that new development projects pay for their own utility infrastructure based on their expected needs for the next 20 years. This also includes balancing the City's social equity and affordable housing goals and requires development projects to contribute to their portion of existing infrastructure. Routinely review new-development charges (such as general facility charges) when updating utility master plans or do so more frequently as needed.

PU2.2 Ensure that utility fees, such as rates and general facility charges, are structured to reasonably reflect the actual cost of providing services to each customer rate-service class. Fees must also encourage customers to conserve water and reduce their demand on our wastewater treatment system.

PU2.3 Provide special rates for low-income senior and low-income disabled utility customers and consider expanding established or creating new special rate programs overtime to further the City's social equity goals.

PU2.4 Ensure that adequate funds are generated by the City's utilities to maintain utility services and capital improvement programs.

PU2.5 Use fiscally responsible management practices in order to maintain

favorable bond ratings for the City's utilities.

PU2.6 Provide service to existing and new customers consistent with the legal obligation of City utilities to provide service.

PU2.7 Use pricing and incentives to encourage utility customers to reduce waste, recycle, conserve water and help protect our surface water quality.

PU2.8 Use debt financing responsibly to support needed capital facility investments and "smooth" rate impacts.

PU2.9 Use Developer Reimbursement Agreements that include "latecomer fees" and similar tools to enable property owners to recover some of the initial costs of extending infrastructure to serve their developments, when others connect to such extensions at a later date.

PU2.10 Consider the social, economic and environmental impacts of utility repairs, replacements and upgrades while balancing the fair distribution of services and benefits to the entire community.

PU2.11 Pursue grant funding (e.g. state, federal) opportunities to enhance utility services.

PU2.12 Changes to the municipal utility tax will consider impacts to the City's utilities' ability to deliver service. This includes be evaluated against City-owned utilities' ability to deliver service, including long-range infrastructure renewal and replacement, the City's operating budget needs, and social and equity goals.

PU2.13 City-owned utilities will use long-range financial planning, policies and transparent processes to guide rate, capital project and operational decisions.

GU3 Utilities are developed and managed efficiently and effectively.

PU3.1 Coordinate public utility functions (such as operations and maintenance, public education and outreach, and Capital Facilities planning) for drinking water, wastewater, storm and surface water, and waste resources.

PU3.2 Regularly review and where needed, revise the Olympia Municipal Code and Engineering Development and Design Standards to give detailed guidance on how utility services should be delivered and paid for, in accordance with the principles established in this Comprehensive Plan.

PU3.3 Update all utility master plans regularly and in accordance with state law.

When updating utility master plans, ensure the City's climate and social equity goals are considered.

PU3.4 Coordinate long-term planning and scheduling of utility capital improvements with neighboring jurisdictions and other local agencies, such as LOTT.

PU3.5 Work with neighboring jurisdictions to provide regionally coordinated utility systems for urban services that benefit from a regional approach.

PU3.6 Locate public and private utilities in public rights-of-way and/or easements on private property in a manner to facilitate safe and efficient operation, maintenance and repair, and to minimize conflicts. Provide guidance within the Engineering Design and Development Standards that shows how and where public and private utilities should be located, including opportunities for co-location.

PU3.7 Evaluate programs for effectiveness and efficiency on a regular basis.

PU3.8 Contribute a portion of utility revenue each year to provide outreach and engagement programs that are inclusive, accessible and representative of the entire community and result in the fair distribution of services and benefits to help meet utility goals.

PU3.9 Ensure consistent maintenance, asset management, and emergency management practices for all utilities.

GU4 Use Olympia's water resources efficiently to meet the needs of the community, reduce demand on facilities, and protect the natural environment.

PU4.1 Encourage and allow re-use techniques, including: rainwater collection, greywater systems, and the use of Class A reclaimed water as alternatives to the use of potable water. This can enhance stream flows or recharge aquifers, while also protecting water quality consistent with local and State regulations.

PU4.2 Develop specific targets for reducing potable water use.

PU4.3 Raise community awareness about why and how to conserve water.

PU4.4 Reduce water system leakage as much as possible, at a minimum below the Washington State limit of 10 percent of total water production on a three-year rolling average.

PU4.5 Model best practices in our City operations and the Olympia Municipal Code.

PU4.6 Advance the use of reclaimed water as defined in Council-adopted policies and as outlined in the Drinking Water Utility's Water System Plan.

Drinking Water on Tap

Olympians recognize that the water they use comes from groundwater supplies that need to remain plentiful and unpolluted by our "above-ground" activities. The City's Drinking Water Utility aims not only to preserve the supply of this resource, but to keep it clean – both for us and for the plants, fish and wildlife that also depend on it.

A young Olympian drinks from a water fountain at Percival Landing.

Every day, the City of Olympia delivers high-quality drinking water to nearly 55,000 people through about 19,000 connections. This water consistently meets 100% of U.S. Environmental Protection Agency standards for safe drinking water, and it is pumped to our homes at a fraction of the cost some will pay for unregulated bottled water.

The City also provides transmission and distribution of Class A Reclaimed water to customers in a limited area of downtown Olympia and provides the community with a free, untreated source of water in downtown Olympia known as Olympia's Artesian Well.

Olympia's Drinking Water Utility operates under a permit granted by the Washington State Department of Health's Office of Drinking Water. Information about the City's Drinking Water Utility can be found in Olympia's Water System Plan.

In the next 20 years, the Utility will face these challenges and issues:

- **Changing water quality regulations.** The Utility must be ready to respond to any changes in water quality regulations and treatment requirements imposed by state and federal agencies.

- **Keeping pace with development.** Fast or slow, the rate of growth will determine how new water sources are developed and when they come on line.

- **Protecting groundwater from contamination.** Risks to groundwater will increase as the population increases, and will require the City to regularly evaluate, monitor and take action to control sources of pollution. The City's Drainage Design and Erosion Control Manual – a requirement of the Clean Water Act – and the Critical Areas Ordinance, help to protect groundwater from contamination. The City's only drinking water sources considered at risk of saltwater intrusion from rising sea levels are the Allison Springs sources. However, these wells are considered to be at low risk of saltwater intrusion and are regularly monitored for changes in conductivity and chloride concentration that may indicate an influence of salt water.

Goals and Policies

GU5 Adequate supplies of clean drinking water are available for current and future generations and instream flows and aquifer capacity are protected.

PU5.1 Reserve water supply rights for at least 50 years in advance of need, so that supplies can be protected from contamination.

PU5.2 Develop and maintain multiple, geographically-dispersed sources of water supply to increase the reliability of the system.

PU5.3 Monitor water levels in aquifers and maintain numerical groundwater models.

PU5.4 Coordinate with Lacey, Tumwater, Thurston County Public Utility District #1 and tribal interests to assure adequate water supplies throughout the City's Water Service Area, following the provisions of the Growth Management Act, the Public Water System Coordination Act, and the Municipal Water Law.

PU5.5 When practical, develop regionally consistent Critical Areas Ordinance regulations, Drainage Manual requirements, and other policies to ensure we are protecting groundwater quantity and quality across jurisdictional boundaries.

GU6 Groundwater in the City's Drinking Water (Wellhead) Protection Areas is protected from contamination so that it does not require additional treatment.

PU6.1 Monitor groundwater quality to detect contamination, evaluate pollution reduction efforts, and to understand risks to groundwater.

PU6.2 Implement programs to change behaviors that threaten groundwater quality, and that raise awareness about aquifers and the need for groundwater protection. Such programs should be designed to be inclusive, accessible and representative of the entire community and to provide opportunities for cross-utility messaging.

PU6.3 Prevent groundwater contamination in Drinking Water Protection Areas by developing and implementing spill prevention and response plans.

PU6.4 Maintain the City's Critical Areas Ordinance, policies, development review process and program management, to ensure we protect groundwater quality and quantity.

PU6.5 Maintain a contaminant-source inventory that identifies priority pollutants for each water source within Drinking Water (wellhead) Protection Areas, and update them regularly.

GU7 The drinking water system is reliable and is operated and maintained so that high quality drinking water is delivered to customers.

PU7.1 Maintain and update the Water System Plan, Engineering Design and Development Standards and Olympia Municipal Code to ensure drinking water utility facilities meet the requirements of the Growth Management Act, North Thurston County Coordinated Water System Plan, Washington Department of Health and Olympia Fire Code.

PU7.2 Maintain 100 percent compliance with all state and federal requirements, and continually improve our water quality management program.

PU7.3 Design Olympia's water supply system to achieve the most favorable and practical fire insurance rating, consistent with adopted service levels.

PU7.4 Continue and improve maintenance management, including preventive maintenance, repairs and replacements consistent with American Water Works Association best management practices.

PU7.5 Prepare for and respond to emergencies and maintain secure facilities in a manner commensurate to the critical nature of the infrastructure.

PU7.6 Continue to improve operations and maintenance program management, including safety, asset management and meter replacement and in a manner that is consistent with the City's social equity goals.

PU7.7 Develop and maintain adequate storage, transmission and distribution facilities.

PU7.8 Require private water purveyors that build new systems within Olympia's water service area to build to Olympia's standards so the systems can be integrated in the future.

PU7.9 Allow telecommunications companies to locate antennas and associated equipment on Drinking Water Utility owned property, including on storage tanks, only when the security of the facility as critical infrastructure is assured and a lease or other appropriate agreement with Olympia is in place.

Managing Wastewater Effectively

The purpose of Olympia's Wastewater Utility is to protect public and environmental health by ensuring that wastewater is collected and conveyed to treatment and disposal facilities with minimal risk.

Olympia provides wastewater collection service to 17.5 square miles of the City, and about eight square miles of Urban Growth Area in unincorporated Thurston County. However, many neighborhoods and individual lots within the City are still using septic systems. By 2045, Olympia expects public sewers will be extended to serve most of the Urban Growth Area.

Olympia crew members maintaining the sewer system to ensure proper functioning.

All wastewater collected by Olympia is conveyed to LOTT-owned transmission mains and treatment facilities for treatment and disposal. Treatment and disposal is managed by the LOTT Clean Water Alliance, which is a partnership of the cities of Lacey, Olympia, Tumwater and Thurston County.

Wastewater Utility activities are guided by the Wastewater Management Plan. The LOTT Clean Water Alliance developed and actively manages its own Plan, known as the Wastewater Resource Management Plan, which it updates every year. The Plan addresses the treatment and disposal needs for all of its partners.

The Wastewater Utility coordinates a number of activities with the LOTT Clean Water Alliance, including maintenance, condition assessments, and pre-treatment program efforts. These activities are all required under the National Pollution Discharge Elimination System (NPDES) Permit, which covers both the City's wastewater collection system and LOTT-owned facilities. This shared responsibility requires continuous communication between the two entities, at both the operation and planning levels.

Installing a deep sewer maintenance hole on Henderson Boulevard as part of a planned capital improvement project.

The Wastewater Utility faces the following key challenges over the next 20 years:

- **Maintaining existing infrastructure.** More than half of the City's wastewater infrastructure has passed its design life or is susceptible to corrosion. Given the need to protect public health, repair and replacement of failing sewer systems typically cannot be deferred.

- **Reducing septic systems.** Many septic systems, especially in older parts of the City, are beyond or approaching their design life. This presents the potential for failure, and a risk to public and environmental health. The Washington State Department of Ecology's Dissolved Oxygen Water Quality Improvement Report and Implementation Plan for Budd Inlet includes Priority Implementation Actions related to converting septic systems to sewer.

- **STEP Systems**. The use of Septic Tank Effluent Pump (STEP) systems present ongoing challenges, including high lifecycle costs, odor control and corrosion damage to other sewer infrastructure.

- **Fats, Oils and Grease**. Significant utility staff time is spent on tasks associated with Fats, Oils and Grease (FOG), including educating customers on proper disposal methods, responding to wastewater system blockages and coordinating with LOTT.

Goals and Policies

GU8 The wastewater collection system is designed and

operated so as to minimize long term costs, provide sufficient capacity for projected demand, promote equity, and protect the natural environment.

PU8.1 Extend the wastewater gravity collection system through both public and private development projects.

PU8.2 Prohibit new community and individual septic systems within City limits, except when specifically allowed by the Olympia Municipal Code.

PU8.3 Encourage septic system owners to connect to the City wastewater system by offering incentives, cost-recovery mechanisms, pipe extensions and other tools.

PU8.4 Prioritize future septic to sewer conversion projects in coordination with Thurston County in support of the Priority Implementation Actions in the Budd Inlet Dissolved Oxygen Water Quality Improvement Report and Implementation Plan.

PU8.5 Limit and ultimately phase-out the use of individual STEP systems for development.

PU8.6 Prohibit new individual STEP systems, except when specially allowed by the Olympia Municipal Code.

PU8.7 Require the conversion of septic systems to the City-owned wastewater collection system upon septic system failure or building use change, whenever feasible.

PU8.8 Separate combined wastewater/stormwater pipes in conjunction with stormwater and road improvements or residential repairs, when economically feasible.

PU8.9 Evaluate the capacity and structural integrity of aging wastewater facilities and maintain, repair or replace as needed.

Rainfall, Runoff and Surface Water

The mission of the Storm and Surface Water Utility is to provide services that minimize flooding, maintain or improve water quality, and protect or enhance aquatic habitat. Goals and policies that protect water quality and aquatic habitat on a Citywide scale are located in the Natural Environment chapter. This Utility leverages opportunities to protect our 'built' landscape from flooding while

enhancing water quality and aquatic habitat.

Porous pavement, bioretention and constructed wetlands demonstrate stormwater options for low impact development at Yauger Park.

The Storm and Surface Water Utility maintains more than 166 miles of underground pipe, more than 7,600 storm drains, and 98 stormwater ponds that filter stormwater runoff from roads and rooftops before it reaches our streams and Budd Inlet. The "surface water" for which Olympia's Storm and Surface Water Utility shares responsibility includes nine streams within the City, four lakes, four large wetlands, and about six miles of marine shoreline.

The Stormwater Utility is guided by the Storm and Surface Water Plan which outlines its challenges, goals, implementation tools and financial implications. Increasingly, this Utility is affected by state and federal regulatory requirements such as the Western Washington Phase II Municipal Stormwater Permit. Additionally, the Stormwater Utility is a participant in Olympia's efforts to address sea level rise and implement the Olympia Sea Level Rise Response Plan. (See the Climate chapter for sea level rise goals and policies.)

Kayakers in Budd Inlet as seen from Percival Landing.

Olympia's growth and urbanization continues to place increasing demands on our natural systems. Major challenges facing the Storm and Surface Water Utility in upcoming years include:

- **Managing the impact of increasing stormwater runoff.** The cumulative impacts additional of paving, development and non-point pollution sources will increase pollutants in streams and Puget Sound, decrease infiltration to groundwater, and reduce habitat. Impacts from increased rainfall intensity as a result of climate change will exasperate the difficulty of managing stormwater.

- **Preparing for sea level rise.** We will need to continue to support the coordinated effort to protect our downtown from the flooding that resulted from the completion of the 2019 Olympia Sea Level Rise Response Plan including responding to tidal flooding events.

- **Keeping up with new technology.** As innovative approaches to treating and controlling stormwater rapidly evolve, the Storm and Surface Water Utility must evaluate the effectiveness and long-term implications of new technologies, while also managing risks associated with potential failures.

- **All water has value**. A City-wide approach (including the development community) will be required for the integrated management of all water systems, including stormwater. Taking such an approach will have positive implications for Olympia's long-term sustainability.

- **Increasing regulatory requirements.** To discharge stormwater into "waters of the United States" the City must obtain and meet requirements of its current National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Discharge Permit (Permit). With each NPDES permit reissuance, the permit requirements are expanded, resulting in new policy, programs, reporting, documentation, and training responsibilities. This has resulted in significantly less discretionary staff time and budget available for other aspects of the Utility's work. Meeting growing permit requirements is a shared City-wide responsibility that requires substantial Utility staff time to coordinate with limited number of resources.

Goals and Policies

GU9 The frequency and severity of flooding are managed and hazards are eliminated, except during major storm events.

PU91 Improve stormwater systems in areas that are vulnerable to flooding.

PU9.2 Emphasize the importance of emergency preparedness.

PU9.3 Evaluate the structural integrity of aging stormwater pipes and repair as needed.

PU9.4 Inventory and inspect other City-owned stormwater infrastructure and perform maintenance as needed.

PU9.5 Provide technical assistance to private stormwater system owners and ensure they maintain their private stormwater systems.

PU9.6 Prioritize solutions to flooding that serves overburdened neighborhoods.

GU10 The Utility considers the interrelationship and complexity of its three missions to manage flooding, improve water quality and protect and enhance aquatic habitat in its decisions and involves other City departments in this effort.

PU10.1 Develop a priority ranking system for capital projects that balances the Utility's three missions: flooding, water quality and habitat. Equity will be part of the ranking criteria.

PU10.2 Plan and implement programs and actions that can effectively achieve equitable stormwater management, urban forestry, open space and water quality objectives.

PU10.3 Complete and maintain watershed or basin plans for all areas of the City to guide management and prioritization. Address water quality, habitat, stormwater runoff, flooding issues, and service equity.

PU10.4 Consider a program of retrofitting existing streetscapes with water quality and quantity stormwater system improvements to minimize pollution from roadway runoff to natural drainage systems and the waters of Puget Sound.

PU10.5 Effectively manage the City's existing municipal separate storm sewer system in a manner that manages flooding, improves water quality and protects the natural environment.

PU10.6 Implement a Capital Improvement Program that maintains and improves the municipal separate storm sewer system in a manner that enhances and protects the City's natural environment, mitigates flooding problems,

improves water quality, promotes a reliable and safe transportation network and provides the community a safe and healthy place for living, working and recreating.

PU10.7 Foster City partnerships with public, private, and non-profit agencies and groups and encourage them to help identify and evaluate new low impact development and green infrastructure approaches. Note: Pulled from the current Natural Environment chapter.

PU10.8 Increase the use of low impact and green infrastructure methods through education, technical assistance, incentives, regulations, and grants. Note: Pulled from the current Natural Environment chapter.

PU10.9 Prioritize Utility land purchases when there are opportunities to make connections between healthy systems; for example, land parcels in a stream corridor; those that facilitate future water quality retrofits or protect existing aquatic ecological function. Note: Pulled from the current Natural Environment chapter.

PU10.10 Improve programs and management strategies designed to prevent and reduce contamination of roadway runoff and other sources of stormwater. Note: Pulled from the current Natural Environment chapter.

PU10.11 Investigate the role Community-Based Public-Private Partnerships could play to incentivize investments in stormwater solutions that ensure community co-benefits including, but not limited to, water quality and habitat improvements.

PU10.12 Investigate the feasibility of developing an in-lieu mitigation program that involves the restoration, establishment, enhancement and/or preservation of aquatic resources and results in stormwater management.

GU11 City departments work collaboratively to maintain and document compliance with the Municipal Stormwater Permit.

PU11.1 The Utility effectively communicates and coordinates the complex City-wide responsibilities of the Municipal Stormwater Permit to other City departments.

PU 11.2 The Utility reviews development plans to ensure compliance with the Municipal Stormwater Permit.

PU 11.3. The Utility manages the compilation of essential City-wide documentation required for Municipal Stormwater Permit report submissions.

Managing Waste ReSources – Garbage, Recycle, Organics

Olympia's Waste ReSources Utility provides municipally operated solid waste collection, disposal, and diversion services, including education and outreach. The Utility is responsible for ensuring that all of the City's waste is properly managed.

Waste materials are generated as part of our daily life and activities through purchase, use, and discard of goods and food scraps. These discards are collected, disposed and managed to protect public and environmental health, and preservation of natural resources through recycling and composting.

Consumption of goods helps support a national economy based on extracting resources, manufacturing and distributing products; a system that encourages excessive waste and does not take into account the full environmental and social costs of this activity. The result is increasing depletion of natural resources, increasing greenhouse gas emissions, and deteriorating air and water pollution - all of which are environmentally unsustainable and costly to society.

Olympians can help solve these problems through a variety of regional and local actions that seek to reduce the amount of waste generated, and increase the amount recycled, composted, and recovered for reuse.

In June 2006, the Olympia City Council adopted a Zero Waste Resolution, which gave rise to a new strategic and operational six-year plan - Olympia's Waste ReSources Plan. The Plan provides a road map for the utility's collection and waste prevention programs. It is updated every six to seven years.

In the next 20 years, the utility will face the following challenges and opportunities:

- **Reduce sources of waste.** The whole life cycle of a product must be considered as we find ways to reduce waste in both "upstream" production and distribution processes and "downstream" consumer

choices and waste management practices.

- **Respond to an ever-evolving waste stream.** Continue adapting to changes in packaging, markets, materials, product recyclability, and composability.
- **Optimizing the diversion and collection system.** Continue to increase the portion of waste that is recycled or composted, while maintaining quality and efficient operations.
- **Adapting to greater population density**. Continue to provide efficient and effective collection services to a greater number of higher density single-family, multi-family and mixed-use type properties.

Goals and Policies

GU12 Solid waste is managed as a resource to provide environmental, economic, and social benefits.

PU12.1 Reduce waste and encourage recycling through the City's purchasing, recycling and disposal policies.

PU12.2 Follow the solid waste management hierarchy established in federal and state legislation, which sets waste reduction as the highest priority management option, followed by reuse, recycling/composting and responsible disposal.

PU12.3 Expand, when practical and feasible, the City's recycling, composting and waste reduction programs to maximize the diversion of material from disposal into remanufacture and reuse.

PU12.4 Support the goals and policies of the Thurston County Solid Waste Management Plan (add hyberlink).

PU12.5 Support state legislation that is designed to improve/increase recycling and composting, increase reuse and repair, reduce natural resource consumption, and reduce household hazardous waste and harmful chemicals.

PU12.6 Maintain and update the Waste ReSources Management Plan, Engineering Design and Development Standards, and Olympia Municipal Code to

ensure sanitary conditions are realized, solid waste collection operations are safe and efficient, and waste prevention and diversion are optimized.

GU13 Solid waste is managed in a responsible and cost-effective manner.

PU13.1 Encourage and promote waste reduction and recycling, including exploring new methods and technologies.

PU13.2 Manage waste as locally as possible to reduce transfer and disposal costs.

PU13.3 Use technology to create and maintain efficient and effective routing and collection programs.

GU14 Environmental impacts caused by solid waste management are minimal.

PU14.1 Handle and dispose of solid waste in ways that minimize land, air and water pollution and protect public health.

PU14.2 Continue to work toward reducing the utility's carbon footprint as technology becomes available and is financially viable.

PU14.3 Work cooperatively with Thurston County to ensure that the operations of the Thurston County Waste and Recovery Center (WARC) are in compliance with state and federal regulations, and are responsibly managed.

Coordination with Private Utilities

NOTE: THE UTILITY ADVISORY COMMITTEE SUBCOMMITTEE AND THE UTILITY ADVISORY COMMITTEE DID NOT REVIEW THIS SECTION OF THE UTILITIES CHAPTER – COMMUNITY PLANNING AND DEVELOPMENT IS RESPONSIBLE FOR OUTREACH TO PRIVATE UTILTIES – CHANGES MAY BE RECOMMENDED IN THE FUTURE AS THE OUTREACH TO PRIVATE UTILTIES IS COMPLETED

Most private utilities are regulated at the state level by the Washington Utilities and Transportation Commission (WUTC), which ensures that customers receive safe and reliable service at reasonable rates. The Commission regulates the rates and charges, services, facilities and practices of most of Washington's investor-owned gas, electric and telecommunication utilities.

Growth in residential, commercial, or industrial development often requires expanded utility services. Because of this, City land use decisions that affect both density and the location of new development will drive new private utility needs.

In Olympia, private utilities provide these services:

- **Electricity:** Puget Sound Energy (PSE) is the only provider of electricity to Olympia and its Urban Growth Area. PSE is an investor-owned utility providing electricity to nine western and central Washington counties.

- **Natural Gas:** PSE is also the only natural gas provider to Olympia and its Urban Growth Area. PSE serves natural gas customers in six western and central Washington counties.

- **Standard Telephone Service:** The only provider of standard telephone service in Olympia and its Urban Growth Area is CenturyLink Communications International, Inc. (CenturyLink). CenturyLink is an investor-owned corporation offering local telecommunication services to customers in 14 states. It also provides broadband data and voice (including long-distance) communications services outside their local service area, as well as globally.

- **Telecommunications and Cellular Telephone Service:** Many new telecommunication providers have entered the market and offer options that have created a very competitive environment. These factors make it difficult to accurately assess how future telecommunications will be provided.

- **Cable Services and Programming:** Comcast is the only cable provider serving Olympia. Properties that lie within the UGA are covered under Thurston County's franchise. Currently, cable companies are not regulated by the state, but by local governments and the FCC. Comcast has a 10-year non-exclusive franchise agreement to use public right-of-way to provide cable services within the Olympia city limits. This agreement was adopted by the City Council in 2009.

Goals and Policies

GU15 Cooperation and coordination exists among jurisdictions and private utility providers.

PU15.1 Coordinate utility planning activities with the private utility providers. The City will work with the private utilities to achieve consistency between their facility plans and the City's regulations and long-range plans.

PU15.2 Share information, when requested, with private utilities on current and projected figures for population, employment, development, and utility service demand.

PU15.3 Process permits and approvals for private utility facilities in a fair and timely manner, and in accordance with development regulations that foster predictability.

PU15.4 Ask for input from the private utilities when developing policies that will affect their service and activities, such as street excavation, street obstructions, and fees.

PU15.5 Maintain agreements, where appropriate, with private utilities, updating them as needed to adapt to changing needs and plans.

PU15.6 Olympia and Thurston County will coordinate with each other and with the cities of Lacey and Tumwater to create consistent utility regulations and long-range plans that promote efficient and effective utility services.

PU15.7 Olympia and Thurston County will coordinate with each other and with the cities of Lacey and Tumwater when private, multijurisdictional utility additions and improvements are being planned.

PU15.8 Regarding private utility facilities, make decisions that are consistent and complementary to regional demand and resources and that reinforce an interconnected regional distribution network.

PU15.9 Olympia and Thurston County will coordinate with each other and the cities of Lacey and Tumwater on emergency management related to utility services by following the Natural Hazards Mitigation Plan for the Thurston Region.

GU16 Private utilities are located underground to protect public health, safety and welfare, and to create a more reliable utility system.

PU16.1 Place new private utility distribution lines underground wherever practicable. This should be based on sound engineering judgment, on consideration of health and safety, and in accordance with the regulations and tariffs of the Washington Utilities Transportation Commission and the City's Engineering Development and Design Standards.

PU16.2 Encourage placing existing private utility distribution lines underground,

in accordance with the regulations and tariffs of the Washington Utilities Transportation Commission and the City's Engineering Development and Design Standards.

PU16.3 Coordinate the undergrounding of both new and existing private utility lines consistent with policies PU 3.1 and PU 3.2.

PU16.4 Apply utility undergrounding requirements to all private development projects.

PU16.5 Develop and maintain a management plan, consistent with the Olympia Municipal Code and the Engineering Development and Design Standards, for underground and overhead utilities as part of the City's franchise agreements. The management plan also must address undergrounding of the City's aerial facilities, as well as other franchise utilities. (See OMC telecommunications Chapter 11 regarding permitting and leasing)

GU17 Private utility facilities will be located in the same area.

PU17.1 Promote the co-location of new utility distribution and communication facilities when doing so is consistent with utility industry practices and national electrical and other codes. (See policy PU3.6 that recommends a guidance drawing showing utility locations.)

PU17.2 Give private utilities timely notice when road construction is planned, to coordinate utility trenching work.

GU18 Adverse impacts of above-ground utility facilities such as sub stations and cellular towers on surrounding land uses are minimized.

PU18.1 Locate private utility facilities near compatible adjacent land uses. City regulations will specify that approval of new private utility facilities shall be reasonably compatible with the development of the surrounding properties.

PU18.2 Ensure that the City's zoning code includes standards that ensure that new private utility facilities are coordinated and integrated with surrounding land uses so they are reasonably compatible with the natural and built environment. These regulatory standards should also support facility design which minimizes the visual intrusion of facilities in all areas.

PU18.3 Encourage telecommunication utilities to use existing structures, such as existing towers and buildings, where a new installation will not conflict with height restrictions.

GU19 Every resident and business in Olympia has access to affordable cable television and Internet services.

PU19.1 Encourage cable services to incorporate their latest features and improvements for their Olympia-area customers as they become technologically and economically feasible.

PU19.2 Seek to ensure that any cable franchisee serving the Olympia area provides a high quality of customer service, signal transmission, and programming variety.

GU20 Communications between public buildings reflect advances in cable technology.

PU20.1 Ensure cable service to major public buildings allows programs to originate there, as well as to be received there.

GU21 Public educational institutions and governments can air programming on designated channels on the cable system.

PU21.1 Ensure that cable service includes no fewer than four local access channels, which are responsibly and fairly administered in the public interest.

GU22 The City should make provisions in its policies, regulations and Engineering Development and Design Standards for a fiber optic conduit system as part of its municipal infrastructure.

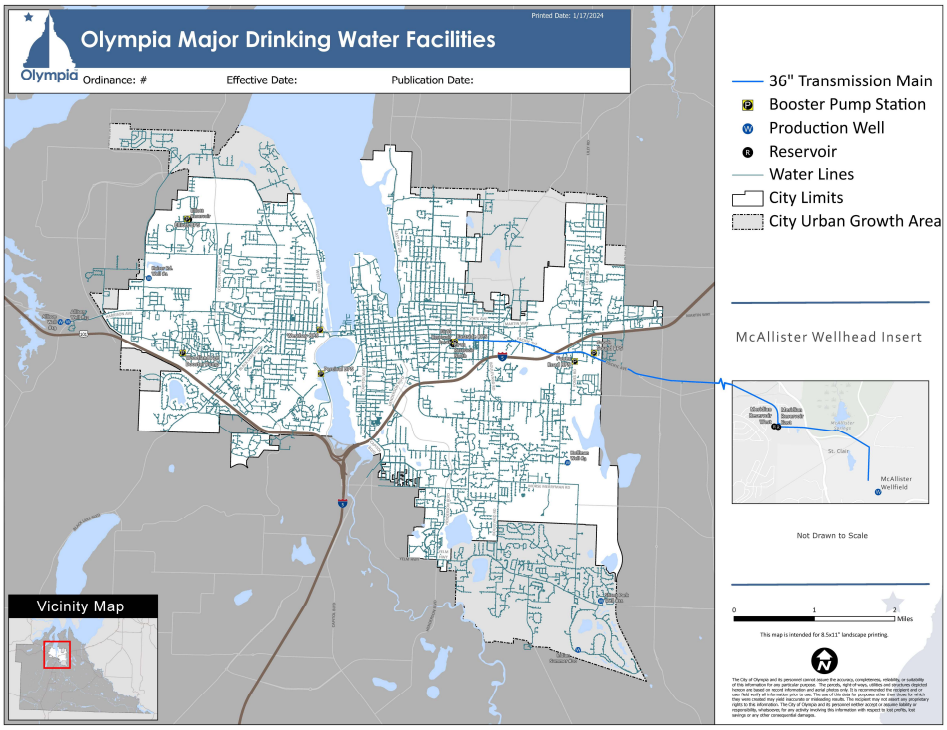
Appendix A: Utilities Inventory and Future Needs

City-Owned Utilities

Drinking Water

Inventory

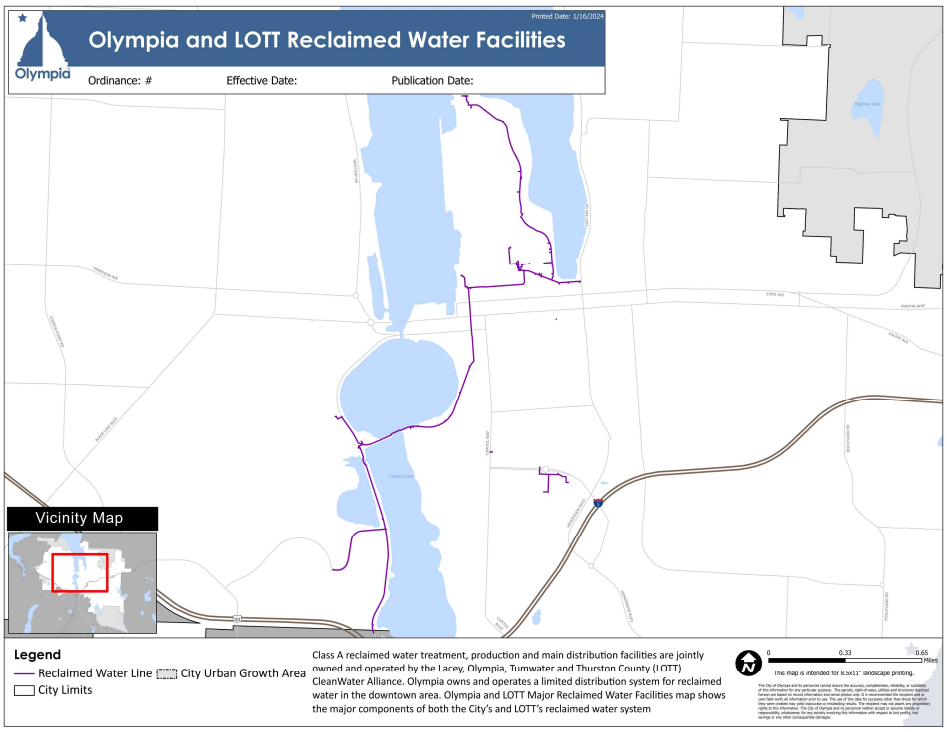
A network of wells, pumps, reservoirs and transmission lines supplies water to Olympia's customers. The McAllister Wellfield's three deep wells provide the majority of drinking water for the City. A 36-inch transmission main moves water from the McAllister Wellfield to the Meridian reservoirs, and then on a nine-mile journey into reservoirs at Fir Street. From there, it is pumped and piped throughout the City. The rest of the City's drinking water is provided by five wells (two wells at Allison Springs, and one each at Indian Summer, Shana Park, and Hoffman). Additionally, the City has one emergency well (Kaiser). The map below shows the major components of Olympia's water system.



Olympia Major Drinking Water Facilities

Class A reclaimed water treatment, production and main distribution facilities are jointly owned and operated by the Lacey, Olympia, Tumwater and Thurston

County (LOTT) Clean Water Alliance. Olympia owns and operates a limited distribution system for reclaimed water in the downtown area. Olympia and LOTT Major Reclaimed Water Facilities map shows the major components of both the City's and LOTT's reclaimed water system.



Olympia and LOTT Major Reclaimed Water Facilities

Existing Capacity

Olympia's water service area boundary map generally follows the Urban Growth Area. Policies related to providing service to this area are defined in Washington's Municipal Water Law, the North Thurston County Coordinated Water System Plan, and Olympia's Water System Plan and municipal code. Olympia has adequate water rights reserved to supply customers within the service area for a minimum of 50 years. The Utility's Conservation program will also help extend Olympia's water supply.

Every six years, the Utility must update its Water System Plan for approval by the Washington State Department of Health. Water system planning regulations require the Utility to conduct a detailed analysis of its water right, water source, water storage and water distribution system capacity against current and future growth projections. The Water System Plan must also include a six and 20-year capital improvement program that includes any needed projects to address current and projected future capacity limitations. The Utility then seeks budget authority for required projects through the annual capital facility plan

development and budget approval process. Through the development of the latest Water System Plan, no capacity limitations requiring immediate action were identified. See the Water System Plan for additional detailed capacity information.

Future Facilities
Future needs for drinking water will be met by:

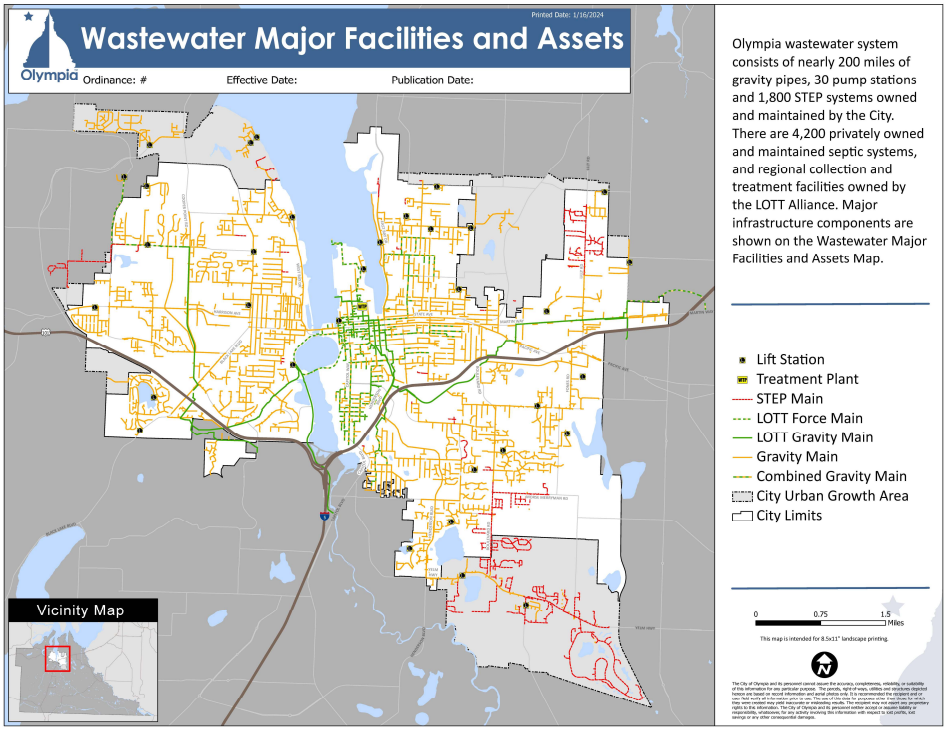
- Developing new water sources.
- Repairing and replacing deteriorating pipes, pumps and reservoirs.
- Developing new transmission, distribution and storage facilities to serve the growing community.

General facilities charges, which are paid by developers, will fund growth-related improvements. Other improvements will be financed through utility rates, often using bonds and low interest loans.

The Capital Improvement Program to meet forecasted 6-to-20-year needs is included in the Water System Plan, and revised and updated as might be needed in the City's most recently adopted Capital Facilities Plan.

Wastewater

Inventory
Within Olympia and its Urban Growth Area, the wastewater system consists of nearly 200 miles of gravity pipes, 31 pump stations and 1,800 STEP systems owned and maintained by the City. There are 4,200 privately owned and maintained septic systems, and regional collection and treatment facilities owned by the LOTT Alliance. Major infrastructure components are shown on the Wastewater Major Facilities and Assets map below. The way the wastewater system is planned and managed has a major impact on the City's ability to accomplish its land use, environmental, economic development, and growth-management goals.



Wastewater Major Facilities and Assets map

Existing Capacity

Utility staff, with the assistance of consulting engineers, analyze the capacity of the wastewater infrastructure, principally pipes and pumps, using a computer model as a component of the development of the Utility's management plan, last updated in 2019. The circa 2019 model was designed to simulate a 10-year peak hour storm event and estimated wastewater flows based on the current and projected population, land use and inflow and infiltration entering the sewer system.

Future Facilities

Computer analysis completed with the 2019 Wastewater Management indicates that, the City's wastewater system has seven areas with anticipated risk of flooding, prioritized into four tiers based upon risk of flooding and confidence in the projections. The tiers range from "high risk of flooding and high confidence in projections (plan for action within 10 years)" to "moderate risk of flooding, low confidence in data (long-range monitoring". The high risk of flooding capacity limitations identified in the 2019 Wastewater Management Plan include a section of pipe along the 4th Ave bridge and along Jefferson Street SE and have been incorporated into the Utility's short-term capital facilities plan. Additionally, Wastewater Utility staff monitors and manages monitors and manages existing and future flows, tracks the new for long term improvements and plans for

future construction projects before reaching capacity, including those areas identified in the 2019 Wastewater Management Plan as potential areas of risk.

The LOTT Clean Water Alliance Wastewater Resource Management Plan addresses future capacity and treatment upgrades to the regional system.

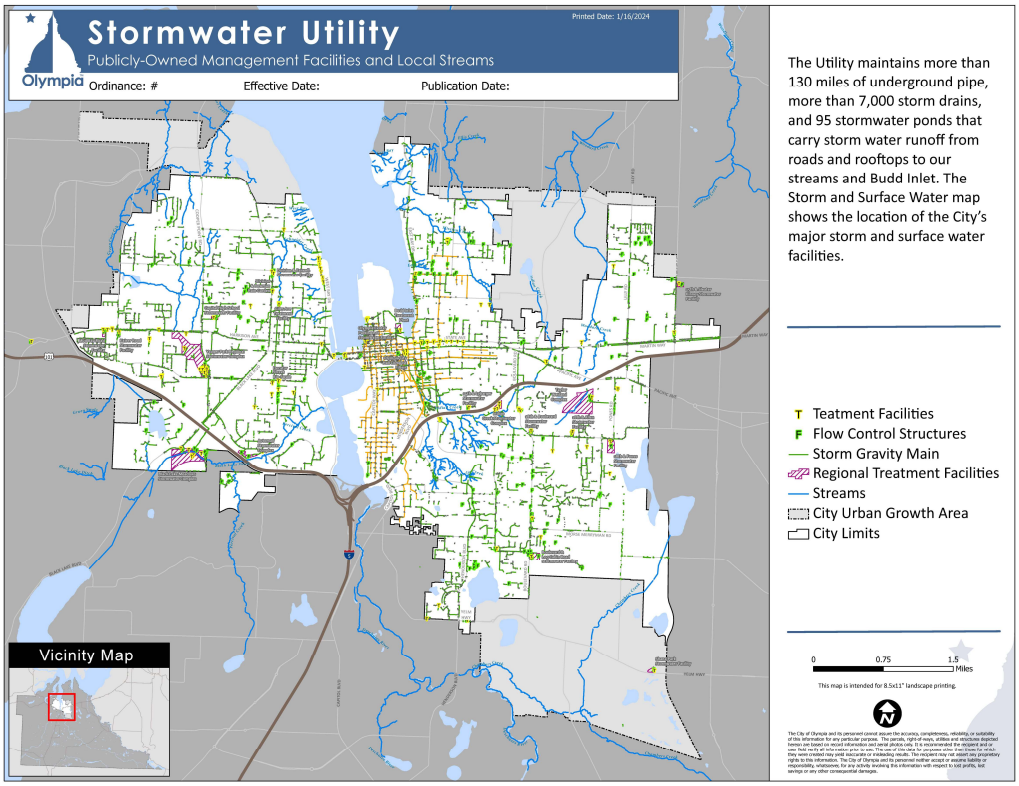
When infrastructure improvements are needed due to new development, future users of the new facilities repay the City through general facilities charges, latecomer fees or other potential cost recovery tools.

The Capital Improvement Program to meet forecasted 6- to 20-year needs is included in the Wastewater Management Plan, and revised and updated as may be needed in the City's most recently adopted Capital Facilities Plan.

Storm and Surface Water Utility

Inventory

The Utility maintains more than 160 miles of underground pipe, more than 7,600 storm drains, and 98 stormwater ponds that carry storm water runoff from roads and rooftops to our streams and Budd Inlet. The Storm and Surface Water map shows the location of the City's major storm and surface water facilities. In addition to Olympia's public stormwater infrastructure, the Utility provides technical assistance and performs maintenance inspections on privately-owned stormwater systems throughout the City. A variety of small areas are still served by a combined sanitary/stormwater sewer, which routes flows to the LOTT treatment plant.



Publicly-Owned Stormwater Management Facilities and Local Streams map

Existing Capacity

For the most part, historical flooding problems have been corrected over the past couple of decades. Now, flooding problems are typically smaller in scale and easier to address than in the past. The Utility manages a pipe televising program to assess the condition of underground infrastructure and to schedule maintenance and repairs before serious problems develop.

Many of the older areas of the City were built before stormwater treatment was required. The Utility looks for opportunities to retrofit stormwater treatment in these areas when feasible.

Future Facilities

Olympia's Stormwater Drainage Manual requires new development to infiltrate stormwater onsite whenever possible. The need for existing stormwater facility upgrades or repairs is assessed by the Utility annually as part of the Capital Facilities Plan update process.

Waste Resources

Inventory

The Waste ReSources Utility provides solid waste collection service to single and multi-family households, commercial and industrial customers, and all other customers within the city limits. The Waste ReSources Utility also maintains and services litter receptacles in the downtown core, operates a Saturday Drop-off site for yard waste, scrap metal, and recycling, in addition to providing cardboard and glass drop-off 24/7 at the same location. Two other glass-only drop-off sites are located at Yauger Park and Concrete Recyclers.

Olympia does not own or operate any solid waste handling facilities outside of the customer convenience locations mentioned above. Olympia relies on its public and private partners for waste disposal, recycling and composting facilities.

All solid waste container inventory (carts, dumpsters, drop-boxes, and litter receptacles) are city-owned. New and replacement containers are paid for through the utility's operating budget. The Wate ReSources Utility owns and maintains nearly 44,000 containers with the vast majority in service and only a small portion, roughly 3 to 5 percent in reserve.

The Waste ReSources has two core programs – Collections and Waste Prevention:

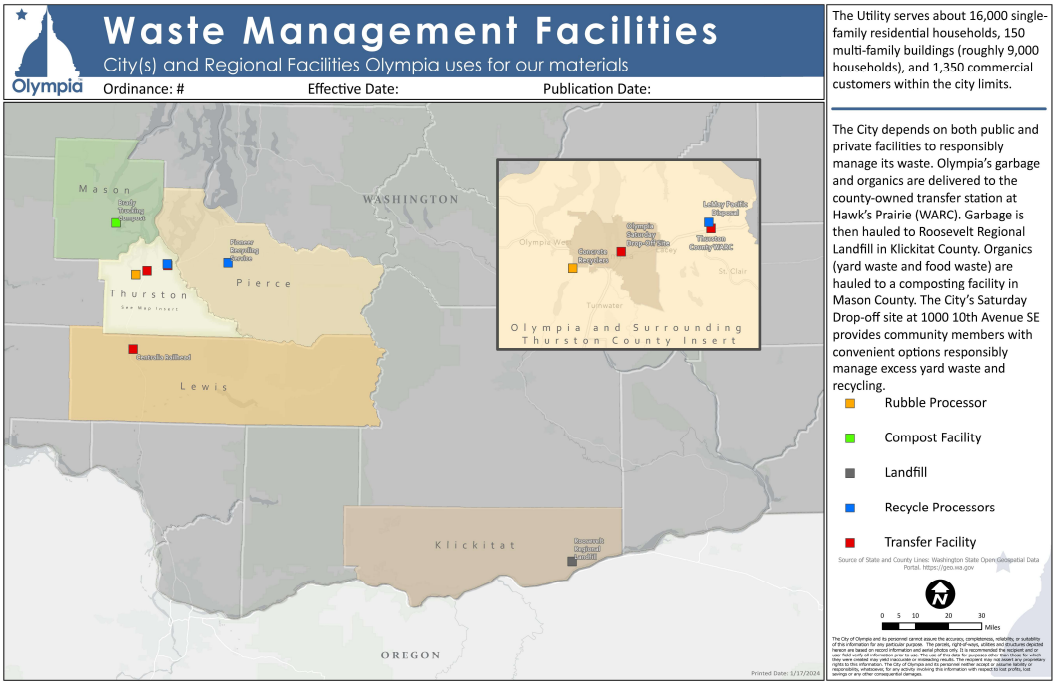
1. The Collections program provides solid waste collection services inside the city limits, designs routes, and manages equipment and container needs.
2. The Waste Prevention and Reduction program is responsible for updating its waste management plan, development review, developing and implementing waste prevention and recycling programs.

Existing Capacity

The Waste ReSources Utility serves about 16,000 single-family residential households, 150 multi-family buildings (roughly 9,000 households), and 1,350 commercial customers within the city limits. The Utility manages and adapts to growth through its budgeting process, compliment of staff, equipment, containers, and route design, solid waste management plan and operational policies and procedures.

If the City annexes the southeast area Urban Growth Area (UGA), which has over 3,000 households, the Waste ReSources will need to immediately begin planning to assume collection from the private hauler in 10 years, which is the transition period. Planning will include setting funding aside for additional containers and trucks.

The map below shows the City's and regional facilities the City uses for our materials.



Waste Management Facilities

Future Facilities

The City depends on both public and private facilities to responsibly manage its waste: Olympia's garbage and organics are delivered to the county-owned transfer station at Hawk's Prairie. Garbage is then hauled to Roosevelt Regional Landfill in Klickitat County. Organics (yard waste and food waste) are hauled to a composting facility in Mason County. The Waste ReSources Utility's Saturday Drop-off site at 1000 10th Avenue SE provides community members with convenient options responsibly manage excess yard waste and recycling.

The City is in the process of developing a new Operations Center for the Waste ReSources Utility, which will include a shop for maintaining the City's heavy duty fleet. The site is located off of Carpenter Road NE Lacey UGA on city-owned land. As the project progresses to the 30 and 90 percent design phases, the Utility will continue to evaluate whether the site can support a recycle transfer operation, which would greatly improve the City's position in working with recycle sorting facilities and composting operations. The Carpenter Road project is included in the most recent update of the Capital Facilities Plan.

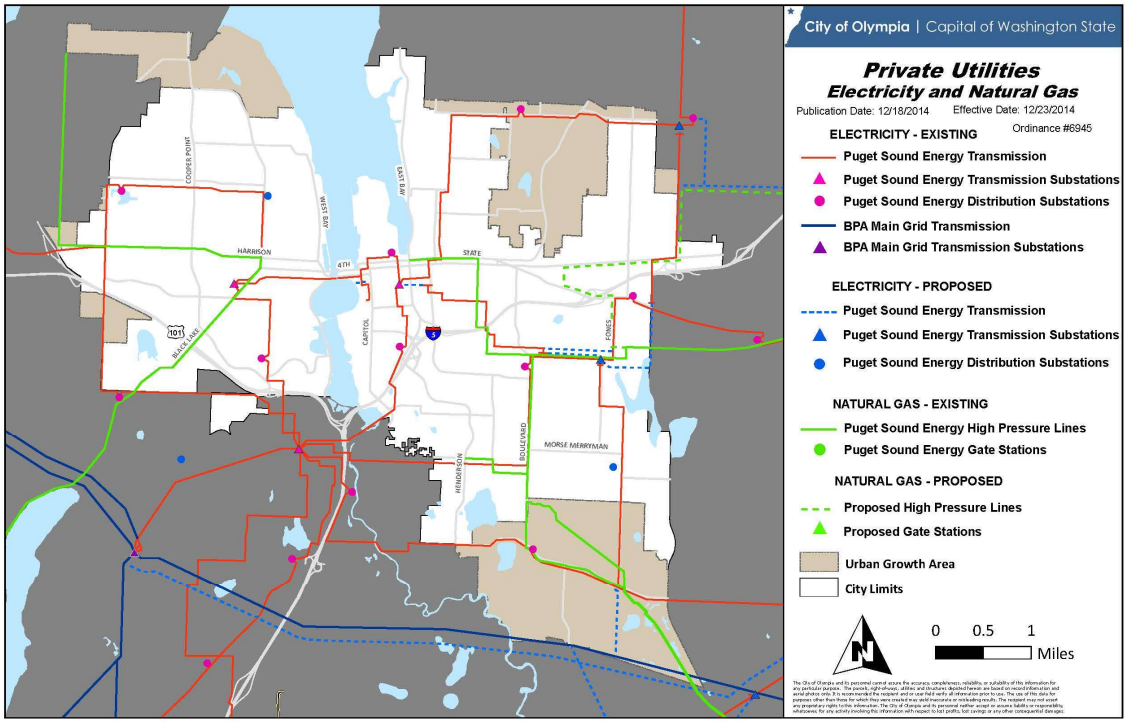
Description & Inventory of Private Utilities Serving Olympia

Note: COMMUNITY PLANNING AND DEVELOPMENT IS RESPONSIBLE FOR UPDATING THIS SECTION PENDING INPUT FROM PRIVATE UTILITIES

Electricity and Natural Gas

Unlike some other private utilities, providers of electricity such as Puget Sound Energy (PSE) must provide electricity upon demand and in accordance with "tariffs" on file with the Washington Utilities and Trade Commission (WUTC). To fulfill its public service obligations, PSE must plan to extend or add to its facilities when needed.

However, this obligation does not apply to the delivery of natural gas, as it is considered a convenience, rather than a necessity, as electricity is. PSE natural gas service is a demand-driven utility and, as such, is prohibited from passing on the cost of new construction to existing customers. Instead, it installs natural gas service for new construction and when customers convert from electricity or oil to natural gas. PSE owns and operates all electrical transmission and distribution stations, as well as the transmission and distribution lines within the City of Olympia. The map below shows existing and proposed major PSE electric and natural gas facilities, but does not show distribution lines.



Puget Sound Energy Electric and Natural Gas Facilities

Telecommunications and Cellular Telephone Service

The volatility and competitiveness of the telecommunications market makes it difficult to accurately assess the way future telecommunications will be provided. The Federal Communications Commission (FCC) regulates cellular providers in each cellular geographic service area, and in Olympia and its Urban Growth Area, there are several FCC-licensed providers. In April 2006, the City adopted the Olympia Wireless Telecommunications Master Plan ,which includes information about future expansion needs and probable facility locations. The Olympia Municipal Code provides guidance on telecommunications permitting and leasing.

At the state level, cellular telecommunications companies are regulated by the WUTC. Although the technology is increasingly used as a reliable backup communication system during times of emergency, the WUTC defines cellular technology as a utility of convenience, not necessity. Therefore, cellular phone providers are not required to provide service upon demand.

There are several dozen antennas for cellular phone service located in Olympia. The cellular phone system depends on a series of these low-powered antennas in a honeycomb pattern of "cells" that invisibly blanket the service area. Each cell site has a signal radius ranging from a few blocks to a few miles, depending on terrain and capacity.

Standard Telephone Service

As regulated by the WUTC, standard telephone service is considered a necessity. Therefore, CenturyLink Communications International, Inc. (CenturyLink, formerly Quest and AT&T) must provide phone facilities on demand. As communities grow, its facilities are upgraded to ensure adequate service levels and to offer new services.

Standard telephone service has four primary components: central switching offices (two are located in Olympia), main cable routes, branch feeder routes, and local loops. All these components work together to provide a dial tone to every subscriber.

CenturyLink also maintains a broadband telecommunications network over a mix of optical fiber, coaxial cable and copper wire. CenturyLink has said that it plans to continue serving the Olympia area.

Cable Services

Comcast, Inc. is Olympia's sole cable service provider, and its receiver site also serves surrounding communities. The two key components of the cable system are a receiver site – a tower that picks up air and satellite signals - and a fiber-to-the-node cable system. The cable television system is fed directly by coaxial and fiber-optic cable from the receiver site to Comcast's Olympia subscribers.

Cities and counties may grant franchises to cable companies that allow them to locate their lines in the public rights-of-way. In exchange, local governments may require cable companies to provide certain services. Olympia's franchise agreement requires Comcast to:

- Provide service throughout the City, and install the cable underground for all new construction.
- Meet minimum standards for the number of channels provided, variety of programming, quality of customer service, and technical quality of signal transmission.
- Provide a public access studio and facilities that allow programming to originate from a number of public facilities identified by the City.
- Provide free cable service to City buildings.
- Provide financial support for local access television equipment.

Federal law allows local government to charge a franchise fee for use of the Right-of-Way, currently no more than 5% of gross revenue.

In the Olympia area, the "public access studio and facilities" requirement in the franchise is administered by Thurston Community Television (TCTV), a non-profit organization -- on behalf of Olympia, Lacey, Tumwater, and Thurston County.

The City has an annual contract with TCTV for specific government, education, and public television access purposes. Comcast leases the TCTV studio to the City for $1 per year and makes an additional cash contribution for local access capital purposes.

Each year, Comcast engineers assess whether it needs to expand its Olympia system so it can continue to provide cable hook-ups to customers as demand rises. At this time, the City is adequately served and expects that will continue for at least the next 20 years.

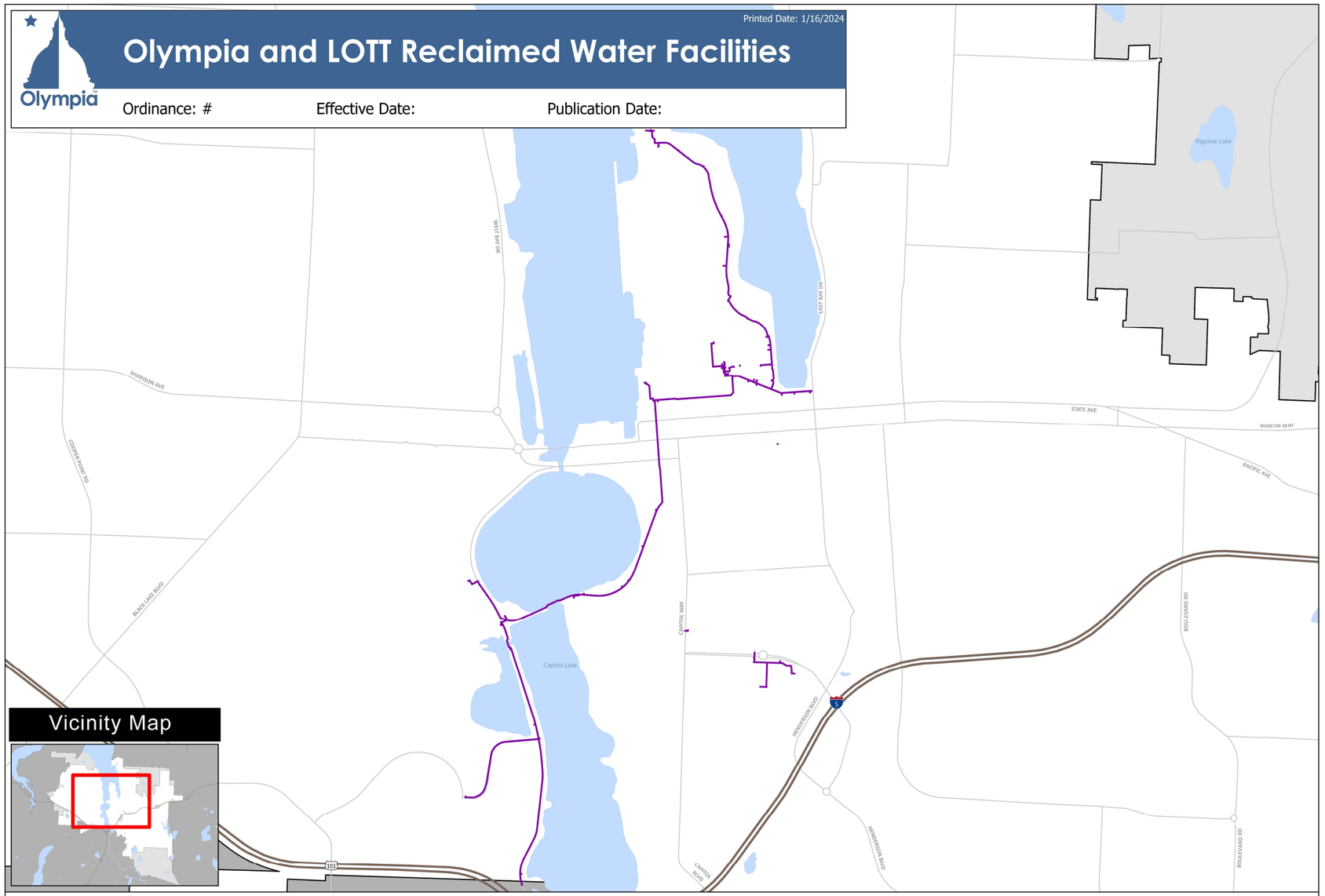
For More Information

- 1996 North Thurston Coordinated Water System Plan This document outlines the policies and procedures for providing coordinated drinking water services to the North Thurston urban area.
- 1990 General Sewerage Plan for Thurston County This document outlines the plan for providing sewer services to the unincorporated Urban Growth Areas within Thurston County.
- Thurston County's Hazard Mitigation Plan is a cooperative local government effort to identify and prioritize ways the region can protect itself from its natural vulnerability to hazards such as storms, landslides, earthquakes and flooding.
- Current and past technical analyses and reports regarding sea level rise in Olympia can be reviewed on the City's Sea Level Rise webpage.

Printed Date: 1/16/2024

Olympia and LOTT Reclaimed Water Facilities

Ordinance: # Effective Date: Publication Date:



Vicinity Map

Legend

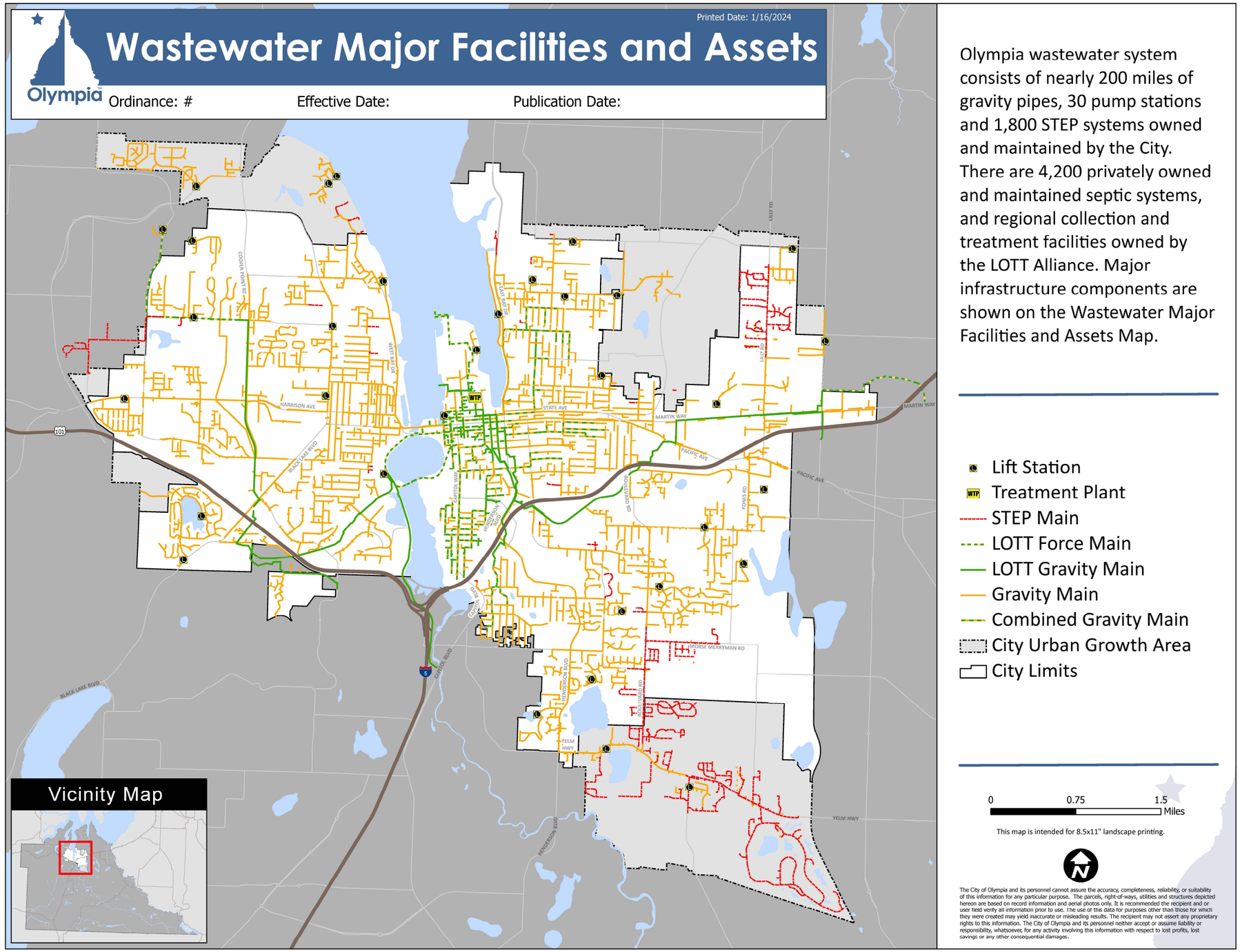
Reclaimed Water Line City Urban Growth Area

City Limits

Class A reclaimed water treatment, production and main distribution facilities are jointly owned and operated by the Lacey, Olympia, Tumwater and Thurston County (LOTT) CleanWater Alliance. Olympia owns and operates a limited distribution system for reclaimed water in the downtown area. Olympia and LOTT Major Reclaimed Water Facilities map shows the major components of both the City's and LOTT's reclaimed water system

0 0.33 0.65 Miles

This map is intended for 8.5x11" landscape printing.

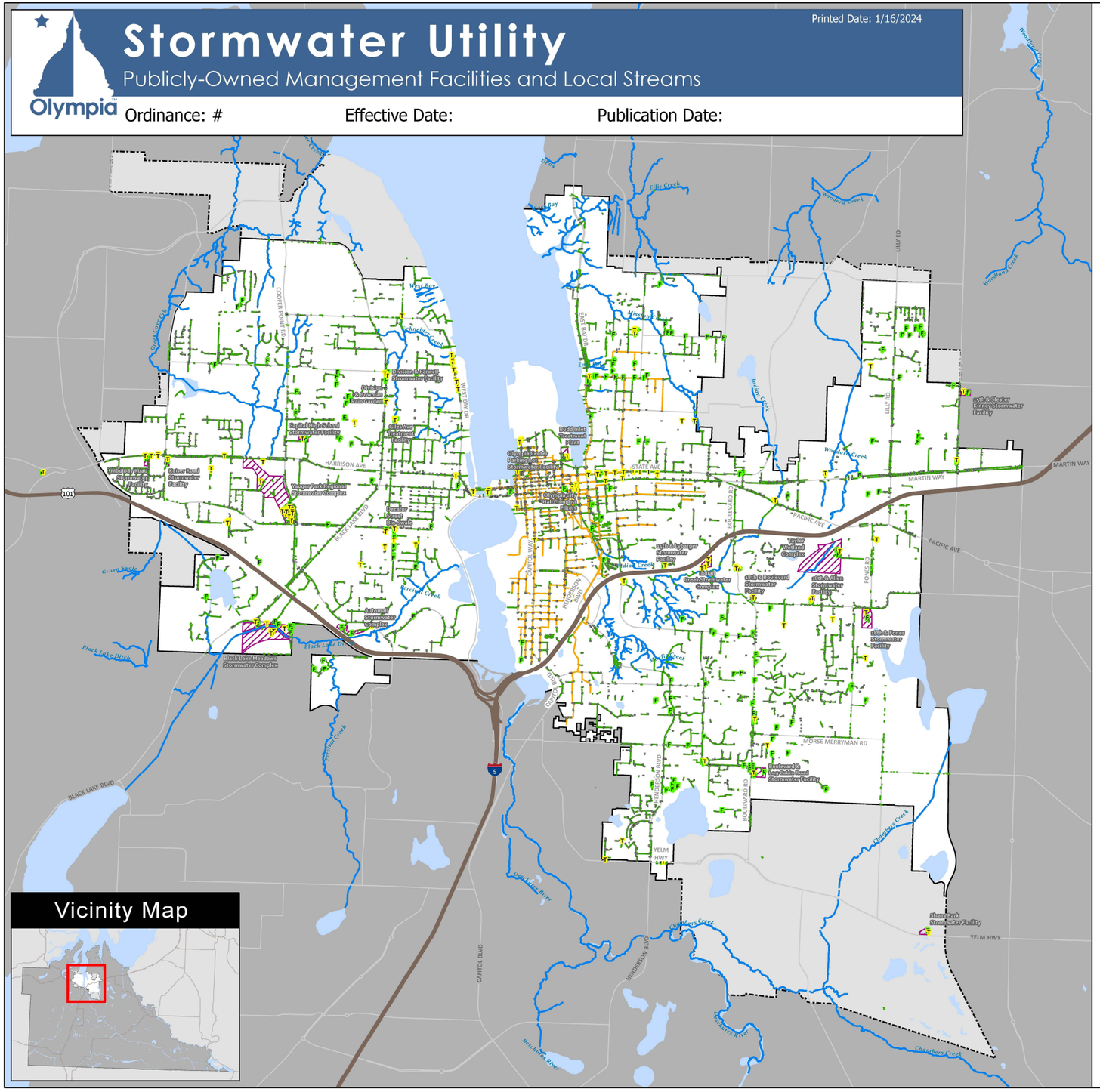

Printed Date: 1/16/2024
Wastewater Major Facilities and Assets
Olympia
Ordinance: #
Effective Date:
Publication Date:
Vicinity Map
Olympia wastewater system consists of nearly 200 miles of gravity pipes, 30 pump stations and 1,800 STEP systems owned and maintained by the City. There are 4,200 privately owned and maintained septic systems, and regional collection and treatment facilities owned by the LOTT Alliance. Major infrastructure components are shown on the Wastewater Major Facilities and Assets Map.
Lift Station
Treatment Plant
STEP Main
LOTT Force Main
LOTT Gravity Main
Gravity Main
Combined Gravity Main
City Urban Growth Area
City Limits
0
0.75
1.5
Miles
This map is intended for 8.5x11" landscape printing.
The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Stormwater Utility

Publicly-Owned Management Facilities and Local Streams

Printed Date: 1/16/2024

Ordinance: # Effective Date: Publication Date:



The Utility maintains more than 130 miles of underground pipe, more than 7,000 storm drains, and 95 stormwater ponds that carry storm water runoff from roads and rooftops to our streams and Budd Inlet. The Storm and Surface Water map shows the location of the City's major storm and surface water facilities.

- T Teatment Facilities
- F Flow Control Structures
- Storm Gravity Main
- Regional Treatment Facilities
- Streams
- City Urban Growth Area
- City Limits

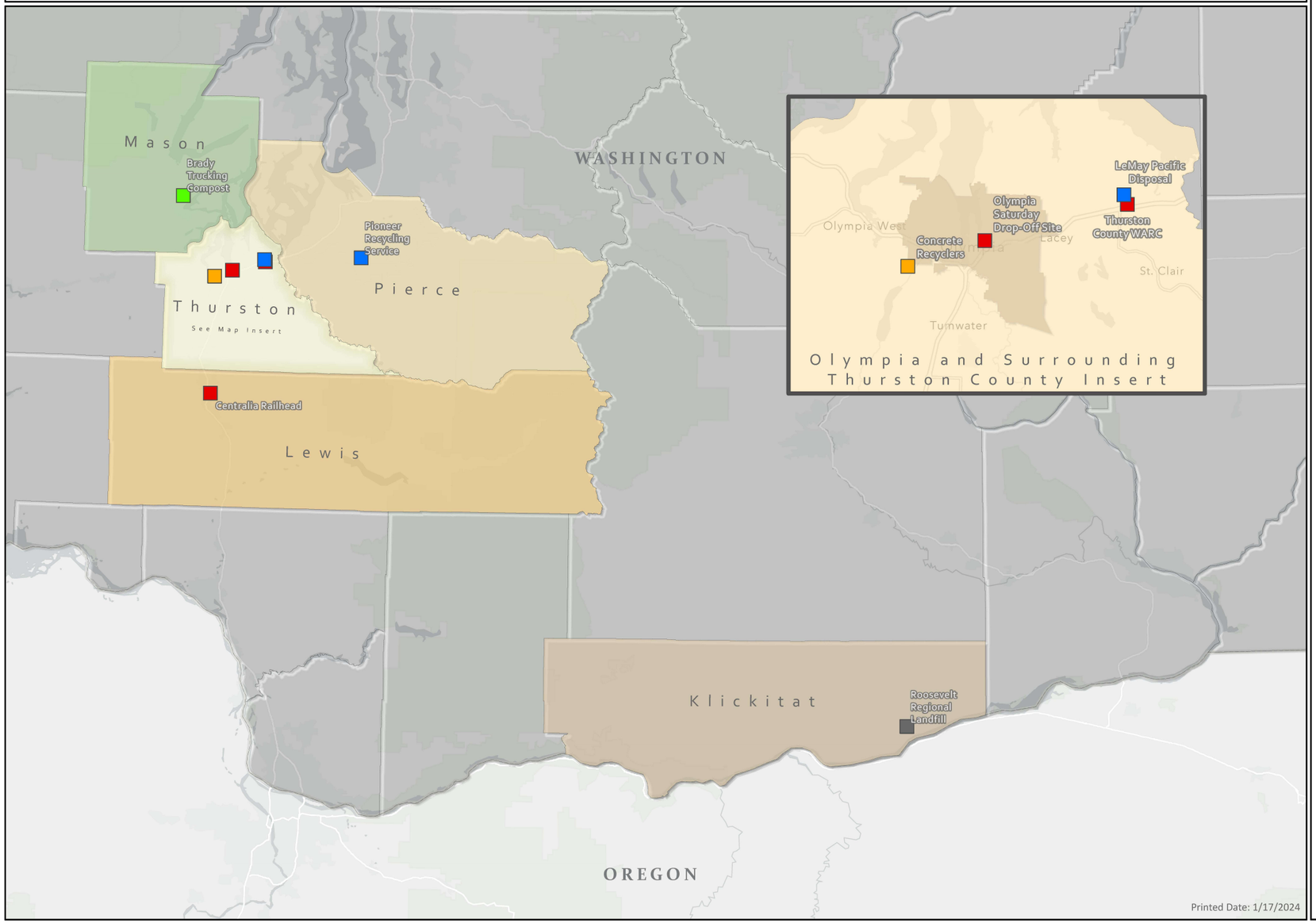
0 0.75 1.5 Miles

This map is intended for 8.5x11" landscape printing.

Waste Management Facilities

City(s) and Regional Facilities Olympia uses for our materials

Ordinance: # Effective Date: Publication Date:



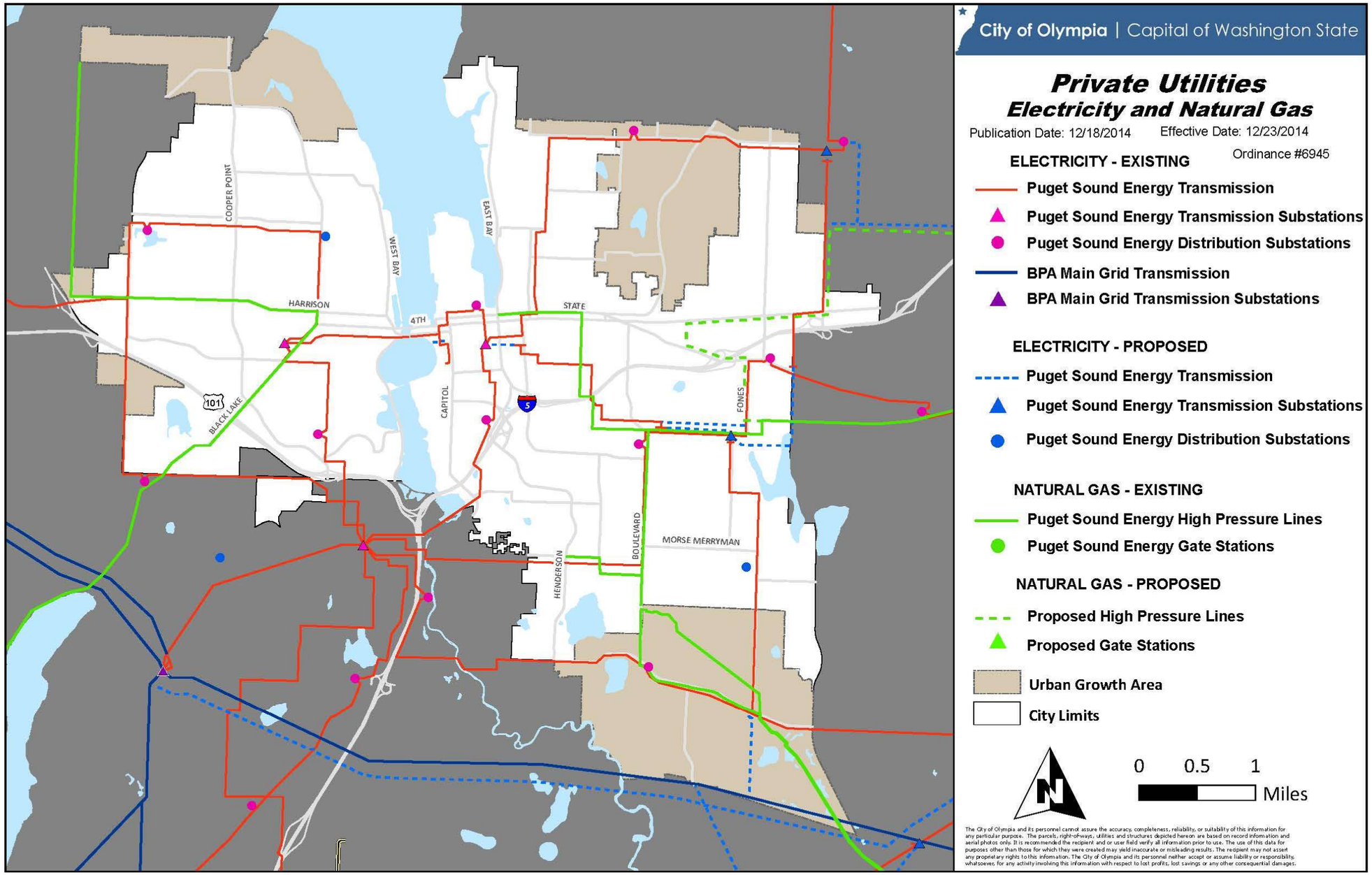
The Utility serves about 16,000 single-family residential households, 150 multi-family buildings (roughly 9,000 households), and 1,350 commercial customers within the city limits.

The City depends on both public and private facilities to responsibly manage its waste. Olympia's garbage and organics are delivered to the county-owned transfer station at Hawk's Prairie (WARC). Garbage is then hauled to Roosevelt Regional Landfill in Klickitat County. Organics (yard waste and food waste) are hauled to a composting facility in Mason County. The City's Saturday Drop-off site at 1000 10th Avenue SE provides community members with convenient options responsibly manage excess yard waste and recycling.

- Rubble Processor
- Compost Facility
- Landfill
- Recycle Processors
- Transfer Facility

Source of State and County Lines: Washington State Open Geospatial Data Portal. https://geo.wa.gov

0 5 10 20 30 Miles


COOPER POINT
WEST BAY
EAST BAY
HARRISON
4TH
STATE
101
BLACK LAKE
CAPITOL
5
FONES
HENDERSON
BOULEVARD
MORSE MERRYMAN
City of Olympia | Capital of Washington State
Private Utilities
Electricity and Natural Gas
Publication Date: 12/18/2014
Effective Date: 12/23/2014
Ordinance #6945
ELECTRICITY - EXISTING
Puget Sound Energy Transmission
Puget Sound Energy Transmission Substations
Puget Sound Energy Distribution Substations
BPA Main Grid Transmission
BPA Main Grid Transmission Substations
ELECTRICITY - PROPOSED
Puget Sound Energy Transmission
Puget Sound Energy Transmission Substations
Puget Sound Energy Distribution Substations
NATURAL GAS - EXISTING
Puget Sound Energy High Pressure Lines
Puget Sound Energy Gate Stations
NATURAL GAS - PROPOSED
Proposed High Pressure Lines
Proposed Gate Stations
Urban Growth Area
City Limits
N
0 0.5 1
Miles
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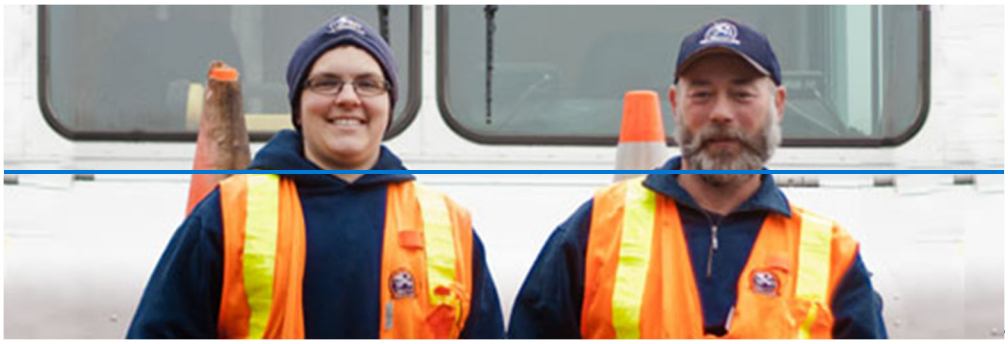
Utilities

August 3, 2023 UAC Review Draft

AUGUST 3, 2023 UAC DISCUSSION NOTES ADDED IN ALL CAPS

Requested edits by UAC members added in highlight



Public Works utility employees enjoying a day on the job

What Olympia Values:
Olympians value a drinking water supply that is owned and controlled by the City. We want wastewater and stormwater treated effectively before it is discharged into Puget Sound. We understand and value the role that 'reuse, reduction and recycling' plays in our effort to conserve energy and materials.

Our Vision for the Future:
Clean, plentiful water and significant reduction of waste.

Read more in the Community Values and Vision chapter

AUGUST 3, 2023 UAC DISCUSSION: REVIEW OF THE CHAPTER'S VALUES AND VISION WILL OCCUR AFTER THE RESULTS OF THE MAY 2023 VALUES AND VISION COMMUNITY SURVEY ARE AVAILABLE.

Introduction - Utilities Shape the Future

Olympia's future ability to achieve long-term environmental, economic and social balance is influenced by how we deliver utility services to the community. To achieve ~~sustainability~~ this, we'll need to shift from a short- to a long-term focus that considers how today's actions will affect future generations. The long-term view will emphasize reducing waste, preventing pollution, engaging the community, and managing our fiscal and environmental resources conservatively .

City utilities include Drinking Water, Wastewater, Storm and Surface Water, and Waste ReSources (garbage, organics, and recycling). Privately-owned utilities such as natural gas and electric, cable service, and telecommunications facilities are regulated locally, especially within city-owned rights-of-way. Olympia's future will be shaped, in part, by where and when these facilities are provided.

Olympia's utilities also provide services that protect nature and conserve

resources by reducing pollution and waste, restoring habitat, and conserving water. The City is also partnering with private utilities to provide their Olympia customers with more opportunities to use renewable energy.

All of the City's ~~Most of the~~ utilities~~y programs~~ discussed in this chapter have adopted and periodically update their own detailed master plans to guide the design and daily administration of their services. This chapter is intended to serve as a bridge between those specific plans and the broader vision of this Comprehensive Plan.

City-Owned Utilities Working Together

City-owned and operated utilities provide the community with essential services and can help shape Olympia's future in meaningful ways. We take a coordinated, cost-effective approach to managing our utilities and fully consider the economic, social and environmental implications of all our actions.

Drinking water is provided by a City-owned utility.

Community engagement and involvement is an important component of City utility management. Customers and users help with environmental restoration projects and efforts to reduce pollution and waste. They also can participate in utility management and rate setting. A Utility Advisory Committee (UAC), appointed by City Council, also reviews and provides advise and direction on programs, policies and rates and evaluates operations to ensure the utilities are operated in a sustainable manner.

The four City-owned and operated utilities include:

- **Drinking Water.** This utility's mission is to provide and protect healthy drinking water for the community. This involves protecting groundwater and promoting water conservation, as well as ensuring that our drinking water meets federal Safe Drinking Water Act standards.

- **Wastewater.** This utility collects and conveys wastewater to treatment facilities to protect public and environmental health. It also works to reduce the number of septic systems in the City.

- **Storm and Surface Water.** The mission of this utility is to minimize flooding, improve water quality, and protect or enhance aquatic habitat.

- **Waste ReSources**. Provides collection services for residential and commercial garbage, residential recyclables, and residential and commercial organics (yard debris, food waste and soiled paper), and also encourages waste reduction through educational programs. Its mission is to lead our community toward a waste-free future.

The City collects organics for composting through its Waste ReSources utility.

Over the next 20 years, there will be a growing need for us to manage our utility resources efficiently. Our challenges will include:

- **Repairing and replacing aging systems.** Operation and maintenance needs will continue to expand, as the pipes, pumps, valves, treatment facilities, reservoirs and wells that make up our utility system age. These needs must be met while keeping rates affordable.

- **Protecting the natural environment**. Water quality deterioration and habitat loss will continue to be a concern as development and utilities expand to new areas.

- ~~**Preparing for sea level rise.** In addition to the flooding threat, the City's underground utilities in the downtown area will be jeopardized.~~

- **Reacting to and mitigating against climate change.** The changing climate in the Pacific Northwest is expected to result in more frequent and intensive winter rainfall events, drier ~~dryer~~ summers and rising sea levels. Increased rainfall and associated flooding could result in increased flows into the combined stormwater/sewer system while sea level rise could impact utility infrastructure located in our downtown. Efforts taken by the City's utilities such as reducing energy use, protecting and enhancing habitat areas, promoting water conservation and recycling, and reducing inflow and infiltration could assist the community to mitigate for the impacts of climate change.

- **Advancing the City's social equity goals**. Into the future, city-owned utilities will need to balance the need to address ongoing utility maintenance needs with the rates necessary to replace aging infrastructure, while also addressing rates and general facility charges that help advance the City's social equity goals while ~~with~~ also keeping rates as low as possible.

AUGUST 3, 2023 UAC DISCUSSION: CONSIDER REWRITING THIS SENTENCE INTO TWO OR MORE.

- **Adapting to growth and density**. City-owned utilities will need to be prepared to provide utility services to greater urban densities. Fast or slow, the rate of growth will determine how, for example, new water sources are developed and when they come on-line. Higher densities can make providing the space required for solid waste collection problematic.

Our utility programs will need to find partnerships and outside resources to help the City face these new challenges.

Goals and Policies

GU1 Utility and land use plans are coordinated so that utility services can be provided and maintained for proposed future land uses.

PU1.1 Require annexation of all properties for which new City wastewater or drinking water services are requested if the property is outside the City, but inside the Urban Growth Area. Or, require property owners to sign a Binding Agreement to Annex when requested by the City.

PU1.2 Require new developments to construct drinking water, wastewater and stormwater utilities and provide space for solid waste collection in ways that meet the community development, environmental protection, and resource protection goals of this Plan, and that are consistent with adopted utility plans and extension policies.

PU1.3 Evaluate land use plans and utility goals periodically to ensure growth is guided by our knowledge of ~~current environmental~~current environmental constraints. This includes, ~~including~~ risks from climate change, ~~and~~ the latest available utility technology and up-to-date growth and development projections, including those that ~~which~~ incorporate climate migration considerations.

PU1.4 Make necessary improvements to utility facilities that do not currently meet minimum standards. Prioritize capital improvements to existing systems based on age, condition, risk of failure, and capacity, while also balancing the fair distribution of services and benefits to the entire community.

PU1.5 Ensure that public utility and transportation-related facilities constructed in Olympia and its Urban Growth Area meet City standards for safety, constructability, durability and maintainability. (See City of Olympia Engineering Design and Development Standards.)

PU1.6 Annually update the utility portions of the Capital Facilities Plan to reevaluate infrastructure priorities.

GU2 Reliable utility service is provided at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development and the protection of public health.

PU2.1 Ensure that new development projects pay for their own utility infrastructure based on their expected needs for the next 20 years. This ~~while~~ also includes balancing the City's social equity and affordable housing goals~~.~~ and ~~Also~~ requires development projects ~~them~~ to contribute to their portion of existing infrastructure. Routinely review new development charges (such as general facility charges) when updating utility master plans, or do so more frequently as needed.

AUGUST 3, 2023 UAC DISCUSSION: THE UAC EXPRESSED CONCERN WITH THE INCREASE IN THE UTILITY TAX WHICH IS APPLIED TO UTILTY RATES, PAID BY UTILTY CUSTOMERS AND USED TO FINANCE THE CITY'S GENERAL FUND. THROUGH THE CHAPTER UPDATE PROCESS, STAFF AND THE UAC WILL WORK ON POTENIAL LANGUAGE TO ADDRESS THE CONCERN THAT INCREASING UTILTY TAXES IMPACTS THE AFFORDABIILTY OF RATES AND THE UTILITIES' ABILITY TO RAISE THE REVENUE REQUIRED TO ACCOMPLISH UTIILTY GOALS.

PU2.2 Ensure that utility fees, such as rates and general facility charges, are structured to reasonably reflect the actual cost of providing services to each customer rate-service class. Fees must also encourage customers to conserve water and reduce their demand on our wastewater treatment system.

PU2.3 Provide special rates for low-income senior and low-income, disabled utility customers and consider expanding the Helping Neighbors Charitable Fund Program to further the City's social equity goals.

AUGUST 3, 2023 UAC DISCUSSION: BY CALLING OUT A PARTICULAR PROGRAM, IT MAY LIMIT THE UTILITIES' ABILITY TO ACCOMPLISH AN EXPANSION OF THE UTILITIES' FINANCIAL ASSISTANCE PROGRAMS. THROUGH THE CHAPTER UPDATE PROCESS, STAFF AND THE UAC WILL REVISE THIS POLICY LANGUAGE.

PU2.4 Ensure that adequate funds are generated by the City's utilities to maintain utility services and capital improvement programs.

PU2.5 Use fiscally responsible management practices in order to maintain favorable bond ratings for the City's utilities.

PU2.6 Provide service to existing and new customers consistent with the legal obligation of City utilities to provide service.

PU2.7 Use pricing and incentives to encourage utility customers to reduce waste, recycle, conserve water, and help protect our surface water quality.

PU2.8 Use debt financing responsibly to support needed capital facility investments and "smooth" rate impacts.

PU2.9 Use Developer Reimbursement Agreements that include "latecomer fees" and similar tools to enable property owners to recover some of the initial costs of extending infrastructure to serve their developments, when others connect to such extensions at a later date.

PU2.10 Consider the social, economic and environmental impacts of utility

repairs, replacements and upgrades while balancing the fair distribution of services and benefits to the entire community.

PU2.11. Pursue grant funding (e.g. state, federal) opportunities to enhance utility services.

GU3 Utilities are developed and managed efficiently and effectively.

PU3.1 Coordinate public utility functions (such as operations and maintenance, public education and outreach, and Capital Facilities planning) for drinking water, wastewater, storm and surface water, and waste resources.

PU3.2 Regularly review and where needed revise the Olympia Municipal Code and Engineering Development and Design Standards to give detailed guidance on how utility services should be delivered and paid for in accordance with the principles established in this Comprehensive Plan.

PU3.3 Update all utility master plans regularly and in accordance with state law. When updating utility master plans ensure the City's climate and social equity goals are considered.

PU3.4 Coordinate long-term planning and scheduling of utility capital improvements with neighboring jurisdictions and other local agencies, such as LOTT.

PU3.5 Work with neighboring jurisdictions to provide regionally coordinated utility systems for urban services that benefit from a regional approach.

PU3.6 Locate public and private utilities in public rights-of-way and/or easements on private property in a manner to facilitate safe and efficient operation, maintenance and repair, and to minimize conflicts. Provide guidance within the Engineering Design and Development Standards that shows how and where public and private utilities should be located, including opportunities for co-location.

PU3.7 Evaluate programs for effectiveness and efficiency on a regular basis.

PU3.8 Contribute a portion of utility revenue each year to provide outreach and engagement programs that are inclusive, accessible and representative of the entire community and result in the fair distribution of services and benefits ~~educational programs for schools, neighborhoods and community organizations~~ to help meet utility goals.

PU3.9 Ensure consistent maintenance, asset management, and emergency management practices for all utilities.

GU4 Use Olympia's water resources efficiently to meet the needs of the community, reduce demand on facilities, and protect the natural environment.

PU4.1 Encourage and allow re-use techniques, including: rainwater collection, greywater systems, and the use of Class A reclaimed water as alternatives to use of potable water. ~~, in order to~~ This can enhance stream flows or recharge aquifers, while also protecting water quality and be consistent with local and State regulations.~~.~~

PU4.2 Develop specific targets for reducing potable water use.

PU4.3 Raise community awareness about why and how to conserve water.

PU4.4 Reduce water system leakage as much as possible, at a minimum below the Washington State limit of 10 percent of total water production on a three-year rolling average.

PU4.5 Model best practices in our City operations and the Olympia Municipal Code.

PU4.6 Advance the use of reclaimed water as defined in Council-adopted policies and as outlined in the Drinking Water Utility's Water System Plan.

SEPTEMBER 7, 2023 UAC Review Draft – Staff Proposal (Used as the base)

SEPTEMBER 7, 2023 UAC DISCUSSION NOTES ADDED IN ALL CAPS

Drinking Water on Tap

Olympians recognize that the water they use comes from groundwater supplies that need to remain plentiful and unpolluted by our "above-ground" activities. The City's Drinking Water Utility aims not only to preserve the supply of this resource, but to keep it clean – both for us and for the plants, fish and wildlife that also depend on it.

A young Olympian drinks from a ~~new~~ water fountain at Percival Landing.

Every day, the City of Olympia delivers ~~affordable,~~ high-quality drinking water to nearly ~~55~~67,000 people through about ~~19~~21,000 connections. This water consistently meets 100% of U.S. Environmental Protection Agency standards for safe drinking water, and it is pumped to our homes at a fraction of the cost some will pay for ~~unregulated~~ bottled water.

The City also provides transmission and distribution of Class A Reclaimed water to customers in a limited area of downtown Olympia and provides the community with a free untreated source of water in downtown Olympia known as Olympia's Artesian Well.

Olympia's Drinking Water Utility operates under a permit granted by the Washington State Department of Health's Office of Drinking Water. Information about the City's Drinking Water Utility can be found in Olympia's Water System Plan.

In the next 20 years, the Utility will face these challenges and issues:

- **Changing water quality regulations.** The Utility must be ready to respond to any changes in water quality regulations and treatment requirements imposed by state and federal agencies.
- **Keeping pace with development.** ~~Fast or slow, t~~The rate of growth will determine how new water sources are developed and when they come on line.
- **Protecting groundwater from contamination.** Risks to groundwater will increase as the population increases, and will require the City to regularly evaluate, monitor, and take action to control sources of pollution. The City's Drainage Design and Erosion Control Manual – a requirement of the Clean Water Act – and Critical Areas Ordinance help to protect groundwater from contamination.

SEPTEMBER 7, 2023 UAC DISCUSSION: SHOULD A REFERENCE TO ADDRESSING SEA LEVEL RISE BE ADDED AS A CHALLENGE AS IT MAY IMPACT DRINKING WATER SOURCES?

Goals and Policies

GU5 Adequate supplies of clean drinking water are available for current and future generations and instream flows and aquifer capacity are protected.

PU5.1 Reserve water supply rights for at least 50 years in advance of need, so that supplies can be protected from contamination ~~and they are not committed to lower priority uses.~~

SEPTEMBER 7, 2023 DISCUSSION: WE MAY WANT TO ADD "AND RESERVED FOR FUTURE USE" TO THE STATEMENT

PU5.2 Develop and maintain multiple, geographically-dispersed sources of water supply to increase the reliability of the system.

PU5.3 Monitor water levels in aquifers and maintain numerical groundwater models.

PU5.4 Coordinate with Lacey, Tumwater, Thurston County, ~~and~~ Public Utility District #1 and tribal interests to assure adequate water supplies throughout the City's Water Service Area, following the provisions of the Growth Management Act, Public Water System Coordination Act, and the Municipal Water Law.

PU5.5 When practical, develop regionally consistent Critical Areas Ordinance regulations, Drainage Manual requirements, and other policies to ensure we are protecting groundwater quantity and quality across jurisdictional boundaries.

GU6 Groundwater in the City's Drinking Water (Wellhead) Protection Areas is protected from contamination so that it does not require additional treatment.

PU6.1 Monitor groundwater quality to detect contamination, evaluate pollution reduction efforts, and to understand risks to groundwater.

PU6.2 Implement programs to change behaviors that threaten groundwater quality, and that raise awareness about aquifers and the need for groundwater protection. Such programs should be designed to be inclusive, accessible and representative of the entire community and to provide opportunities for cross-utility messaging.

PU6.3 Prevent groundwater contamination in Drinking Water Protection Areas by developing and implementing spill prevention and response plans.

PU6.4 Maintain the City's Critical Areas Ordinance, policies, development review process and program management, to ensure we protect groundwater quality and quantity.

PU6.5 Maintain a contaminant-source inventory that identifies priority pollutants for each water source within Drinking Water (wellhead) Protection Areas, and update them regularly.

GU7 The drinking water system is reliable and is operated and maintained so that high quality drinking water is delivered to customers.

PU7.1 Maintain and update the Water System Plan, Engineering Design and Development Standards and Olympia Municipal Code to ensure drinking water utility facilities meet the requirements of the Growth Management Act, North Thurston County Coordinated Water System Plan, Washington Department of Health and Olympia Fire Code.

PU7.2 Maintain 100 percent compliance with all state and federal requirements, and continually improve our water quality management program.

PU7.3 Design Olympia's water supply system to achieve the most favorable and practical fire insurance rating, consistent with adopted service levels.

PU7.4 Continue and improve maintenance management, including preventive maintenance, repairs and replacements consistent with American Water Works Association best management practices.

PU7.5 Prepare for and respond to emergencies and maintain secure facilities in a manner commensurate to the critical nature of the infrastructure.

PU7.6 Continue to improve operations and maintenance program management, including safety, asset management and meter replacement and in a manner that is consistent with the City's social equity goals.

PU7.7 Develop and maintain adequate storage, transmission and distribution facilities.

PU7.8 Require private water purveyors that build new systems within Olympia's water service area to build to Olympia's standards so the systems can be integrated in the future.

PU7.9 Allow telecommunications companies to locate ANTENNA FACILITIES AND ASSOCIATED EQUIPMENTon Drinking Water Utility owned property, including on storage tanks, only when the security of the facility as critical infrastructure is assured AND A LEASE OR OTHER APPROPRIATE AGREEMENT WITH THE CITY IS IN PLACE.

SEPTEMBER 7, 2023 UAC DISCUSSION: WE NEED TO LIMIT THE TYPES OF FACILITIES THAT CAN BE LOCATED ON OUR PROPERTY. THE QUESTION OF LEGAL CONTEXT WAS ALSO RAISED.

UTILITIES CHAPTER – SOLID WASTE ELEMENT

October 5, 2023 UAC REVIEW Draft – Staff Proposal (Used as base)

October 5, 2023 UAC Discussion Notes added in ALL CAPS and yellow highlight

Managing Waste ReSources – Garbage, Recycle, Organics~~Towards Zero Waste~~

Olympia's Waste ReSources Utility provides municipally operated solid waste collection, disposal, and diversion services, including education and outreach. The Utility is responsible for ensuring that all of the City's waste is properly managed.

Waste materials are generated as part of our daily life and activities through purchase, use, and discard of goods and food scraps. These discards are collected, disposed and managed to protect public and environmental health, and preservation of natural resources through recycling and composting.

Consumption of goods helps support a national economy based on extracting resources, manufacturing and distributing products; a system that encourages excessive waste and does not take into account the full environmental and social costs of this activity. The result is increasing depletion of natural resources, increasing greenhouse gas emissions, and deteriorating air and water pollution - all of which are environmentally unsustainable and costly to society.

Olympians can help solve these problems through a variety of regional and local actions that seek to reduce the amount of waste generated, and increase the amount recycled, composted, and recovered for reuse.

In June 2006, the Olympia City Council adopted a Zero Waste Resolution, which gave rise to a new strategic and operational six-year plan - Olympia's Waste ReSources Plan. The Plan provides a road map for the utility's collection and waste prevention programs. The Plan is regularly updated.

OCTOBER 5, 2023 UAC DISCUSSION: SUGGEST ADDING A TIMEFRAME FOR WHEN THE PLAN IS UPDATED, EITHER A SPECIFIC AMOUNT OR RANGE, SUCH AS SEVEN YEARS, OR EVERY FIVE TO SEVEN YEARS.~~DD 7 YEARS OR POSSIBLE RANGE~~

~~Waste is an expanding global problem caused by a growing population and increasing consumption. Our national economy is based on extracting resources, manufacturing~~

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and distributing products; a system that encourages excessive waste and does not take into account the full environmental and social costs of this activity. The result is increasing depletion of natural resources, increasing greenhouse gas emissions, and deteriorating air and water pollution - all of which are environmentally unsustainable and costly to society.

The amount of waste collected per person each day in Olympia coupled with an increasing population, puts pressure on our already strained regional waste management system. Olympians can help solve these problems through a variety of regional and local actions that seek to reduce the amount of waste generated, and increase the amount recycled and recovered for reuse.

14 - Residential

Compost at home to reduce waste.

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Olympia's Waste ReSources Utility is responsible for ensuring that all of the City's waste is properly managed, and is directly responsible for providing collection services for residential and commercial garbage, residential recyclables and residential organics.

In June 2006, the Olympia City Council adopted a Zero Waste Resolution, which established a vision for the City and a new direction for the Waste ReSources Utility. This resolution gave rise to a new strategic and operational six-year plan - Olympia's Waste ReSources Plan, which focuses on a Zero Waste approach. In fact, Olympia's Waste ReSources Plan anticipates a future in which "waste" is viewed as an

~~inefficient use of resources. The Plan is regularly updated.~~

In the next 20 years, the utility will face the following challenges and opportunities:

- **Reduce sources of waste.** The whole life cycle of a product must be considered as we find ways to reduce waste in both "upstream" production and distribution processes and "downstream" consumer choices and waste management practices.

- **Respond to an ever-evolving waste stream.** Continue adapting to changes in packaging, markets, materials, ~~and~~ product recyclability, and compostability.

- **Optimize the current collection system.** Continue to increase the portion of waste that is recycled or composted, while maintaining material quality, and efficient operations.

- OCTOBER 5, 2023 UAC DISCUSSION: CONSIDER REWRITING THE BULLET POINT TO INCLUDE OPTIMIZING DIVERSION AS WELL AS THE COLLECION SYSTEM.~~OPTIMZING CURRENT COLLECTION AND DIVERSION~~

- **Adapting to greater population density.** Continue to provide efficient and effective collection services to a greater number of higher density single-family, multi-family and mixed-use type properties.

- ~~**Maximize commercial recycling.** Continue to evaluate the potential for City-provided commercial recycling services.~~

Goals and Policies

GU12 Solid waste is managed as a resource to provide environmental, economic, and social benefits.

PU12.1 Reduce waste and encourage recycling through the City's purchasing, recycling and disposal policies.

PU12.2 Follow the solid waste management hierarchy established in federal and state legislation, which sets waste reduction as the highest priority management option, followed by reuse, recycling/composting, and responsible disposal.

PU12.3 Expand, when practical and feasible, the City's recycling, composting and waste reduction programs to maximize the diversion of material from disposal into remanufacture and reuse.

PU12.4 Support the goals and policies of the Thurston County Solid Waste Management Plan.

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OCTOBER 5, 2023 UAC DISCUSSION: MAKE SURE THERE IS A HYPERLINEK TO THE PLAN.~~ADD LINK~~

PU12.5 Support state legislation that is designed to improve/increase recycling and composting, and reduce natural resource consumption.

OCTOBER 5, 2023 UAC DISCUSSION: NEED TO ADDRESS CONTAMINATION, AND HOUSEHOLD HAZARDOUS WASTE (HHW) AND/OR HARMFUL CHEMICALS

PU12.6 Maintain and update the Waste ReSources Management Plan, Engineering Design and Development Standards, and Olympia Municipal Code to ensure sanitary conditions are realized, solid waste collection operations are safe and efficient, and waste prevention and diversion are optimized.

GU13 Solid waste is managed in a responsible and cost-effective manner.

PU13.1 Encourage and promote waste reduction and recycling, including exploring new methods.

PU13.2 Manage waste as locally as possible to reduce transfer and disposal costs.

PU13.3 ~~Explore new methods of reducing, reusing, recycling and disposing of solid wastes.~~

~~**PU13.4**~~ Use technology to create and maintain efficient and effective routing and collection programs.

~~**PU13.5** Develop specific targets for waste reduction in Olympia in utility master plans.~~

GU14 ~~MINIMIZE~~ Environmental impacts caused by solid waste management are minim~~ED~~al.

OCTOBER 5, 2023 UAC DISCUSSION: ~~WORK ON THIS~~NEED TO WRITE FOR CLARITY. SUCH AS; BEGINNING WITH MINIMIZE OR FINISH WITH MINIMIZED. ~~ONE~~

PU14.1 Handle and dispose of solid waste in ways that minimize land, air and water pollution and protect public health.

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PU14.2 Continue to work toward reducing the utility's carbon footprint as technology becomes available and is financially viable.

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PU14.~~2~~3 Work cooperatively with Thurston County to ensure that the operations of the Thurston County Waste and Recovery Center (WARC) are in compliance with state and federal regulations, and are responsibly managed.

October 5, 2023 UAC Review Draft – Staff Proposal

UAC OCTOBER 5, 2023 MEETING NOTES IN ALL CAPS

Community Values & Vision

Utilities

What Olympia Values:

Current Language:
Olympians value a drinking water supply that is owned and controlled by the City. We want wastewater and stormwater treated effectively before it is discharged into Puget Sound. We understand and value the role that 'reuse, reduction and recycling' plays in our effort to conserve energy and materials.

Staff Proposal – Clean Version:

Olympians value community decision making and control afforded throughs its city-owned utilities; its high quality drinking water supply which exceeds all drinking water regulatory standards; protecting Puget Sound and local waterways by preventing pollution and effectively treating stormwater and wastewater before it is discharged into Puget Sound and local waterways, and; a clean sanitary city where waste products are disposed of properly and a reduction in use occurs to conserve energy and resources.

Staff Proposal – With Track Changes:

Olympians value community decision making and control afforded throughs its city-owned utilities; ~~Olympians value a~~ its high quality drinking water supply which exceeds all drinking water regulatory standards; ~~that is owned and controlled by the City. We want wastewater and stormwater treated~~ protecting Puget Sound and local waterways by preventing pollution and effectively treating stormwater and wastewater before it is discharged into Puget Sound and local waterways, and; a clean sanitary city where waste products are disposed of properly and a reduction in use occurs to conserve energy and resources. ~~We understand and value the role that 'reuse, reduction and recycling' plays in our effort to conserve energy and materials.~~

OCTOBER 5, 2023 UAC DISCUSSION: CUSTOMER SERVICE DELIVERY AND COST EFFECTIVENESS IS MISSING FROM THE VALUE STATEMENT AS PROPOSED

Our Vision for the Future:

Current Language:
Clean, plentiful water and significant reduction of waste.

Through careful planning, improved efficiency of our drinking water use and rates that encourage conservation, Olympia will be able to meet the water needs of its future population. Our improved water treatment and reduced wastewater and storm water discharge will support abundant aquatic life in Budd Inlet and our local streams.

We will place less pressure on our local landfills, thanks to state and national packaging standards, local solid waste incentives, and the voluntary actions of our community members. A majority of Olympia households will be using urban organic compost on their landscapes. Artificial fertilizers no longer contaminate local water bodies.

Staff Proposal – Clean Version:

Clean, plentiful water and significant reduction of pollution and waste.

Through careful planning, improved efficiency of our drinking water use and voluntary conservation, Olympia will be able to meet the water needs of its future population. Improved wastewater and stormwater treatment and management will support a healthy community of native aquatic life in Budd Inlet and our local waterways.

We will place less pressure on landfills, through our recycling and composting programs and efforts to support state packaging and product life-cycle initiatives, local solid waste incentives, and the voluntary actions of our community members. Olympia households no longer use harmful products that could contaminate local water bodies.

To use community resources wisely, city-owned utility assets are maintained or replaced at the ideal time so that future ratepayers inherit reliable water, wastewater, stormwater and garbage services

Staff Proposal – With Track Changes:

Clean, plentiful water and significant reduction of pollution and waste.

Through careful planning, improved efficiency of our drinking water use and ~~rates that encourage~~ voluntary conservation, Olympia will be able to meet the water needs of its future population. ~~Our i~~Improved wastewater and stormwater ~~water~~ treatment and management ~~reduced wastewater and storm water discharge~~ will support a healthy community of native ~~abundant~~ aquatic life in Budd Inlet and our local waterways~~streams~~.

We will place less pressure on ~~our local~~ landfills, through our recycling and composting programs and efforts to support state packaging and product life-cycle initiatives~~thanks to state and national packaging standards~~, local solid waste incentives, and the voluntary actions of our community members. ~~A majority of Olympia households will be using urban organic compost on their landscapes.~~ Olympia households no longer use harmful products that could ~~Artificial fertilizers no longer~~ contaminate local water bodies.

To use community resources wisely, city-owned utility assets are maintained or replaced at the ideal time so that future ratepayers inherit reliable water, wastewater, stormwater and garbage services.

OCTOBER 5, 2023 UAC DISCUSSION: CHECK THE ABOVE PARAGRAPHS FOR GRAMMAR

Utilities

November 2, 2023 UAC Review Draft Staff Proposed Revisions

NOVEMBER 2, 2023 UAC DISCUSSION IN ALL CAPS

Managing Wastewater Effectively

The purpose of Olympia's Wastewater Utility is to protect public and environmental health by ensuring that wastewater is collected and conveyed to treatment and disposal facilities with minimal risk.

Olympia provides wastewater collection service to 17.5 square miles of the City and about eight square miles of Urban Growth Area in unincorporated Thurston County. However, many neighborhoods and individual lots within the City are still using septic systems. By 2035, Olympia expects public sewers will be extended to serve most of the Urban Growth Area.

Olympia crew members maintaining the sewer system to ensure proper functioning.

All wastewater collected by Olympia is conveyed to LOTT-owned transmission mains and treatment facilities for treatment and disposal. Treatment and disposal is managed by the LOTT Clean Water Alliance, which is a partnership of the

cities of Lacey, Olympia, Tumwater and Thurston County.

Wastewater Utility activities are guided by the Wastewater Management Plan. The LOTT Clean Water Alliance developed and actively manages its own Plan, known as the Wastewater Resource Management Plan, which it updates every year. The Plan addresses the treatment and disposal needs for all of its partners.

The Wastewater Utility coordinates a number of activities with the LOTT Clean Water Alliance, including maintenance, condition assessments, and pre-treatment program efforts. These activities are all required under the National Pollution Discharge Elimination System (NPDES) Permit, which covers both the City's wastewater collection system and LOTT-owned facilities. This shared responsibility requires continuous communication between the two entities, at both the operation and planning levels.

Installing a deep sewer maintenance hole ~~manhole~~ on Henderson Boulevard as part of a planned capital improvement project.

The Wastewater Utility faces the following key challenges over the next 20 years:

- **Maintaining existing infrastructure.** More than half of the City's wastewater infrastructure has passed its design life or is susceptible to corrosion. Given the need to protect public health, repair and replacement of failing sewer systems typically cannot be deferred.

- **Reducing septic systems.** Many septic systems, especially in older parts of the City, are beyond or approaching their design life. This presents the potential for failure and risk to public and environmental health. The *DEPARTMENT OF ECOLOGY'S DISSOLVED OXYGEN WATER QUALITY IMPROVEMENT REPORT AND IMPLEMENTATION PLAN FOR*

Budd Inlet ~~Dissolved Oxygen TMDL~~ includes Priority Implementation Actions related to converting septic systems to sewer.

NOVEMBER 2, 2023 UAC DISCUSSION: REVISE REFERENCE TO THE TMDL

- **STEP Systems.** The use of Septic Tank Effluent Pump (STEP) systems present ongoing challenges, including high lifecycle costs, odor control, and corrosion damage to other sewer infrastructure.

- **Fats, Oils, and Grease.** Significant utility staff time is spent on tasks associated with Fats, Oils, and Grease (FOG), including educating customers on proper disposal methods, responding to wastewater system blockages and coordinating with LOTT.

Goals and Policies

GU8 The ~~City and its growth area are served by a City-owned~~ wastewater collection ~~and transmission~~ system ~~that~~ is designed and operated ~~to minimize leakage, overflows, infiltration and inflows~~ so as to minimize long term costs, provide sufficient capacity for projected demand, promote equity, and protect the natural environment.

PU8.1 Extend the wastewater gravity collection system through both public and private development projects.

PU8.2 Prohibit new community and individual septic systems within City limits, except when specifically allowed by the Olympia Municipal Code.

~~**PU8.3** Limit and ultimately phase-out community septic systems in the Urban Growth Area.~~

PU8.34 Encourage septic system owners to connect to the City wastewater system by offering incentives, cost-recovery mechanisms, pipe extensions and other tools.

PU8.4 Prioritize future septic to sewer conversion projects in coordination with Thurston County in support of the Priority Implementation Actions in the *Budd Inlet DISSOLVED OXYGEN WATER QUALITY IMPROVEMENT REPORT AND IMPLEMENTATION PLAN* ~~Dissolved Oxygen TMDL~~.

PU8.5 Limit and ultimately phase-out the use of individual STEP systems for development.

PU8.~~6~~**5** Prohibit new individual STEP systems, except when specifically allowed by the Olympia Municipal Code ~~Permit new STEP systems only for individual lots in neighborhoods currently served by STEP systems.~~

PU8.~~7~~**6** Require the conversion of septic systems to the City-owned wastewater collection system upon septic system failure or building use change, whenever feasible.

PU8.~~8~~**7** Separate combined wastewater/stormwater pipes in conjunction with stormwater and road improvements or residential repairs, when economically feasible.

PU8.~~9~~**8** Evaluate the capacity and structural integrity of aging wastewater facilities and ~~repair and maintain~~maintain, repair, or replace as needed.

~~PU8.9~~

~~**GU9 The Utility will facilitate the implementation and use of new technology and management systems.**~~

~~**PU9.1** Allow conditional use of alternative systems, such as composting toilets and greywater systems when potential benefits are clear and there is not risk to public or environmental health.~~

Utilities

August 3, 2023 UAC Review Draft – revisions reviewed in August in red

AUGUST 3, 2023 UAC DISCUSSION NOTES ADDED IN ALL CAPS

Requested edits by UAC members added in highlight

November 2, 2023 Staff proposed revisions to general financial policies – revisions in blue outline

Proposed new introductory text:

Olympia's utilities are responsible for funding all of their related costs through user fees; they do not depend on tax revenues, or General Fund resources. Additionally, Olympia's utilities are subject to a municipal utility tax which serves as a source of operating revenue for the City.

NOVEMBER 2, 2023 UAC DISCUSSION IN RED SHADOW – THE PROPOSED INTRODUCTORY TEXT SHOULD BE REVISED TO REFLECT THAT THE MUNCIPAL UTILTY TAX IS PASSED ON TO THE RATE PAYERS "PASSED THROUGH TO THE RATE PAYERS"

Goals and Policies

GU1 Utility and land use plans are coordinated so that utility services can be provided and maintained for proposed future land uses.

PU1.1 Require annexation of all properties for which new City wastewater or drinking water services are requested if the property is outside the City, but inside the Urban Growth Area. Or, require property owners to sign a Binding Agreement to Annex when requested by the City.

PU1.2 Require new developments to construct drinking water, wastewater and stormwater utilities and provide space for solid waste collection in ways that meet the community development, environmental protection, and resource protection goals of this Plan, and that are consistent with adopted utility plans and extension policies.

PU1.3 Evaluate land use plans and utility goals periodically to ensure growth is guided by our knowledge of ~~current environmental~~current environmental constraints. This includes, ~~including~~ risks from climate change, ~~and~~ the latest available utility technology and up-to-date growth and development projections, including those that ~~which~~ incorporate climate migration considerations.

PU1.4 Make necessary improvements to utility facilities that do not currently meet minimum standards. Prioritize capital improvements to existing systems based on age, condition, risk of failure, and capacity, while also balancing the fair distribution of services and benefits to the entire community.

PU1.5 Ensure that public utility and transportation-related facilities constructed in Olympia and its Urban Growth Area meet City standards for safety, constructability, durability and maintainability. (See City of Olympia Engineering Design and Development Standards.)

PU1.6 Annually update the utility portions of the Capital Facilities Plan to

reevaluate infrastructure priorities.

GU2 Reliable utility service is provided at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development and the protection of public health.

PU2.1 Ensure that new development projects pay for their own utility infrastructure based on their expected needs for the next 20 years. This ~~while~~ also includes balancing the City's social equity and affordable housing goals~~.~~ and ~~Also~~ requires development projects ~~them~~ to contribute to their portion of existing infrastructure. Routinely review new development charges (such as general facility charges) when updating utility master plans, or do so more frequently as needed.

AUGUST 3, 2023 UAC DISCUSSION: THE UAC EXPRESSED CONCERN WITH THE INCREASE IN THE UTILITY TAX WHICH IS APPLIED TO UTILTY RATES, PAID BY UTILTY CUSTOMERS AND USED TO FINANCE THE CITY'S GENERAL FUND. THROUGH THE CHAPTER UPDATE PROCESS, STAFF AND THE UAC WILL WORK ON POTENIAL LANGUAGE TO ADDRESS THE CONCERN THAT INCREASING UTILTY TAXES IMPACTS THE AFFORDABIILTY OF RATES AND THE UTILITIES' ABILITY TO RAISE THE REVENUE REQUIRED TO ACCOMPLISH UTIILTY GOALS.

PU2.2 Ensure that utility fees, such as rates and general facility charges, are structured to reasonably reflect the actual cost of providing services to each customer rate-service class. Fees must also encourage customers to conserve water and reduce their demand on our wastewater treatment system.

PU2.3 Provide special rates for low-income senior and low-income, disabled utility customers and consider expanding the Helping Neighbors Charitable Fund Program to further the City's social equity goals.

AUGUST 3, 2023 UAC DISCUSSION: BY CALLING OUT A PARTICULAR PROGRAM, IT MAY LIMIT THE UTILITIES' ABILITY TO ACCOMPLISH AN EXPANSION OF THE UTILITIES' FINANCIAL ASSISTANCE PROGRAMS. THROUGH THE CHAPTER UPDATE PROCESS, STAFF AND THE UAC WILL REVISE THIS POLICY LANGUAGE.

November 2, 2023 Proposed Change: Provide special rates for low-income senior and low-income disabled utility customers and consider expanding established or

creating new special rate programs overtime to further the City's social equity goals.

NOVEMBER 2, 2023 UAC DISCUSSION: REVISED LANGUAGE LOOKS GOOD AS PROPOSED.

PU2.4 Ensure that adequate funds are generated by the City's utilities to maintain utility services and capital improvement programs.

PU2.5 Use fiscally responsible management practices in order to maintain favorable bond ratings for the City's utilities.

PU2.6 Provide service to existing and new customers consistent with the legal obligation of City utilities to provide service.

PU2.7 Use pricing and incentives to encourage utility customers to reduce waste, recycle, conserve water, and help protect our surface water quality.

PU2.8 Use debt financing responsibly to support needed capital facility investments and "smooth" rate impacts.

PU2.9 Use Developer Reimbursement Agreements that include "latecomer fees" and similar tools to enable property owners to recover some of the initial costs of extending infrastructure to serve their developments, when others connect to such extensions at a later date.

PU2.10 -Consider the social, economic and environmental impacts of utility repairs, replacements and upgrades while balancing the fair distribution of services and benefits to the entire community.

PU2.11. Pursue grant funding (e.g. state, federal) opportunities to enhance utility services.

November 2, 2023 Staff proposed new financial policies:

PU2.12. Changes to the municipal utility tax will be evaluated against City-owned utilities' ability to deliver service, the City's operating budget needs, and social and equity goals.

NOVEMBER 2, 2023 UAC DICUSSION: INCREASES TO THE MUNCIPAL UTILTY TAX CAN ALSO RESULT IN DEFERRED CAPITAL BUDGETS – BALANCING THE SHORT TERM NEEDS WITH LONG TERM NEEDS (IE THE NEED TO ADDRESS AGING INFRASTRUCTURE) SHOULD BE ADDED – IT IS A CHOICE THAT NEEDS TO BE MADE EVERY YEAR – RECOGNIZING CLIMATE CHANGE IN THE POLICY STATEMENT WAS ALSO SUGGESTED "IN THE FACE OF EVER CHANGING EFFECTS OF CLIMATE CHANGE". IT WAS ALSO SUGGESTED THAT THE UAC PROVIDE SPECIFIC COMMENT ON THE MUT IN THEIR UTILTIES CHAPTER COMP PLAN LETTER OF RECOMMENDATION.

PU2.13. City-owned utilities will use long-range financial planning, policies and transparent processes to guide rate, capital project and operational decisions.

GU3 Utilities are developed and managed efficiently and

effectively.

PU3.1 Coordinate public utility functions (such as operations and maintenance, public education and outreach, and Capital Facilities planning) for drinking water, wastewater, storm and surface water, and waste resources.

PU3.2 Regularly review and where needed revise the Olympia Municipal Code and Engineering Development and Design Standards to give detailed guidance on how utility services should be delivered and paid for in accordance with the principles established in this Comprehensive Plan.

PU3.3 Update all utility master plans regularly and in accordance with state law. When updating utility master plans ensure the City's climate and social equity goals are considered.

PU3.4 Coordinate long-term planning and scheduling of utility capital improvements with neighboring jurisdictions and other local agencies, such as LOTT.

PU3.5 Work with neighboring jurisdictions to provide regionally coordinated utility systems for urban services that benefit from a regional approach.

PU3.6 Locate public and private utilities in public rights-of-way and/or easements on private property in a manner to facilitate safe and efficient operation, maintenance and repair, and to minimize conflicts. Provide guidance within the Engineering Design and Development Standards that shows how and where public and private utilities should be located, including opportunities for co-location.

PU3.7 Evaluate programs for effectiveness and efficiency on a regular basis.

PU3.8 Contribute a portion of utility revenue each year to provide outreach and engagement programs that are inclusive, accessible and representative of the entire community and result in the fair distribution of services and benefits ~~educational programs for schools, neighborhoods and community organizations~~ to help meet utility goals.

PU3.9 Ensure consistent maintenance, asset management, and emergency management practices for all utilities.

GU4 Use Olympia's water resources efficiently to meet the needs of the community, reduce demand on facilities, and protect the natural environment.

PU4.1 Encourage and allow re-use techniques, including: rainwater collection, greywater systems, and the use of Class A reclaimed water as alternatives to use of potable water. ~~, in order to~~ This can enhance stream flows or recharge aquifers, while also protecting water quality and be consistent with local and State regulations.~~.~~

PU4.2 Develop specific targets for reducing potable water use.

PU4.3 Raise community awareness about why and how to conserve water.

PU4.4 Reduce water system leakage as much as possible, at a minimum below the Washington State limit of 10 percent of total water production on a three-year rolling average.

PU4.5 Model best practices in our City operations and the Olympia Municipal Code.

PU4.6 Advance the use of reclaimed water as defined in Council-adopted policies and as outlined in the Drinking Water Utility's Water System Plan.

December 7, 2023 UAC Review Draft Staff Proposed Revisions

DECEMBER 7 UAC REVIEW COMMENTS IN ALL CAPS

Rainfall, Runoff, and Surface Water

The mission of the Storm and Surface Water Utility is to provide services that minimize flooding, maintain or improve water quality, and protect or enhance aquatic habitat. ~~The g~~Goals and policies that protect water quality and aquatic habitat on ~~from~~ a City-wide scale are located in the Natural Environment chapter. This Utility leverages opportunities to protect ~~works on reconciling conflicts between protecting~~ our 'built' landscape from flooding while enhancing ~~and conservation of our~~ water quality and aquatic habitat.

Porous pavement, bioretention and constructed wetlands demonstrate stormwater options for low impact development at Yauger Park.

The Storm and Surface Water Utility maintains more than 166~~130~~ miles of underground pipe, more than 7,600~~0~~0 storm drains, and 98~~5~~ stormwater ponds that filter stormwater runoff from roads and rooftops before it reaches our streams and Budd Inlet. The "surface water" for which Olympia's Storm and Surface Water Utility shares responsibility includes nine streams within the City, four lakes, four large wetlands, and about six miles of marine shoreline.

The Stormwater Utility is guided by the Storm and Surface Water Plan which outlines its challenges, goals, implementation tools and financial implications. Increasingly, this Utility is affected by state and federal regulatory requirements such as the Western Washington Phase II Municipal Stormwater Permit.

DECEMBER 7, 2023 UAC DISCUSSION: CONSIDER ADDING A SENTENCE TO THE INTRODUCTION TO ACKNOWLEDGE THAT THE STORMWATER UTILITY ASSISTS WITH ADDRESSING SEA LEVEL RISE/ ADDRESSING SEA LEVEL RISE IS IMPORTANT TO THE STORMWATER UTLILITY – AND THAT ADDITIONAL INFORMATION CAN BE FOUND IN THE CLIMATE CHAPTER.

Kayakers in Budd Inlet as seen from Percival Landing.

Olympia's growth and urbanization continues to ~~have~~ placed increasing demands on our natural systems. Major challenges facing the Storm and Surface Water Utility in upcoming years include:

- **Managing the impact of increasing stormwater runoff.** The cumulative impacts of additional paving, ~~and~~ development and non-point pollution sources will increase pollutants in streams and Puget Sound, decrease infiltration to groundwater, and reduce ~~forest~~ habitat. Impacts from increased rainfall intensity as a result of climate change will exasperate the difficultly of managing stormwater.

- **Preparing for sea level rise.** We will need to continue to support the ~~a~~ coordinated effort to protect our downtown from the flooding that resulted from the completion of the 2019 Olympia Sea Level Rise Response Plan including responding to tidal flooding events.~~could result from a sea rise scenario of 50 inches by 2100~~.

- **Keeping up with new technology.** As innovative approaches to treating and controlling stormwater rapidly evolve, the Storm and Surface Water Utility must evaluate the effectiveness and long-term implications of new technologies, while also managing risks associated with potential failures.

- **All water has value.** A City-wide approach (including the development community) will be required for the integrated management of all water systems, including stormwater. Taking such an approach will have positive implications for Olympia's long-term sustainability.

- **Increasing regulatory requirements.** To discharge stormwater into

"waters of the United States" the City must obtain and meet requirements of its current a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Discharge Permit (Permit). Permit requirements are continually being expanded with each Permit reissuance. This has resulted in significantly less discretionary staff time and budget available for other aspects of the Utility's work. Meeting growing permit requirements is a shared City-wide responsibility that requires substantial Utility staff time to coordinate with a limited amount of resources.

DECEMBER 7, 2023 UAC DISCUSSION: PROVIDE ADDITIONAL INFORMATION TO EXPLAIN MORE ABOUT WHY ADDITIONAL STAFF TIME IS DEVOTED TO THE NPDES PERMIT

Goals and Policies

GU10 The frequency and severity of flooding are managed ~~reduced~~ and hazards are eliminated, except during major storm events.

PU10.1 Improve stormwater systems in areas that are vulnerable to flooding.

PU10.2 Emphasize the importance of emergency preparedness.

PU10.3 Evaluate the structural integrity of aging stormwater pipes and repair as needed.

PU10.4 Inspect and maintain ~~private and~~ public stormwater systems. ~~to identify required maintenance and repairs.~~s

PU10.5 Inventory ~~and inspect~~ City-owned culverts, ditches, and catch basins and perform maintenance if needed.

PU10.6 Provide technical assistance to private stormwater system owners and e~~E~~nsure they maintain their private stormwater systems~~that private pipe and pond systems are maintained~~.

PU10.7 Prioritize underserved and overburdened communities when developing solutions to flooding.

DECEMEMBER 7, 2023 UAC DISCUSSION: 1. SEE ABOUT ADDING A SEA LEVEL RISE RELATED POLICY TO GU10; 2. CONSIDER MERGING PU10.4 AND PU10.5 INTO ONE POLICY INCLUDING A REFERENCE TO MAINTENANCE STANDARDS COMING FROM THE PERMIT; 3. CONSIDER REWORKING PU10.7 TO

PRIORITIZING SOLUTIONS FOR FLOODING THAT SERVES OVERBURDEN NEIGHBORHOODS.

~~**GU11 The City uses best available information to implement a sea level rise management plan that will protect Olympia's downtown.**~~

~~**PU11.1** Evaluate different scenarios for sea level rise, including varying magnitudes and time horizons, and develop a progression of adaptation and response actions for each scenario.~~

~~**PU11.2** Develop plans, cost estimates and financing options for addressing sea level rise that include regulatory, engineering and environmentally sensitive solutions.~~

~~**PU11.3** Maintain public control of downtown shorelines that may eventually be needed to help manage flood water.~~

~~**PU11.4** Incorporate sea level rise planning into the design of public and private infrastructure where needed.~~

~~**PU11.5** Use the best available science and the experiences of other communities in formulating plans for sea level rise.~~

~~**PU11.6** Partner with government entities and other key stakeholders, such as, the federal government, State of Washington, LOTT Clean Water Alliance, Port of Olympia, Squaxin Island Tribe, downtown property owners, businesses and residents, environmental groups, and other interested parties.~~

~~**PU11.7** Engage the community in a discussion of various sea level rise scenarios, how the City will respond to lessen the impact, and what the costs would be.~~

~~**PU11.8** Require development to incorporate measures, such as higher finished floor elevations, that will reduce risks and avoid future costs associated with rising sea levels; and to encourage acknowledgment of such risks by state and federal agencies.~~

GU11 The Utility considers the interelationship and complexity of its three missions to manage flooding, improve water quality and protect and enhance aquatic habitat in its decisions and involves other City departments in this effort.

PU11.1 Develop a priority ranking system for capital projects that balances the Utility's three missions: flooding, water quality and habitat. Equity will be part of the ranking criteria.

PU11.2 Plan and implement programs and actions that can effectively achieve equitable stormwater management, urban forestry, open space and water quality objectives.

PU11.3 Complete and maintain watershed or basin plans for all areas of the City to guide management and prioritization. Address water quality, habitat, stormwater runoff, flooding issues, and service equity.

PU11.4 Consider a program of retrofitting existing streetscapes with water quality and quantity stormwater system improvements to minimize pollution from roadway runnoff to natural drainage systems and the waters of Puget Sound.

PU11.5 Effectively manage the City's existing municipal separate storm sewer system in a manner that manages flooding, improves water quality and protects the natural environment.

PU11.6 Implement a Capital Improvement Program that maintains and improves the municipal separate storm sewer system in a manner that enhances and protects the City's natural environment, mitigates flooding problems, improves water quality, promotes a reliable and safe transportation network and provides the community a safe and healthy place for living, working and recreating.

PU11.7 Foster City partnerships with public, private, and non-profit agencies and groups and encourage them to help identify and evaluate new low impact development and green infrastructure approaches. Note: Pulled from the current Natural Environment chapter.

DECEMBER 7, 2023 UAC DISCUSSION: CONSIDER ADDING IMPLEMENTATION OF PROJECTS TO PU11.7 SINCE THERE ARE STAKEHOLDERS THAT WANT TO ASSIST.

PU11.8 Increase the use of low impact and green infrastructure methods through education, technical assistance, incentives, regulations, and grants. Note: Pulled from the current Natural Environment chapter.

PU11.9 Prioritize Utility land purchases when there are opportunities to make connections between healthy systems; for example, land parcels in a stream corridor; those that facilitate future water quality retrofits or protect existing aquatic ecological function. Note: Pulled from the current Natural Environment

chapter with modifications as highlighted.

PU11.10 Improve programs and management strategies designed to prevent and reduce contamination of roadway runoff and other sources of stormwater.
Note: Pulled from the current Natural Environment chapter.

PU11.11 Investigate the role Community-Based Public-Private Partnerships could play to incentivize investments in stormwater solutions that ensure community co-benefits including, but not limited to, water quality and habitat improvements.

PU11.12 Investigate the feasibility of developing an in-lieu mitigation program that involves the restoration, establishment, enhancement and/or preservation of aquatic resources and results in stormwater management.

GU12 City departments work collaboratively to maintain and document compliance with the Municipal Stormwater Permit.

PU12.1 The Utility effectively communicates and coordinates the complex City-wide responsibilities of the Municipal Stormwater Permit to other City departments.

PU 12.2 The Utility reviews development plans to ensure compliance with the Municipal Stormwater Permit.

PU 12.3. The Utility manages the compilation of essential City-wide documentation required for Municipal Stormwater Permit report submissions.

DECEMBER 7, 2023 UAC DISCUSSION: IT IS IMPORTANT TO MAKE SURE THAT OTHER CITY DEPARTMENTS ARE MADE AWARE OF THIS GOAL STATEMENT AND THAT OTHER CITY DEPARTMENTS HAVE A ROLE IN IMPLEMENTING THE MUNICIPAL STORMWATER PERMIT. CONSIDER CALLING OUT THIS GOAL AND OTHER DEPARTMENT'S ROLE IN THE PERMIT IN THE UAC'S LETTER OF RECOMMENDATION.

DECEMBER 7, 2023 UAC DISCUSSION: COORDINATING WITH OTHER JURISIDCTIONS VIA WATERSHED ACTIVITIES, DUE TO STREAMS RUNNING THROUGH MULTI-JURSIDICTIONS ETC SHOULD BE INCLUDED IN EITHER THE SSW POLICIES OR THE GENERAL POLICIES

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Planning Commission

Olympia 2045 - Natural Environment Chapter of the City of Olympia Comprehensive Plan Update

Agenda Date: 6/17/2024
Agenda Item Number: 6.B
File Number:24-0510

Type: report **Version:** 1 **Status:** In Committee

Title
Olympia 2045 - Natural Environment Chapter of the City of Olympia Comprehensive Plan Update

Recommended Action
Briefing only. No action requested.

Report Issue:
Discussion on the draft Natural Environment Chapter update of the Olympia Comprehensive Plan.

Staff Contact:
Kym Foley, Environmental Habitat Planner, Public Works Water Resources, 360. 570.3957

Presenters:
Kym Foley

Background and Analysis:

Comprehensive Plan Periodic Update - General
Olympia is updating its Comprehensive Plan. This update will look out to year 2045 to show, among other things, how the City will accommodate new population and employment growth. It is also an opportunity to make sure the Plan and Development Regulations meet current state requirements that may have changed since the last major update of the Plan. Under the Growth Management Act, Olympia is required to update its Comprehensive Plan every 10 years.

Natural Environment Chapter
The Natural Environment chapter addresses the many benefits of a thriving natural environment and the ways we can work together to keep it healthy. From community-based habitat stewardship opportunities to strategies for protecting critical areas and wildlife from the impacts of development, the goals and policies outlined in this chapter aim to promote both human well-being and environmental health. **Note: This chapter review is for pages 1-17 of the current draft.** Pages 18-54 reflect the Shoreline Master Program, which will be updated to reflect new stage regulations adopted in 2021. Review of the Shoreline Master Program is optional.

Chapter Update Process

Formal public participation opportunities occurred between April and November of 2023 to develop the first round of chapter edits. This included an online survey, three tabling sessions at community events, and briefings with the Utility Advisory Committee and the Parks and Recreation Advisory Committee. Additional comments were received via email and telephone. Interdepartmental staff review is ongoing and includes representation from every department across the City. Community engagement, including briefings with the Social Justice and Equity Commission, is ongoing.

Summary of Key Proposed Updates

- **Mission/Vision/Values**: Shift focus from 'natural beauty' to centering the important, reciprocal relationship between human health and environmental health. Include co-benefits such as sustainability, livability, and community well-being.
- **Urban Forestry:** Recommend development of an Urban Forest Management Plan to guide goals, policies and actions for a healthy and resilient urban forest. Include tree canopy goals to help strike a balance between benefits of the urban forest and needs related to housing and economic development.
- **Stormwater Management:** Update guidance to promote regional facilities that capture and treat runoff from multiple properties or roadways; explore private-public-partnerships to encourage multi-benefit, nature-based ("green") stormwater infrastructure in development and redevelopment projects; develop prioritization tools to address roadway pollution with the greatest impact to salmon populations. Note: Some updates relating to stormwater have been moved to the Utilities chapter.
- **Climate:** Per new state legislation, a separate chapter on Climate is being developed as part of this Comprehensive Plan Periodic Update. Most topics relating to climate mitigation, adaptation and resilience will either be moved from the Environment chapter to the new Climate chapter, or have language represented in both (and other) chapters.
- **Equity and Environmental Justice:** Improve policies and prioritization strategies to ensure investments in environmental programs and projects reach communities most in need of associated benefits.
- **Workforce Development:** Establish or grow programming to create more pathways into "green" careers.
- **Tribal Connections**: Incorporate Indigenous knowledge and stewardship practices, cultural connections to the land, and outcomes related to Tribal treaty rights. Address salmon recovery as a key objective across land management and conservation strategies.
- **Capitol Lake Estuary Restoration Project**: Remain engaged as a key stakeholder through future phases of planning and implementation.
- **Shoreline Master Program**: Olympia's Shoreline Master Program (SMP) is included as part of the Natural Environment Comprehensive Plan chapter. The SMP was updated in 2021, which will be reflected in the overall chapter update.
- **Images and Formatting:** Will be finalized prior to the final chapter update to ensure

consistency with other Comprehensive Plan chapters.

Climate Analysis:
Each year we learn more about climate change and continue to experience its impacts in new and challenging ways. Unprecedented heat and flooding events in the last two years are just two examples of the ways Olympia needs to build resilience and adaptation strategies that were not as prevalent when the Comprehensive Plan was initially developed. With this 10-year periodic update to the Plan, a new Climate chapter will be created, and will include many goals and policies that overlap with the Natural Environment chapter and will be refined over the next 12 months. Overall, citywide goals and policies that address environmental health often have the added potential of increasing Olympia's ability to adapt to a changing climate. For example, identifying areas where strategic tree planting or preservation will mitigate urban heat islands and reduce heat-related illnesses. Accommodating population growth and associated development while addressing climate-related challenges equitably and economically will be a priority during the update, specific to the Natural Environment and in coordination with other related chapters.

Equity Analysis:
Equity considerations will be integrated throughout all chapters during the update of the Comprehensive Plan. During each stage of the Natural Environment chapter update process, staff have considered those who would benefit and those who would be burdened by each goal, policy and strategic direction to inform how such goals, policies and strategic direction can be made more equitable. Additionally, the Comprehensive Plan update includes a public engagement component to promote transparency and provide representation across Olympia communities throughout the process. This will be supported by the Thurston Stormwater Equity Index, which provides basic socio-economic, public health and environmental information on Olympia's overburdened and vulnerable communities.

Neighborhood/Community Interests (if known):
When the Natural Environment chapter had its last overhaul in 2014, it was developed largely based on guidance provided by the community. Many of the goals and policies remain the same or are rooted in the mission, vision and values established during that time. Staff once again turned to the community to guide recommendations for this periodic update, using various methods of soliciting input. These included a digital survey and materials for review on the Engage Olympia website, public meetings, tabling and workshops held at community events, and presentations to City advisory committees such as the Utility Advisory Committee and the Parks and Recreation Advisory Committee.

Options:
None. Briefing only, no action requested.

Financial Impact:
The Comprehensive Plan establishes the strategic direction for the City of Olympia over a 20-year period. Funding for the implementation of the Environment Chapter comes from a wide range of sources which vary by department. In particular, all capital projects and grant-funded work benefit greatly from a Comprehensive Plan that supports related Citywide goals and policy directives, increasing Olympia's ability implement the Plan.

Type: report **Version:** 1 **Status:** In Committee

Attachments:
Draft Natural Environment Chapter Periodic Update w/Tracked Changes
Draft Natural Environment Chapter Periodic Update - Clean Version

Natural Environment

Two children skipping on the rocks at Yauger Park

What Olympia Values:

Olympians value our role as stewards of the water, air, land, vegetation, and animals around us, and believe it is our responsibility to future generations ~~our children and grandchildren~~ to restore, protect, and enhance the exceptional natural environment that sustains~~surrounds~~ us.

Our Vision for the Future:

A healthy, beautiful, and resilient natural environment that enables both human and wild communities to thrive. ~~setting that is preserved and enhanced.~~

Read more in the Community Values and Vision chapter

Introduction

Olympians appreciate the important interdependence between people and nature. We understand that a healthy natural environment is necessary to supporting healthy, resilient, and sustainable communities. In Olympia, opportunities abound to experience and take part in the stewardship of the natural environment. We~~Olympians~~ plant trees, ~~remove invasive~~ remove invasive plants, raise chickens, build pollinator gardens~~count salmon~~, recycle, ~~drive hybrid electric cars,~~ and walk to the~~ir~~ neighborhood store. Our parks and natural areas improve our mental and physical health, and are home to rare birds, native salmon, lush wetlands, and the tallest of ~~native~~ evergreen trees. Connecting with the environment and protecting it for future generations is a strongly held value for Olympians. We recognize

Commented [KF1]: Source of proposed edits: Staff, public, PRAC

Commented [KF2]: Include definitions of high-level chapter-wide equity and environmental justice considerations, to be addressed in more detail in associated individual policies

Commented [KF3]: Staff and public input to shift the narrative to focus less on natural beauty and more on the ways a healthy natural environment is necessary for healthy sustainable communities.

Commented [KF4]: Clarify distinction between "natural" and "built" environment

our role as land stewards and our responsibility to protect water quality, ~~and~~ promote clean air, and restore important habitat~~.~~

For more than 20 years, Olympia has embraced its role as a leader in the effort to create a sustainable community dedicated to the conservation, protection, and restoration of the natural environment. The City will continue this work -- through leadership, community engagement, regional partnerships, ~~education,~~ and planning -- as we address emerging environmental challenges.

Our community recognizes that natural resources are precious and limited, and that our growing population will continue to test those limits. Our ability to meet several key challenges will define how well we collectively manage our natural environment in the coming decades.

Key challenges:

- **A growing population** will put more pressure on these resources; to remove trees, to replace natural land surfaces with roads, buildings, and parking lots, and by~~to~~ encroaching on environmentally sensitive areas
- ~~**Climate change** is likely to bring sea-level rise, unpredictable rainfall, increased stormwater runoff, changes in food supply, and increased stress on habitats and wildlife~~
- **Increased waste and pollution~~toxins~~** through the cars we drive and the products we use~~purchase~~, which may contain artificial ingredients or toxins, or create unnecessary waste
- **Environmental health disparities** exist because not all community members have benefitted equitably from past efforts to promote a healthy natural environment. Some have been disproportionately burdened and/or historically left out of such efforts
- **Climate change** is affecting sea-level rise, unpredictable rainfall, increased stormwater runoff, changes in food supply, and increased stress on humans, habitats and wildlife

Note: Specific policies and goals related to climate mitigation, adaptation, and resilience can be found in the Climate chapter.

All of these challenges have the potential to impact the quality of our natural ~~water~~ resources~~.~~ and overall well-being. We hope this community

Commented [KF5]: Staff and community input: Environmental justice - Not all community members have benefitted from a healthy natural environment equitably.

vision will define a path for change for us to follow as we continue to face these challenges in the next 20 years.

As Olympia continues to grow, it will be essential to reach a careful balance between planning for growth and stewarding ~~maintaining~~ our natural environment.

A young tree planter in Kettle View Park.

As a key land steward, the City's role is to encourage and regulate new development and land management practices in a way that minimizes negative environmental impacts and supports healthy, resilient communities. We will achieve this by:

- ~~•~~ Carrying out the state's Growth Management Act~~'s requirement~~ that requires cities to plan for anticipated population growth and~~by~~ accepting the need for denser development so that larger expanses of rural land can be preserved
- Prioritizing geographic areas and equitable land management strategies that will provide the greatest environmental, social, economic, and cultural benefits.
- Collaborating across departments and with private developers to e~~E~~ncourag~~eing~~ low impact development and ~~green building methods~~

~~that include using renewable or recycled materials~~nature-based green infrastructure solutions

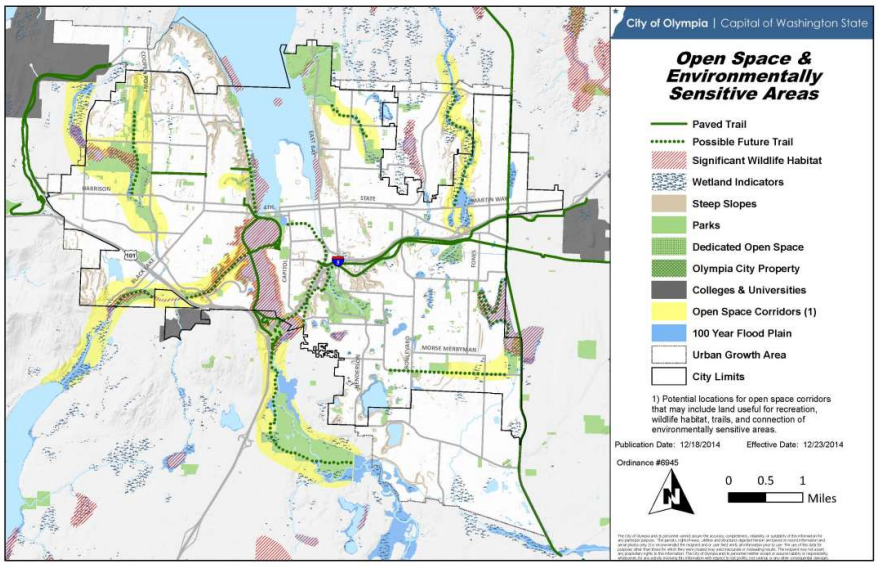
- ~~Constructing developments that have a low impact on soil and site conditions~~
- ~~Treating stormwater runoff on-site~~
- ~~Using building materials that require less energy, which public and private groups are now working closely with the City to explore new and reliable methods~~
- ~~Ensuring that public land is preserved and cared for~~
- ~~Identifying land at greatest risk for preservation, enhancement, and stewardship to support a diversity of wildlife habitat and species~~
- Continuing the City's role as caretaker of Olympia's urban forest, a diverse mix of native and ornamental trees that promote a healthy, sustainable, and beautiful city across both urbanized and natural landscapes. ~~line our streets, shade our homes, and beautify our natural areas.~~
- Incorporating the recovery of Pacific northwest salmon species in watershed planning and land management strategies, understanding that what benefits salmon also benefits healthy, sustainable communities and is a critical component of upholding Tribal Treaty rights.

Commented [KF6]: Move to Climate chapter

The Open Space and Environmentally Sensitive Areas Map reflects those areas in the City and UGA that are already preserved as open space, or that may be good opportunities for future preservation as open space. Shown on the map are environmentally sensitive areas, such as steep slopes, flood plains, wetlands, and significant wildlife habitat. Many of these areas are protected by Critical Areas regulations so the map serves to highlight those areas for further evaluation prior to any new development project.

The map also reflects locations where there may be a greater potential for creating or enhancing existing open space corridors for recreation, stormwater management, ~~or~~ wildlife habitat. These areas may still be undeveloped, owned or managed by the City, connected to other nearby open space areas, or have environmentally sensitive areas present.

Kettle View Park bike rider.



View Map – Open Space Environmentally Sensitive Areas

Goals and Policies

GN1 Important ecosystem structure, function, and processes are ~~Natural resources and processes are conserved and~~ protected by Olympia's planning and~~,~~ regulatory~~, and management~~ activities.

PN1.1 Administer development regulations which protect environmentally sensitive areas, drainage basins, and wellhead areas.

PN1.2 Coordinate critical areas ordinances and storm~~-~~water management requirements regionally based on the best scientific information available

PN1.3 Limit development in areas that are environmentally sensitive, such as steep slopes and wetlands. Direct development and redevelopment to less-sensitive areas.

PN1.4 Promote programs and policies that protect~~Conserve~~ and restore natural systems~~ ,~~ such as wetlands, streams, riparian areas, shorelines, and stands of mature trees.~~, to contribute to solving environmental issues.~~

PN1.5 Preserve the existing soils and vegetation ~~topography~~ on a portion of a new development site; integrate existing site contours into the project design and minimize the use of grading and other large-scale land disturbances.

PN1.6 Regularly review~~Establish~~ and update regulations and design standards for new developments and redevelopment that will manage stormwater and minimize impacts to receiving waters, protected wildlife species, and other environmentally sensitive areas.~~stormwater runoff, environmentally sensitive areas, wildlife habitat, and trees.~~

PN1.7 Limit hillside development to site designs that incorporate and conform to the existing topography and minimize their effect on existing hydrology.

PN1.8 Limit the negative impacts of development on public lands and environmental resources and require full mitigation of impacts when they are unavoidable.

Commented [KF7]: Staff comment to explicitly call out ecosystem services in need of protection

Commented [KF8]: "Management activities" represented in GN2

Commented [KF9]: Staff comment to replace "conserve" with "protect" throughout Comp Plan, language has stronger implications. Added prioritization of aquatic ecosystems and contiguous mature forest re: public/environmental health benefits

Commented [KF10]: Regs have been established, updated to focus on review/enhancement of existing policies w/more accurate language re: stormwater and ecosystem services. Enforcement?

~~**PN1.9** Foster City partnerships with public, private, and non-profit agencies and groups and encourage them to help identify and evaluate new low impact development and green building approaches.~~

PN1.~~9~~10 Increase the use of low impact development and nature-based ("green") infrastructure ~~green building development~~ methods through education, technical assistance, incentives, regulations, ~~and~~ grants~~.~~, and private-public partnerships.

PN1.1~~0~~1 Design, build, and retrofit public projects using sustainable design and green building methods that require minimal maintenance~~, and~~ fit naturally into the surrounding environment~~.~~, and reduce greenhouse gas emissions.

PN1.1~~1~~2 Require development to mitigate impacts and avoid future costs, by incorporating timely measures, such as the clean-up of prior contamination as new development and redevelopment occurs.

GN2 Prioritized ~~L~~land is preserved and sustainably managed.

PN2.1 Evaluate, a~~A~~cquire and ~~preserve~~ manage land by a set of priorities that considers the full spectrum of environmental, social, cultural, and economic benefits, such as Tribal treaty rights, stormwater management, wildlife habitat, ~~or~~ access to nature, recreation opportunities, and environmental justice~~.~~

PN2.2 Preserve land when there are opportunities to reduce habitat fragmentation and protect the most environmentally sensitive or socially important landscapes. ~~make connections between healthy systems; for example, land parcels in a stream corridor.~~

PN2.3 Identify, remove, and prevent the use and spread of invasive plants and wildlife.

PN2.4 Preserve and restore native plant~~s~~ communities by including restoration efforts and volunteer partnerships in all city land management.

Commented [KF11]: Moved to Utilities-Stormwater section

Commented [KF12]: Revised language for regional consistency and added private public partnerships. Some overlap w/Utilities chapter but not completely redundant.

Commented [KF13]: Staff comment to add reduction of green house gas emissions

Commented [KF14]: Updated to encompass full spectrum of key benefits

Commented [KF15R14]: Moved "Tribal treaty rights" to higher in the list per request from Squaxin Island Tribe staff

Commented [KF16]: Moved to Utilities Chapter - Stormwater section to support land acquisition for stormwater management benefits

PN2.5 Design improvements to public land using ~~existing and new~~ vegetation that is attractive, adapted to a changing~~our~~ climate, supports a variety of wildlife, and requires minimal, long-term maintenance.

PN2.6 Conserve and restore wildlife and aquatic habitat in both existing habitat corridors and ~~high-priority~~ other ecologically important ~~separate~~ sites. Consider salmon, amphibians, pollinators, migratory birds, and other similarly protected or prioritized species.

Commented [KF17]: Public and staff input to be more specific

PN2.7 Increase awareness of the importance of pollinator species for food security and habitat health. Promote landscaping, gardening , and habitat stewardship practices that support pollinators

Commented [KF18]: OPARD recommendation in support of the City's goals and Bee City status

PN2.~~8~~7 Practice sustainable maintenance and operations activities that reduce the City's environmental impact.

PN2.~~9~~8 Evaluate, monitor, and measure environmental conditions~~, and U~~use this data, along with best available science, to develop short- and long-term management strategies~~.~~

GN3 A healthy and diverse urban forest is protected, expanded, and valued for its contribution to the environment and community.

PN3.1 Develop an Urban Forest Management Plan to establish tree canopy goals and inform the policies, programs, operations, and resources needed to implement those goals.
~~Manage the urban forest to professional standards, and establish program goals and practices based on the best scientific information available.~~

Commented [KF19]: Public and staff input: Address need for a comprehensive Urban Forest Management Plan

PN3.2 Manage the urban forest such that both the benefits and burdens of trees are distributed equitably across all of Olympia's communities or neighborhoods. ~~Measure the tree canopy and set a city-wide target for increasing it through tree preservation and planting.~~

Commented [KF20]: Accomplished!

PN3.3 Preserve existing mature, healthy, and safe trees first to meet site design requirements on new development, redevelopment and city improvement projects.

~~**PN3.4** Evaluate the environmental, ecologic, health, social and economic benefits of the urban forest.~~

PN3.3 Consider climate resilience and adaptation strategies when developing planting plans, including species selection, planting locations, stock type, invasive pest susceptibility, and materials sourcing.

PN3.~~4~~5 Provide new trees with the necessary soil, water, space, and nutrients to grow to maturity, and plant the right size tree where there are conflicts, such as buildings, overhead utility wires or sidewalks.

PN3.~~5~~6 Protect the natural structure and growing condition of trees to minimize necessary maintenance and preserve the long-term health and safety of the urban forest.

Cherry trees in bloom in the parking lot of the Briggs YMCA.

Protecting Our Water Resources

Olympia is fortunate to be surrounded by water and have abundant fresh and marine water resources. ~~-~~We kayak the waters of Budd Inlet, hop over rain puddles on the way to school, and explore Ellis or Mission Creek as we hike through Squaxin Park. Our deep, underground aquifers provide our drinking water. ~~-~~Our many ~~protected~~ streams, ~~and~~ wetlands, and shorelines are valuable ~~habitat~~ for ~~native~~ a diversity of wildlife. ~~-~~Some of these aquatic habitats also provide a multitude of ecosystem services that benefit people, like reducing flooding and filtering polluted stormwater runoff. ~~We kayak the waters of Budd Inlet, hop over rain puddles on the way to school, and enjoy Ellis Creek as we hike through nearby Priest Point Park.~~ The City of Olympia integrates the recovery of Puget Sound salmon

Commented [KF21]: This has already been more than adequately evaluated by other governments and research institutions. Setting targets and focusing on implementation is the needed next step for this Comp Plan update

Commented [KF22]: Staff and public input: Reference climate resilience and adaptation - species and stock selection, invasive pest readiness, etc

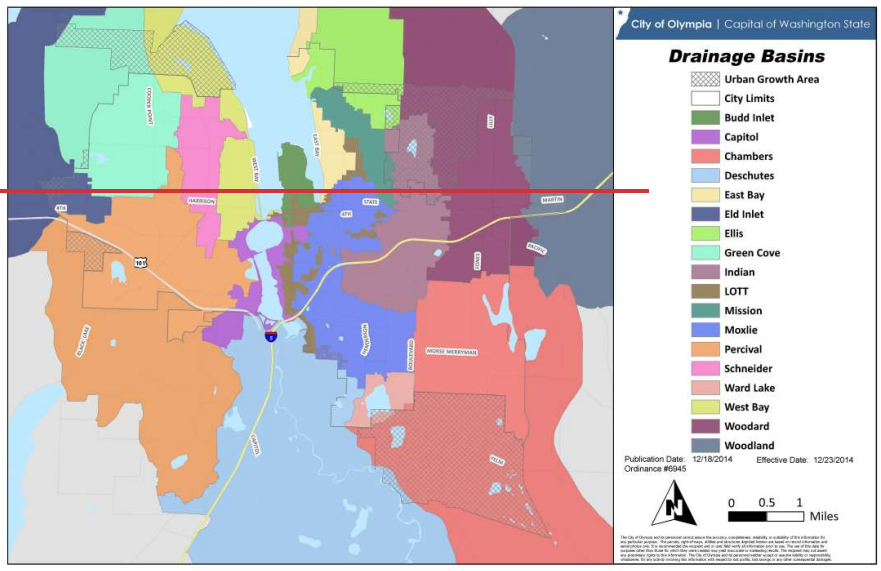
Commented [KF23]: Staff input to include more language acknowledging other important ecosystem services provided by wetlands, streams, etc.

Commented [KF24]: Staff and public input recognizing importance of salmon recovery. Discussed in Squaxin Island Tribal Council/Olympia City Council meeting to promote salmon recovery goals and policies

populations across each of its land management, habitat stewardship, and conservation strategies. Additional goals and policies related to water quality and salmon recovery can be found in the Stormwater element of the Utilities chapter.

Moxlie Creek flowing through Watershed Park.

Within Olympia's 24-square-mile area, there are nine major streams, four lakes, four large wetlands, and six miles of marine shoreline. As water moves down from Olympia's higher elevations to the Sound, it filters through the ground into a number of separate drainage basins or watersheds.



Commented [KF25]: Replaced w/new basin map 2022

View Map - Olympia Drainage Basins

Protecting water resources is one of Olympia's core values and is necessary to our upholding of Tribal treaty rights. We recognize that many

of our water resources have been damaged by development, pollution, and climate change. The natural processes that would normally protect these resources, such as undeveloped land and wetlands, which filter stormwater pollutants and reduce runoff, must be protected and restored. If we take steps to restore these natural processes, we'll be ensuring clean water, ~~and~~ resilience to impacts related to climate change, and abundant aquatic life in Puget Sound~~Budd Inlet~~ for us, and for future generations.

A new wetland constructed in Yauger Park.

Goals and Policies

GN4 The waters and natural processes of Budd Inlet and other marine waters are protected from degrading impacts and significantly improved through upland, riparian and shoreline preservation and restoration.

PN4.1 Plan for the health and recovery of Budd Inlet on a regional scale and in collaboration with local tribes and all potentially affected agencies and stakeholders.

PN4.2 Prioritize and implement restoration efforts based on the best scientific information available to restore natural processes and improve the health and condition of Budd Inlet and its tributaries. Align prioritization and implementation with regional action strategies designated for the recovery of salmon in Puget Sound.

PN4.3 Restore and protect the health of Puget Sound as a local food source.

PN4.4 Remain engaged as a key stakeholder through future phases of planning and implementation toward restoring the Deschutes Estuary and surrounding shorelines of Budd Inlet.
~~As a party of significant interest, support .the process for determining a balanced, scientifically grounded and sustainable approach to the management of the Deschutes River, state-owned Capitol Lake and Budd Inlet.~~

Commented [KF26]: Adoption of the estuary restoration design alternative has occurred, updated language to address ongoing input and support to the project.

GN5 Ground and surface waters are protected from land uses and activities that harm water quality and quantity.

PN5.1 Communicate and collaborate across departments regularly to promote sustainable transportation, housing and economic development projects that include green stormwater infrastructure and other nature-based solutions to managing stormwater.

Commented [KF27]: Staff and community input as well as regional best practices recommendations.

PN5.2~~1~~ Reduce the rate of aquatic habitat loss and expansion of impervious surface in the community, and provide stormwater treatment for all new impervious surfaces~~.~~

~~**PN5.2** Increase the use of permeable materials and environmentally beneficial vegetation in construction projects.~~

Commented [KF28]: Captured more completely in PN5.1

PN5.3 Establish a roadway stormwater infrastructure retrofit prioritization for water quality treatment in environmentally sensitive watersheds to support the recovery of salmon and other aquatic species.
~~Retrofit existing infrastructure for stormwater treatment in areas with little or no treatment.~~

Commented [KF29]: Follows industry best practices for water quality and salmon recovery. Some overlap but not too redundant w/Utilities chapter

PN5.4 Minimize the impacts of encampments on water bodies and other sensitive natural areas while reducing health and safety risks to persons experiencing homelessness.

Commented [KF30]: Staff and public input to address environmental impacts of encampments

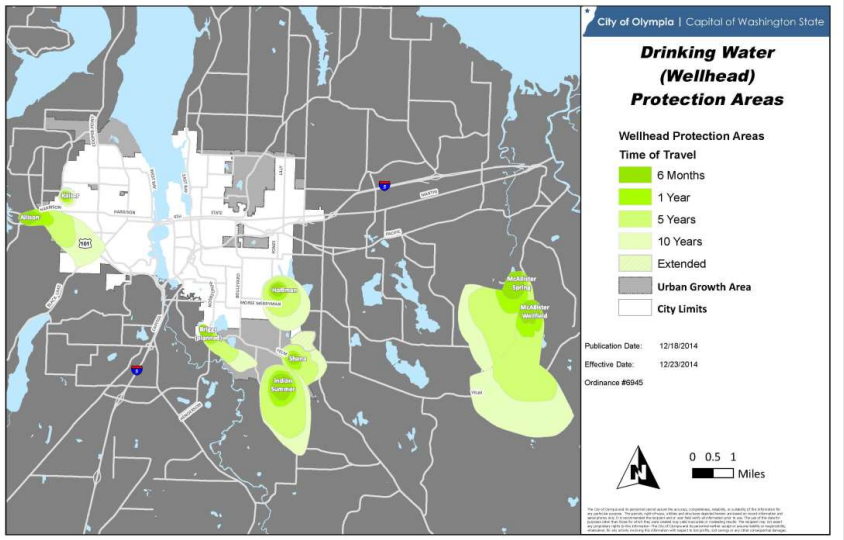
~~**PN5.4** Require prevention and treatment practices for businesses and land uses that have the potential to contaminate stormwater.~~

Commented [KF31]: Moved to Utilities chapter - Stormwater section

~~**PN5.5** Improve programs and management strategies designed to prevent and reduce contamination of street runoff and other sources of stormwater.~~

Commented [KF32]: Moved to Utilities chapter - Stormwater section

PN5.5~~6~~ Limit or prohibit uses that pose a risk to water supplies in Drinking Water (**Wellhead**) protection areas based on the best scientific information available and the level of risk. ~~-~~Require restoration of any such areas that have been degraded.



View Map: Olympia Wellhead Protection Areas

~~**PN5.7** Encourage more active inspection and maintenance programs for septic systems.~~

Commented [KF33]: Moved to Utilities chapter - Wastewater section

~~**PN5.8** Encourage existing septic systems to connect to sewer, and limit the number of new septic systems.~~

Commented [KF34]: Moved to Utilities chapter - Wastewater section

GN6 Healthy aquatic habitat is protected and restored.

PN6.1 Restore and manage vegetation next to streams and wetlands, with an emphasis on native vegetation, to greatly improve or provide new fish and wildlife habitat.

PN6.2 Maintain or improve healthy stream flows and wetlands that support a diverse population of aquatic life. Manage beaver populations using least invasive strategies and only when threats exist to public health, safety, or infrastructure.

Commented [KF35]: Staff input and regional best practices for beaver management in aquatic ecosystems

PN6.3 Establish and monitor water quality and aquatic habitat health indicators based on the best scientific information available.

PN6.4 Use regulations and other means to prevent a net loss in the function and value of existing wetlands, while striving to increase and restore wetlands over the long-term.

PN6.5 Retain and restore floodways ~~in~~ to a natural condition.

PN6.6 Preserve and restore the aquatic habitat of Budd Inlet and other local marine waters, including adjacent shoreline habitats~~.~~

PN6.7 Partner with other regional agencies and community groups to restore aquatic habitat through coordinated planning, funding, and implementation.

~~**PN6.8** Evaluate expanding low impact development approaches citywide, such as those used in the Green Cove Basin.~~

Commented [KF36]: Accomplished!

A healthy stream.

Clean Air ~~and Cool Climate~~

Commented [KF37]: Related policies moving to new Climate chapter

Overall, Olympia's air quality is often better than what federal standards require. However, regional impacts to air quality from wildfire smoke are an increasing concern due to climate change. This poses a threat to all Olympians, but is particularly harmful to the elderly, children, and other vulnerable members of our community. Population and development growth over the next 20 years will put increasing pressure on air, noise, and light pollution. ~~We rarely experience days in which older residents and others with health issues are told to stay indoors due to polluted air. Stars are still visible in our night sky.~~

~~However, if we do not rein in local sources of carbon dioxide and other greenhouse gas emissions and limit nighttime light, we will jeopardize the quality of this invisible but critical resource.~~

As a community, we can commit to developing and adopting ~~new and renewable~~ equitable and sustainable solutions for commuting, heating our homes, powering our economy, ~~fueling our vehicles,~~ and lighting our streets, sidewalks, and businesses. We must continue to develop programs and resources that protect our vulnerable communities from the effects of pollution.

See the Climate Chapter for related goals and policies.

Solar panels on a commercial building in downtown Olympia.

Goals and Policies

GN7 Local air quality is better than state and federal minimum standards.

PN7.1 Partner with other state and local agencies to monitor, reduce and eliminate sources of air pollution that can be replaced with more efficient or clean methods and technologies.

PN7.2 Partner with other state and local agencies to offset anticipated negative impacts on air quality by taking further steps to reduce air pollution, such as commute reduction programming and tree planting.

~~**GN8 Community sources of emissions of carbon dioxide and other climate-changing greenhouse gases are identified, monitored and reduced.**~~

Commented [KF38]: Goals and policies moving to new Climate chapter

~~**PN8.1** Participate with local and state partners in the development of a regional climate action plan aimed at reducing greenhouse gases by 45 percent below 2015 levels by 2030 and by 85 percent below 2015 levels by 2050.~~

~~**PN8.2** Monitor the greenhouse gas emissions from City operations, and implement new conservation measures, technologies and alternative energy sources to reach established reduction goals.~~

~~**PN8.3** Reduce the use of fossil fuels and creation of greenhouse gases through planning, education, conservation, and development and implementation of renewable sources of energy (see also GL2).~~

~~**PN8.4** Encourage the conservation and reuse of existing natural resources and building materials.~~

~~**PN8.5** Reduce the pollution and energy consumption of transportation by promoting the use of electric vehicles and expanding accessible and inviting alternatives that reduce vehicle miles traveled, including transit, walking and cycling (see also GT25).~~

~~**PN8.6** Plan to adapt, mitigate, and maintain resiliency for changing environmental conditions due to climate change, such as longer periods of drought and increased flooding related to changing weather patterns and sea level rise (see also GU11).~~

~~**PN8.7** Reduce energy use and the environmental impact of our food system by encouraging local food production (see also GL25).~~
~~For sea level rise, see the Utilities chapter GU11.~~

GN9 Artificial sources of nighttime light are minimized to protect wildlife, vegetation and the health of the public, and preserve views of the night sky.

PN9.1 Design nighttime lighting that is safe and efficient by directing it only to the areas where it is needed. Allow and encourage reduction or elimination of nighttime light sources where safety is not impacted.

PN9.2 Eliminate or reduce lighting near streams, lakes, wetlands, and shorelines to avoid disrupting the natural development and life processes of wildlife.

GN10 Risk to human health and damage to wildlife and wildlife habitat due to harmful toxins, pollution, or other emerging threats is tracked by appropriate agencies and significantly reduced or eliminated.

Commented [KF39]: Moved from community engagement to pollution section

PN10.1 Minimize the City's purchase and use of products that contribute to toxic chemical pollution when they are manufactured, used, or disposed.

PN10.2 Identify products and practices that should be phased out by the community, and provide education on their negative impacts and the best available alternatives.

PN10.3 Maintain City land and properties using non-chemical methods whenever possible; use standard *Integrated Pest Management* practices and other accepted, natural approaches to managing vegetation and pests.

Residential light post.

Connect with the Natural World

Planting trees, observing birds in a nest, or lying on a sunny patch of grass are some of the ways we bring quiet into our lives and reconnect with the natural world. Researchers are now learning that having a connection to the natural world it isn't just a luxury, but a necessity for a healthy, safe, and engaged community.

A child with a balloon explores Kettle Park.

We interact with the natural world in a variety of ways -- from gardening ~~eating healthy food,~~ to commuting by bike, to learning a new outdoor activity, to stopping to chat with a neighbor under the shade of a tree. These activities all foster a strong connection to our community and an interest in stewarding our natural environment.

Goals and Policies

~~**GN10 Risk to human health and damage to wildlife and wildlife habitat due to harmful toxins, pollution, or other emerging threats is tracked by appropriate agencies and significantly reduced or eliminated.**~~

Commented [KF40]: Moved to pollution section above

~~**PN10.1** Minimize the City's purchase and use of products that contribute to toxic chemical pollution when they are manufactured, used, or disposed.~~

~~**PN10.2** Identify products that should be phased out by the community, and provide education on their negative impacts and the best available alternatives.~~

~~**PN10.3** Maintain City land and properties using non-chemical methods whenever possible; use standard *Integrated Pest Management* practices and other accepted, natural approaches to managing vegetation and pests.~~

GN11 All members of the community can experience the natural environment through meaningful volunteer experiences, active recreation, and interactive learning opportunities.

PN11.1 Ensure that all members of the community have access to a nearby natural space that gives them opportunities to see, touch, and connect with the natural environment.

PN11.2 Give all members of our community opportunities to experience, appreciate, and participate in volunteer stewardship of the natural

environment. Ensure that the many benefits and opportunities provided by this work reaches all Olympia's communities equitably.

PN11.3 Honor and incorporate Indigenous history, knowledge, stewardship practices, cultural connections to the land, and promote outcomes related to Tribal treaty rights.

PN11.~~4~~3 Provide environmental education programs, classes, and tours that teach outdoor recreation skills and foster an understanding and appreciation for the natural environment. Ensure that such opportunities are culturally appropriate and accessible to all.

PN11.~~5~~4 Provide outreach, education and technical support to local community groups and neighborhoods who want to monitor and care for their local park or natural area.

PN11.~~6~~5 Foster a sense of place and community pride by carefully stewarding the trees, plants, and wildlife unique to Puget Sound. Preserve the Indigenous history of stewardship on these lands since time immemorial.

A trail leads into Squaxin~~Priest Point~~ Park

Shoreline Master Program

Note: Olympia's Shoreline Master Program was updated in 2021 – this section will reflect those changes and we do not plan to make additional edits as part of the Comp Plan periodic update. Review of this section is optional.

Goals and Policies

PN12.1 The goals, policies and regulations of Olympia's Shoreline Master Program are based on the governing principles in the Shoreline Master Program Guidelines, WAC 173-26-186 and the policy statement of RCW 90.58.020. It is the policy of the City to provide for the management of the shorelines of Olympia by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the State and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto.

A. The interest of all of the people shall be paramount in the management of those areas of Puget Sound lying seaward from the line of extreme low tide. Within this area the City will give preference to uses in the following order of preference which:

   1. Recognize and protect the state-wide interest over local interest;

   2. Preserve the natural character of the shoreline;

   3. Result in long-term over short-term benefit;

   4. Protect the resources and ecology of the shoreline;

   5. Increase public access to publicly-owned areas of the shorelines;

   6. Increase recreational opportunities for the public in the shoreline;

7. Provide for any other element as defined in RCW 90.58.100 as deemed appropriate or necessary.

B. The policies of Olympia's Shoreline Program may be achieved by diverse means, one of which is regulation. Other means may include but are not limited to acquisition of lands and/or easements by purchase or gift, incentive programs, and implementation of capital facility and/or non-structural programs.

C. Regulation of private property to implement Shoreline Program goals such as public access and protection of ecological functions and processes must be consistent with all relevant constitutional and other legal limitations.

D. Regulatory or administrative actions must be implemented consistent with the Public Trust Doctrine and other applicable legal principles as appropriate and must not unconstitutionally infringe on private property rights or result in an unconstitutional taking of private property.

E. The regulatory provisions of this Shoreline Program are to be limited to shorelines of the State, whereas the planning functions of the Program may extend beyond the designated shoreline boundaries.

The policies and regulations established by this Shoreline Program are to be integrated and coordinated with the other goals, policies and rules of the Olympia Comprehensive Plan and development regulations adopted under the Growth Management Act (GMA).

F. The policies and regulations of Olympia's Shoreline Program are intended to protect shoreline ecological functions by:

1. Requiring that current and potential ecological functions be identified and understood when evaluating new or expanded uses and developments;

2. Requiring adverse impacts to be mitigated in a manner that ensures no net loss of shoreline ecological functions. Mitigation shall include avoidance as a first priority, followed by minimizing, and then replacing/compensating for lost functions and/or resources;

3. Ensuring that all uses and developments, including preferred uses and uses that are exempt from a shoreline substantial development permit, will not cause a net loss of shoreline ecological functions;

4. Preventing, to the greatest extent practicable, cumulative impacts from individual developments;

5. Fairly allocating the burden of preventing cumulative impacts among development opportunities; and

6. Including incentives to restore shoreline ecological functions where such functions have been degraded by past actions.

PN12.2 Shoreline Ecological Protection and Mitigation Goals

A. The Shoreline Management Act and the Shoreline Master Program Guidelines place a primary emphasis on the protection of shoreline ecological functions and system-wide processes. In accordance with the Guidelines (WAC 173-26), Olympia's Shoreline Program must ensure that shoreline uses, activities, and modifications will result in no net loss to these processes and functions.

B. The protection, restoration and enhancement of shoreline ecological functions and system-wide processes, especially as they pertain to the long-term health of Budd Inlet, are high priorities of Olympia's Shoreline Program. The policies and regulations established therein are to be applied to all uses, developments and activities that may occur within the shoreline jurisdiction.

C. The City recognizes that there are many existing sources of untreated stormwater within the shoreline jurisdiction and that these sources of nonpoint pollution have negative impacts on shoreline ecological functions. The City's Drainage Design and Erosion Control Manual of Olympia is the primary regulatory tool that addresses stormwater treatment and is periodically updated in response to changing guidelines from the Department of Ecology and changes in best management practices.

PN12.3 Shoreline Ecological Protection and Mitigation Policies

A. All shoreline use and development should be carried out in a manner that avoids and minimizes adverse impacts so that the resulting ecological condition does not become worse than the current condition. This means assuring no net loss of ecological functions and processes and protecting critical areas that are located within the shoreline jurisdiction.

B. Natural features of the shoreline and nearshore environments that provide ecological functions and should be protected include but are not limited to marine and freshwater riparian habitat, banks and bluffs, beaches and backshore, critical saltwater and freshwater habitat, and wetlands and streams. Shoreline processes that should be protected include but are not limited to erosion and accretion, sediment delivery, transport and storage, organic matter input, and large woody debris recruitment. See WAC 173-26-201(2)(c).

C. Preserve and protect important habitat including but not limited to the Port Lagoon, Priest Point Park, Ellis Cove, Grass Lake, Chambers Lake, and Percival Canyon.

Commented [KF41]: Squaxin Park

D. Development standards for density, setbacks, impervious surface, shoreline stabilization, vegetation conservation, critical areas, and water quality should protect existing shoreline functions and processes. During permit review, the Administrator should consider the expected impacts associated with proposed shoreline development when assessing compliance with this policy.

E. Where a proposed use or development creates significant adverse impacts not otherwise avoided or mitigated by compliance with Olympia's Shoreline Program, mitigation measures should be required to ensure no net loss of shoreline ecological functions and system-wide processes.

F. The City should work with other local, state, and federal regulatory agencies, tribes, and non-government organizations to ensure that mitigation actions carried out in support of the Olympia Shoreline Program are likely to be successful and achieve beneficial ecological outcomes. This includes such measures as mitigation banks, fee in lieu programs, and assisting applicants/proponents in planning, designing, and implementing mitigation.

G. The City should develop a program to periodically review conditions on the shoreline and conduct appropriate analysis to determine whether or not other actions are necessary to protect and restore shoreline ecology to ensure no net loss of ecological functions.

H. Allow offsite mitigation when doing so would serve to better accomplish the goals and objectives of the Shoreline Management Act to protect and preserve ecological functions, or provide public access, or promote preferred shoreline uses, provide for appropriate development incentives and/or alternative mitigation options.

I. The City should encourage innovative mitigation strategies to provide for comprehensive and coordinated approaches to mitigating cumulative impacts and restoration rather than piecemeal mitigation.

J. When available and when appropriate to the situation, the City should allow for offsite mitigation approaches, including Advance Mitigation, Fee-In Lieu, and Mitigation Banking.

K. As part of the next update of the Drainage Design and Erosion Control Manual of Olympia, the City will consider methods and measures to encourage existing development, redevelopment and new development within the shoreline jurisdiction to comply with the City's Drainage Design and Erosion Control Manual of Olympia and best management practices.

PN12.4 Shoreline Use and Development Policies

A. The City should give preference to those uses that are consistent with the control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon uses of the State's shoreline areas.

B. The City should ensure that all proposed shoreline development will not diminish the public's health, safety, and welfare, as well as the land or its vegetation and wildlife, and should endeavor to protect property rights while implementing the policies of the Shoreline Management Act.

C. The City should reduce use conflicts by prohibiting or applying special conditions to those uses which are not consistent with the control of pollution and prevention of damage to the natural environment or are

not unique to or dependent upon use of the State's shoreline. In implementing this provision, preference should be given first to water-dependent uses, then to water-related uses and water-enjoyment uses.

D. The City should continue to develop information about the impacts of sea level rise on the shoreline and other affected properties; the City should develop plans to address the impacts of sea level rise in collaboration with impacted property owners, the community and the Department of Ecology. These plans should include at minimum flood prevention approaches, shoreline environment impact considerations and financing approaches. The City should amend the Shoreline Master Program and other policy and regulatory tools in the future as necessary to implement these plans.

E. The City should consider the impacts of sea level rise as it plans for the rebuild of Percival Landing and other shoreline improvements and it should be designed to provide for a reasonable amount of sea level rise consistent with the best available science and the life cycle of the improvements.

Commented [SM42]: Does this need to be updated?

F. The City should collaborate with private property owners, business owners and community members in the implementation of the Shoreline Master Program to explore creative ways to reduce ecological impacts when new development or redevelopment is proposed. This objective may best be accomplished by developing flexible approaches to shoreline development where the total environmental benefit is enhanced through such measures. Opportunities for collaboration may include:

1. Provision of advanced stormwater management and treatment within the shoreline.

2. The restoration, repair and replacement of Percival Landing where appropriate.

3. Provision of direct physical access to the water where appropriate.

4. Provision of a shoreline trail where feasible and consistent with applicable laws.

5. Provision of native vegetation preservation and restoration where appropriate.

6. Bulkhead removal and replacement of hardened shoreline with soft structural stabilization measures water-ward of Ordinary High Water Mark (OHWM) where appropriate.

7. Provision of water related recreation, active playgrounds, and significant art installations, performance space, or interpretive features where appropriate.

PN12.5 Aquatic Environment Management Policies

A. The *Aquatic* environment designation should apply to lands water-ward of the Ordinary High Water Mark.

B. Allow new overwater structures only for water-dependent uses, public access, or ecological restoration.

C. The size of new overwater structures should be the minimum necessary to support the structure's intended use.

D. In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple uses of overwater facilities should be encouraged.

E. All development and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

F. Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201(2)(e) as necessary to assure no net loss of ecological functions.

G. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

H. Space for preferred shoreline uses should be reserved. Such planning should consider upland and in-water uses, water quality, navigation, presence of aquatic vegetation, existing shellfish protection districts and critical wildlife habitats, aesthetics, public access and views.

PN12.6 Natural Environment Management Policies

A. The *Natural* environment designation should be assigned to shoreline areas if any of the following characteristics apply:

1. The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;

2. The shoreline is considered to represent ecosystems and geologic types that are of particular scientific and educational interest; or

3. The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.

B. Priest Point Park is one of a few shorelines along Budd Inlet that is ecologically intact. Therefore, any use or modification that would substantially degrade the ecological functions or natural character of this shoreline area should not be allowed.

Commented [PB43]: Squaxin Park

C. Scientific, historical, cultural, educational research uses, and water-oriented recreation access may be allowed provided that no significant ecological impacts on the area will result. Recreation uses should be limited to trails and viewing areas.

D. Uses should be highly restricted and allowed only with a conditional use permit for water-oriented recreational uses.

E. New roads, utility corridors, and parking areas should be located outside of the shoreline jurisdiction.

PN12.7 Urban Conservancy Environment Management Policies

A. The *Urban Conservancy* environment designation should be applied to shoreline areas appropriate and planned for development that is

compatible with maintaining or restoring ecological functions of the area, that are not generally suitable for water-dependent uses and that lie in incorporated municipalities and urban growth areas if any of the following characteristics apply:

1. They are suitable for water-related or water-enjoyment uses;

2. They are open space, flood plain or other sensitive areas that should not be more intensively developed;

3. They have potential for ecological restoration;

4. They retain important ecological functions, even though partially developed; or

5. They have potential for development that is compatible with ecological restoration.

B. Uses that preserve the natural character of the area or promote preservation of open space or critical areas should be the primary allowed use. Uses that result in the restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the *Urban Conservancy* environment and the setting.

C. Standards should be established for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications. These standards should ensure that new development does not result in a net loss of shoreline ecological functions or further degrade shoreline values.

D. Public access trails and public passive recreation should be provided whenever feasible and significant ecological impacts can be mitigated.

E. Water-oriented uses should be given priority over non-water oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses should be given highest priority.

F. Restoration and protection of shorelands, stream openings and associated wetlands within the *Urban Conservancy* environment should be given high priority.

PN12.8 Waterfront Recreation Environment Management Policies

A. The *Waterfront Recreation* environment designation should be assigned to shoreline areas that are or are planned to be used for recreation, or where the most appropriate use is for recreation open space or habitat conservation.

B. Development standards should take into account existing improvements and character of park areas, allow for development of low-intensity recreational uses, and restoration of shorelines. Low intensity recreation should be non-motorized and not significantly alter the landscape, such as running and walking, bicycling, wildlife viewing, picnicking, nature study, and quiet contemplation and relaxation. Associated facilities might include trails, open fields and lawn areas, picnic shelters, public art, interpretive exhibits and supporting parking and restrooms.

C. Trails, water access, interpretive sites, viewing platforms and passive recreation areas should be allowed within setbacks and vegetation buffers when significant ecological impacts can be mitigated.

D. Preferred uses include trails, water-related recreation, active playgrounds, and significant art installations, performance space, interpretive features, open lawn areas, play equipment, shelters, picnic areas, launch ramps, viewing platforms and accessory uses. Special events may take place.

E. Shoreline restoration should be a priority. All development should ensure no net loss of shoreline ecological functions.

PN12.9 Marine Recreation Environment Management Policies

A. The *Marine Recreation* environment designation should be assigned to areas on the Port Peninsula that are used or planned to be used for boating facilities, water-oriented recreation and commercial uses. Preferred uses include:

1. Boating facilities including marinas, launch ramps, boat moorage, maintenance and repair, and upland boat storage; together with offices and other associated facilities;

Commented [SM44]: Do we need to include something about encouraging proper disposal of toxics and wastes and avoiding discharges into surface waters?

2. Water-oriented recreation such as trails and viewing areas; water access, water-related recreation, active playgrounds, and significant art installations, performance space, or interpretive features; and

3. Water-oriented commercial uses.

B. Operation and management of the *Marine Recreation* environment should be directed towards maintaining and enhancing water-oriented services, while ensuring that existing and future activity does not degrade ecological functions.

C. All development should ensure no net loss of shoreline ecological functions.

D. Innovative approaches to restoration and mitigation should be encouraged, including incentive and alternative mitigation programs such as Advance Mitigation and Fee In-lieu.

E. Encourage bulkhead removal and replacement of hardened shoreline with soft structural stabilization measures water-ward of OHWM.

F. The City recognizes the Port's responsibility to operate its marine facilities and to plan for this area's future use through the development and implementation of its Comprehensive Scheme of Harbor Improvements.

G. The City recognizes that the Marine Recreation shoreline (Reach 5C) and the adjoining Urban Conservancy/Urban Intensity shoreline in Reach 6A provide a variety of benefits to the community including boat moorage, utility transmission, transportation, public access, water enjoyment, recreation, wildlife habitat and opportunities for economic development. These benefits are put at risk by continued shoreline erosion. The City recognizes that there exists a need to develop a detailed plan for shoreline restoration and stabilization for Reaches 5C and 6A and encourages the Port to partner in this effort.

1. This plan may include:

a. Measures to enhance shoreline stabilization through the introduction of bioengineered solutions.

b. Measures to incorporate habitat restoration water-ward of the OHWM.

c. Measures to incorporate public access and use through trails, public art, parks and other pedestrian amenities.

d. Measures to incorporate sea level rise protection.

e. Setbacks, building heights and building design considerations.

2. Upon completion of a jointly developed shoreline restoration and stabilization plan for Reaches 5C and 6A, the City will initiate a limited amendment to the SMP to implement this Plan.

PN12.10 Shoreline Residential Environment Management Policies

A. The *Shoreline Residential* environment designation should be applied to shoreline areas if they are predominantly single-family or multi-family residential development or are planned and platted for residential development.

B. Establish standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.

C. Multi-family development and subdivisions of land into more than nine (9) parcels should provide public access.

D. Commercial development should be limited to water-oriented uses and not conflict with the character in the *Shoreline Residential* environment.

E. Water-oriented recreational uses should be allowed.

F. Encourage restoration of degraded shorelines in residential areas and preservation of existing vegetation.

G. Encourage bulkhead removal and replacement of hardened shoreline with soft structural stabilization measures water-ward of OHWM.

PN12.11 Urban Intensity Environment Management Policies

A. The *Urban Intensity* environment should be assigned to shoreline areas if they currently support high intensity uses related to commerce, industry, transportation or navigation, and high-density housing; or are suitable and planned for high-intensity water-oriented uses.

B. Olympia's shoreline is characterized by a wide variety of "urban" uses and activities, including commercial, industrial, marine, residential, and recreational uses. Together, these uses and activities create a vibrant shoreline that is a key component of Olympia's character and quality of life. These types of uses should be allowed within the *Urban Intensity* environment, with preference given to Water-Dependent and Water-Enjoyment uses. Shorelines in this Shoreline Environment Designation

(SED) are highly altered and restoration opportunities are limited. The City's own Percival Landing is a good example of how the immediate shoreline in the Urban Intensity SED should be redeveloped with a focus on public access and enjoyment, sea level rise protection and restoration of shoreline environmental function where feasible.

C. Nonwater-oriented uses may be allowed where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline.

D. Preferred uses include water-oriented recreation such as trails and viewing areas, water access, water-related recreation, active playgrounds, and significant art installations, performance space, or interpretive features.

E. Provide for the restoration, repair and replacement of Percival Landing including consideration of sea level rise protection.

F. Policies and regulations should assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development should include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.

Commented [JJ45]: PN-1211(F) Should be bumped to the top to emphasize no-net-loss of shoreline ecological function as the categorical goal.

G. Where feasible visual and physical public access should be required as provided for in WAC 173-26-221(4)(d) and this shoreline program.

H. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and vegetation conservation measures.

I. Innovative approaches to restoration and mitigation should be encouraged, including incentive and alternative mitigation programs such as Advance Mitigation and Fee In-lieu.

J. Encourage bulkhead removal and replacement of hardened shoreline with soft structural stabilization measures water-ward of OHWM.

PN12.12 Port Marine Industrial Environment Management Policies

A. The *Port Marine Industrial* environment should be assigned to the shoreline area located within the portion of the Port of Olympia that

supports uses related to water-oriented commerce, transportation or navigation, or are planned for such uses.

B. Highest priority should be given to water-dependent and water-related industrial uses.

C. The preferred location for non-water-dependent industrial uses is in industrial areas as far from the shoreline as feasible.

D. Coordinate planning efforts to ensure that there is adequate land reserved for water-dependent industrial uses to promote economic development, and to minimize impacts upon adjacent land uses.

E. Encourage growth and re-development in areas that are already developed.

F. Industrial use and development should be located, designed, and operated to avoid or minimize adverse impacts upon the shoreline and achieve no net loss of shoreline ecological functions and processes.

G. Industrial uses and related development projects are encouraged to locate where environmental cleanup can be accomplished.

H. Encourage the cooperative use of docking, parking, cargo handling and storage facilities on industrial properties.

I. Innovative approaches to restoration and mitigation should be encouraged, including incentive and alternative mitigation programs such as Advance Mitigation and Fee In-lieu.

PN12.13 Archaeological, Historic, and Cultural Resources Policies

A. The destruction or damage to any site having any archaeological, historic, cultural, scientific, or educational value as identified by the appropriate authorities, including affected Indian tribes, and the Office of Archaeology and Historic Preservation, should be prevented.

Commented [JJ46]: Holly Borth could help beef up PN12.13.

PN12.14 Parking Policies

A. Motor vehicle parking is not a preferred use within the shoreline jurisdiction and should be allowed only as necessary to support authorized uses.

B. Where feasible, parking for shoreline uses should be located in areas outside the shoreline jurisdiction; otherwise locate parking as far landward of the Ordinary High Water Mark as feasible.

C. Parking facilities or lots within the shoreline jurisdiction should utilize low impact best management practices where feasible to reduce stormwater impacts.

D. Design and construct parking facilities or lots to be compatible with adjacent uses and to avoid impacts to the shoreline environment.

E. Provide walkways between parking areas and the buildings or uses they serve. Such walkways should be located as far landward of the Ordinary High Water Mark as feasible.

PN12.15 Public Access Policies

A. Protect and maintain existing visual and physical public access so that the public may continue to enjoy the physical, visual, and aesthetic qualities of the shoreline.

B. Incorporate public access into all new development or redevelopment if it creates or increases a demand for public access. Public access should also be required if the proposed use or development impairs existing legal access or rights.

C. Protect the rights of navigation and space necessary for water-dependent uses when identifying locations for public access.

D. Public access should be commensurate with the scale and character of a proposed use or development. Requirements should be reasonable, effective and fair to all affected parties including but not limited to the landowner and the public.

E. Developments, uses, and activities on or near the shoreline should not impair or detract from the public's use of the water or rights of navigation.

F. Impacts resulting from public access improvements should be mitigated in order to avoid a net loss of shoreline ecological processes and functions.

G. Public access should be designed to provide for public safety and comfort, and to limit potential impacts to private property.

H. Public access should be designed with provisions for persons with disabilities.

I. Public access should connect to public areas, undeveloped rights-of-way, and other pedestrian or public thoroughfares.

J. Public access and interpretive displays should be provided as part of publicly-funded projects.

PN12.16 Scientific and Educational Activity Policies

A. Encourage scientific and educational activities related to shoreline ecological functions and processes.

PN12.17 Signage Policies

Commented [SM47]: This needs work!

A. Signs should not block or otherwise interfere with visual access to the water or shorelands.

B. Signs should be designed and placed so that they are compatible with the aesthetic quality of the existing shoreline and adjacent land and water uses.

PN12.18 Vegetation Conservation Area Policies

A. Developments and activities within the shoreline jurisdiction should be planned and designed to protect, conserve and establish native vegetation in order to protect and restore shoreline ecological functions and system-wide processes occurring within riparian and nearshore areas such as:

1. Providing shade necessary to maintain water temperatures required by salmonids, forage fish, and other aquatic biota;

2. Regulating microclimate in riparian and nearshore areas;

3. Providing organic inputs necessary for aquatic life, including providing food in the form of various insects and other benthic macro invertebrates;

4. Stabilizing banks, minimizing erosion and sedimentation, and reducing the occurrence or severity of landslides;

5. Reducing fine sediment input into the aquatic environment by minimizing erosion, aiding infiltration, and retaining runoff;

6. Improving water quality through filtration and vegetative uptake of nutrients and pollutants;

7. Providing a source of large woody debris to moderate flows, create hydraulic roughness, form pools, and increase aquatic diversity for salmonids and other species; and

8. Providing habitat for wildlife, including connectivity for travel and migration corridors.

B. Restrict clearing and grading within vegetation conservation areas in order to maintain the functions and values of the shoreline environment, including protection of habitat, steep slopes and shoreline bluffs. Any alterations should be the minimum necessary to accommodate an authorized use or development.

C. The composition, structure and density of the vegetation should replicate the functions of a natural, unaltered shoreline to the greatest extent feasible.

D. Maintaining a well-vegetated shoreline with native species is preferred over clearing vegetation to create views or provide lawns. Limited and selective clearing for views and lawns, or for safety, may be allowed when slope stability and ecological functions are not compromised, but landowners should not assume that an unobstructed view of the water is guaranteed. Trimming and pruning are preferred over removal of native vegetation. Property owners should be encouraged to avoid or minimize the use of fertilizers, herbicides and pesticides.

E. Property owners should be encouraged to preserve and enhance woody vegetation and native groundcovers to stabilize soils and provide habitat. Maintaining native plant communities is preferred over non-native ornamental plantings because of their ecological value.

F. Develop educational materials and establish a public outreach program to educate shoreline landowners and community members about the importance of protecting and enhancing vegetative buffers along the shoreline.

PN12.19 View Protection Policies

A. Preserve views and vistas to and from the water, by public and private entities, to ensure that the public may continue to enjoy the physical and aesthetic qualities of the shoreline, including views of the water and views of shoreline areas from the water and the iconic views of the State Capitol and Olympic Mountains.

B. Development should be designed to preserve and enhance the visual quality of the shoreline, including views over and through the development from the upland side of the subject property, and views over and through the development from the water.

PN12.20 Water Quality Policies

A. All shoreline uses and activities should be located, designed, constructed, and maintained to avoid impacts to water quality.

B. Stormwater management facilities for new uses and development should be designed, constructed, and maintained in accordance with the current Olympia Drainage Design and Erosion Control Manual of Olympia. To the extent feasible, low impact development best management practices should be incorporated into every project along the shoreline.

C. To reduce impacts to water quality, the use of chemical fertilizers, pesticides or other similar chemical treatments should be avoided. Landscaping should be designed to avoid or minimize the use of such products. Maintenance activities should use integrated pest management best practices. Pesticide free areas should be encouraged.

D. Uses and activities that pose a risk of contamination to ground or surface waters should be prohibited.

PN12.21 Agriculture Policies

A. Recognize existing agricultural uses within the City and allow them to continue operating.

B. New agricultural uses should be prohibited.

PN12.22 Aquaculture Policies

A. Aquaculture should not be permitted in areas where it would result in a net loss of ecological functions, adversely impact eelgrass and microalgae, or significantly conflict with navigation and other water-dependent uses.

B. Aquaculture facilities should be designed and located so as not to spread disease to native aquatic life, establish new non-native species which cause significant ecological impacts, or significantly impact the aesthetic qualities of the shoreline.

PN12.23 Boating Facilities Policies

A. Boating facilities, such as marinas and launch ramps, are water-dependent uses and should be given priority for shoreline location.

B. Boating facilities and their accessory uses should be located, designed, constructed and maintained to achieve the following:

1. Protect shoreline ecological functions and system-wide processes. When impacts cannot be avoided, mitigate to assure no net loss to shoreline ecological functions;

2. Maintain use of navigable waters, public access areas, and recreational opportunities, including overwater facilities;

3. Minimize adverse impacts to adjacent land uses such as noise, light and glare, aesthetics, and public visual access; and

4. Minimize adverse impacts to other water-dependent uses.

C. Development of new boating facilities should be coordinated with public access and recreation plans and should be collocated with Port or other compatible water-dependent uses where feasible. Affected parties and potential partners should be included in the planning process.

D. Boating facilities should provide physical and visual public shoreline access and provide for multiple uses including water-related uses, to

the extent compatible with shoreline ecological functions and processes.

E. Upland boat storage is preferred over new in-water moorage.

F. New covered moorage should be prohibited.

G. Pilings treated with creosote or other similarly toxic materials should be replaced with steel or concrete pilings to minimize adverse impacts to water quality. Unused or derelict pilings should be removed.

PN12.24 Commercial Policies

A. Give preference to water-dependent commercial uses, then to water-related, and then water-enjoyment commercial uses in shoreline jurisdiction. Non-water-oriented commercial uses should require a conditional use permit if located within 100 feet of the water.

B. The preferred location for non-water-oriented commercial uses is in commercial areas no closer than 30 feet from the shoreline.

C. Coordinate planning efforts between the City and the Port to promote economic development in downtown Olympia.

D. Commercial development should be located, designed, and operated to avoid and minimize adverse impacts on shoreline ecological functions and processes.

E. Commercial development should provide public access to shoreline beaches, docks, walkways, or viewing areas unless such improvements are demonstrated to be incompatible due to reasons of safety, security, or impact to the shoreline environment.

F. Commercial development should be designed to be visually compatible with adjacent and upland properties and so that the height, bulk, and scale do not impair views.

G. Commercial development should implement low impact development techniques to the maximum extent feasible.

PN12.25 Industrial Policies

A. Give preference to water-dependent industrial uses first, then to water-related industrial uses over non-water-oriented industrial uses.

B. Non-water oriented industrial uses should be prohibited within the shoreline jurisdiction.

C. Coordinate planning efforts between the City and the Port to ensure that there is adequate land reserved for water-dependent industrial uses, to promote economic development, and to minimize impacts upon adjacent land uses.

D. Locate water-dependent or water-related industrial marine uses in areas already established or zoned for industrial use.

E. Industrial use and development should be located, designed, and operated to avoid and minimize adverse impacts on shoreline ecological functions and processes.

F. Transportation and utility corridors serving industrial uses should be located away from the water's edge to minimize ecological impacts and reduce the need for waterfront signs and other infrastructure.

G. Industrial uses and related development projects are encouraged to locate where environmental cleanup can be accomplished.

H. Encourage the cooperative use of docking, parking, cargo handling and storage facilities on industrial properties.

I. Design port facilities to permit viewing of harbor areas from viewpoints, waterfront restaurants, and similar public facilities which would not interfere with Port operations or endanger public health or safety.

PN12.26 Recreation Policies

A. Public recreation is a preferred use of the shoreline. Recreational uses and developments that facilitate the public's ability to reach, touch, and enjoy the water's edge, to travel on the waters of the State, and to view the water and shoreline are preferred. Where appropriate, such facilities should be dispersed along the shoreline in a manner that supports more frequent recreational access and aesthetic enjoyment for a substantial number of people.

B. Water-oriented recreational uses, such as boating, swimming beaches, and wildlife viewing, should have priority over non-water oriented recreation uses, such as sports fields. A variety of compatible recreation experiences and activities should be encouraged to satisfy diverse recreational needs.

C. Recreational developments and plans should promote the conservation and restoration of the shoreline's natural character, ecological functions, and processes.

D. Plan, design, and implement shoreline recreational development consistent with the growth projections, level-of-service standards, and goals established in Olympia's Comprehensive Plan and Parks, Arts and Recreation Plan.

E. Hiking paths, sidewalks, and bicycle paths in proximity to or providing access to the shoreline are encouraged.

F. Recreation facilities should be integrated and linked with linear systems, such as hiking paths, sidewalks, bicycle paths, easements, and/or scenic drives.

G. Recreation facilities should incorporate public education and interpretive signs regarding shoreline ecological functions and processes, historic and cultural heritage.

H. Recreation facilities should be designed to preserve, enhance, or create scenic views and vistas.

I. Commercial recreation facilities should be consistent with the provisions for commercial development (see commercial policies above).

PN12.27 Residential Policies

A. All residential developments should be located, designed, and properly managed to avoid damage to the shoreline environment and avoid cumulative impacts associated with shoreline armoring, overwater structures, stormwater runoff, septic systems, vegetation clearing, and introduction of pollutants.

B. The overall density of development, lot coverage, setbacks, and height of structures should be appropriate to the physical capabilities of the site.

C. Residential development, including the division of land and the construction of residential units, should be designed and located so that shoreline armoring and flood hazard measures will not be necessary to protect land or structures.

D. Dwelling units and accessory structures should be clustered to preserve natural features and minimize overall disturbance of the site.

E. New residential development should provide opportunities for public access.

F. New residential development should minimize impacts upon views from adjacent residential areas, in keeping with the Shoreline Management Act.

G. 'Live-aboard' vessels associated with marinas may be allowed, but all other overwater residential development including floating homes should be prohibited. A floating home permitted or legally established prior to January 1, 2011 and floating on-water residences legally established prior to July 1, 2014 will be considered conforming uses.

H. Whenever possible, non-regulatory methods to protect, enhance and restore shoreline ecological functions should be encouraged for residential development.

PN12.28 Transportation Policies

A. New roads and railroads, and expansions thereof should not be built within the shoreline jurisdiction. Where this is not feasible, such improvements should be located and designed to have the least possible adverse effect on the shoreline, not result in a net loss of shoreline ecological functions, or adversely impact existing or planned water-oriented uses, public access, and habitat restoration and enhancement projects.

B. Maintenance and repair of existing roads and railroads should avoid adverse impacts on adjacent shorelines and waters.

C. Transportation facilities should be designed and located to minimize the need for the following:

   1. Structural shoreline protection measures;

   2. Modifications to natural drainage systems; and

   3. Waterway crossings.

D. Planning for transportation and circulation corridors should consider location of public access facilities, and be designed to promote safe and convenient access to those facilities.

E. Pedestrian trails and bicycle paths are encouraged where they are compatible with the natural character, resources, and ecology of the shoreline.

F. Piers and bridges for roads, pedestrian trails, bicycle paths, and railroads are preferred over the use of fill in upland and aquatic areas.

G. When transportation corridors are necessary, joint use corridors are preferred and encouraged for roads, utilities, and all forms of transportation/circulation.

PN12.29 Utility Policies

A. Utility facilities should be designed, located and maintained to minimize harm to shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.

B. Expansion of existing sewage treatment, water reclamation, substations, and power plants should be compatible with recreational, residential, or other public uses of the water and shorelands.

C. Where water crossings are unavoidable, they should be located where they will have the least adverse ecological impact.

D. New utilities should use existing transportation and utility sites, rights-of-way and corridors, rather than creating new corridors.

E. Utilities should be located and designed to avoid impacts to public recreation and public access areas, as well as significant historic, archaeological, cultural, scientific or educational resources.

F. Encourage the use of utility rights-of-way for public access to and along shorelines.

G. Design and install utilities in such a way as to avoid impacts to scenic views and aesthetic qualities of the shoreline area.

PN12.30 Shoreline Modification Policies

A. Locate and design all new development in a manner that prevents or minimizes the need for shoreline modifications.

B. Regulate shoreline modifications to assure that individually and cumulatively, the modifications do not result in a net loss of shoreline ecological functions.

C. Give preference to those types of shoreline modifications that have a lesser impact on ecological functions.

D. Require mitigation of impacts resulting from shoreline modifications.

E. Plan for the enhancement of impaired ecological functions while accommodating permitted uses. Incorporate all feasible measures to protect ecological functions and ecosystem-wide processes in the placement and design of shoreline modifications. To avoid and reduce ecological impacts, use mitigation sequencing set forth in WAC 173-26-201(2)(e) and Section 3.21 of the SMP.

F. Give preference to nonstructural flood hazard reduction measures over structural measures, where feasible.

PN12.31 Dredging Policies

A. Design and locate new development to minimize the need for dredging.

B. Allow dredging for water-dependent uses or essential public facilities or both, only when necessary and when significant ecological impacts are minimized and appropriate mitigation is provided.

C. Allow dredging in locations where a comprehensive management plan has been evaluated and authorized by local and state governmental entities.

D. Plan and conduct dredging to minimize interference with navigation and adverse impacts to other shoreline uses and properties.

E. Allow maintenance dredging of established navigation channels and basins.

F. Conduct dredging and disposal in a manner to minimize damage to natural systems, including the area to be dredged and the area where dredged materials will be deposited. Disposal of dredge spoils on land away from the shoreline is preferred over open water disposal.

G. Re-use of dredge spoils is encouraged for beneficial uses such as restoration and enhancement.

H. Dredging and dredge disposal should not occur where they would interfere with existing or potential ecological restoration activities.

I. Allow dredging for ecological restoration or enhancement projects, beach nourishment, public access or public recreation provided it is consistent with the policies and regulations of the Master Program.

PN12.32 Fill Policies

A. Fill should be located, designed, and constructed to protect shoreline ecological functions and system-wide processes. The quantity and extent of fill should be the minimum necessary to accommodate a permitted shoreline use or development.

B. Fill landward of the Ordinary High Water Mark should be permitted when necessary to support permitted uses, and when significant impacts can be avoided or mitigated.

C. Fill should be allowed to accommodate berms or other structures to prevent flooding caused by sea level rise, when consistent with the flood hazard reduction provisions in this Shoreline Program. Any such fill should include mitigation assuring no net loss of ecological functions and system-wide processes.

D. Fill for the maintenance, restoration, or enhancement of beaches or mitigation projects should be permitted.

E. Fill water-ward of the Ordinary High Water Mark should be permitted only to accommodate water-dependent uses, public access, cleanup of contaminated sites, the disposal of dredge materials associated with a permitted dredging activity, or other water-dependent uses that are consistent with the goals and policies of Olympia's Shoreline Program.

F. Fill for the purpose of creating new uplands should be prohibited unless it is part of an authorized restoration activity.

G. Fill should not adversely impact navigation.

H. Fill should not be allowed where structural shoreline stabilization would be required to maintain the materials placed.

PN12.33 Moorage Policies

A. New moorage should be permitted only when it can be demonstrated that there is a specific need to support a water-dependent or public access use.

B. Moorage associated with a single-family residence is considered a water-dependent use provided it is designed and used as a facility to access watercraft, and other moorage facilities are not available or feasible.

C. Allow shared moorage for multi-family uses or as part of a mixed use development when public access is provided.

D. Give preference to buoys over piers, docks, and floats; however, discourage the placement of moorage buoys where sufficient dock facilities exist.

E. Give preference to shared moorage facilities over single-user moorage where feasible. New subdivisions of more than two lots and new multi-family development of more than two dwelling units should provide shared moorage.

F. Moorage facilities should be sited and designed to avoid adversely impacting shoreline ecological functions and processes, and should mitigate for unavoidable impacts to ecological functions.

G. Moorage facilities should be spaced and oriented in a manner that minimizes hazards and obstructions to public navigation rights and corollary rights including but not limited to boating, swimming, and fishing.

H. Encourage the cooperative use of docking facilities in industrial areas instead of new facilities.

I. Moorage facilities should be restricted to the minimum size necessary to meet the needs of the proposed use. The length, width and height of piers, docks and floats should be no greater than required for safety and practicality for the primary use.

J. Encourage design elements that increase light penetration to the water below existing or new moorage facilities, such as increasing the structure's height, modifying orientation and size, and use of grating as a surface material. No new over-water covered moorage or boathouses should be allowed.

K. Moorage facilities should be constructed of materials that will not adversely affect water quality or aquatic plants and animals in the long-term.

PN12.34 Restoration and Enhancement Policies

A. Olympia recognizes the importance of restoration of shoreline ecological functions and processes and encourages cooperative restoration efforts and programs between local, state, and federal public agencies, tribes, non-profit organizations, and landowners to address shorelines with impaired ecological functions and processes.

B. Restoration actions should restore shoreline ecological functions and processes as well as shoreline features and should be targeted towards meeting the needs of both sensitive and locally important plant, fish and wildlife species as well as the biologic recovery goals for State and federally listed species and populations.

C. Coordinate restoration and enhancement with other natural resource management efforts and plans.

D. Consider restoration actions outside of the shoreline jurisdiction that have a system-wide benefit.

E. When prioritizing restoration actions, the City will give highest priority to measures that have the greatest chance of re-establishing shoreline ecological functions and processes.

F. Incorporate restoration and enhancement measures into the design and construction of new uses and development, public infrastructure (e.g., roads, utilities), and public recreation facilities.

G. Shoreline restoration and enhancement should be considered as an alternative to structural stabilization and protection measures where feasible.

H. All shoreline restoration and enhancement projects should protect the integrity of adjacent natural resources including aquatic habitats and water quality.

I. Design, construct, and maintain restoration and enhancement projects in keeping with restoration priorities and other policies and regulations set forth in Olympia's Shoreline Program.

J. Design restoration and enhancement projects to minimize maintenance over time.

K. Shoreline restoration and enhancement should not extend water-ward more than necessary to achieve the intended results.

L. Permanent in-stream structures should be prohibited except for restoration and enhancement structures, and transportation and utility crossings as described elsewhere in this Program. In-stream structures should provide for the protection and preservation of ecosystem-wide processes, ecological functions, and cultural resources. The location and planning of in-stream structures should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitat and species.

M. Restoration and enhancement projects may include shoreline modification actions provided the primary purpose of such actions is clearly restoration of the natural character and ecological functions of the shoreline.

PN12.35 Shoreline Stabilization Policies

A. Preserve remaining unarmored shorelines and limit the creation, expansion and reconstruction of bulkheads and other forms of shoreline armoring.

B. New development requiring structural shoreline armoring should not be allowed. Shoreline use and development should be located and designed in a manner so that structural stabilization measures are not likely to become necessary in the future.

C. Structural shoreline armoring should only be permitted when there are no feasible alternatives, and when it can be demonstrated that it can be located, designed, and maintained in a manner that minimizes adverse impacts on shoreline ecology and system-wide processes, including effects on the project site, adjacent properties, and sediment transport.

D. The reconstruction or expansion of existing hard armoring should only be permitted where necessary to protect an existing primary structure or legally existing shoreline use that is in danger of loss or substantial damage, and where mitigation of impacts is sufficient to assure no net loss of shoreline ecological functions and processes.

E. Encourage the removal of bulkheads and other hard armoring and restore the shoreline to a more natural condition. Where stabilization is necessary for the protection of private or public property, alternative measures that are less harmful to shoreline ecological functions should be employed.

F. Nonstructural stabilization measures, including relocating structures, increasing buffers, enhancing vegetation, managing drainage and runoff, and other measures, are preferred over structural shoreline armoring.

G. Failing, harmful, unnecessary, or ineffective structures should be removed. Shoreline ecological functions and processes should be restored using non-structural methods.

H. Shoreline stabilization and shoreline armoring for the purpose of leveling or extending property, or creating or preserving residential lawns, yards, or landscaping should not be allowed.

I. Shoreline stabilization measures, individually or cumulatively, should not result in a net loss of shoreline ecological functions or system-wide processes. Preference should be given to structural shoreline stabilization measures that have a lesser impact on ecological functions, and mitigation of identified impacts resulting from said modifications should be required.

J. The City should promote non-regulatory methods to protect, enhance, and restore shoreline ecological functions and other shoreline resources. Examples of such methods include public facility and resource planning, technical assistance, education, voluntary enhancement and restoration projects, land acquisition and restoration, and other incentive programs.

K. Jetties, breakwaters, or groin systems should not be permitted unless no other practical alternative exists. If allowed, they should be located, designed, and maintained to avoid impacts to shoreline ecological functions and system-wide processes.

SquaxinPriest Point Park shoreline.

For More Information

- Shoreline Master Program
- Master Street Tree Plan
- City of Olympia Habitat and Stewardship Strategy (2013)
- Parks, Arts, and Recreation Plan (2010)
- Greenhouse Gas Emissions Report (2005)
- Greenhouse Gas Emissions Report (2008)
- 1991 Climate Action Plan
- 2011 City of Olympia Engineered Sea-level Rise
- 2012 Community Update on Sea-level Rise
- Thurston Regional Trails Plan (2007)

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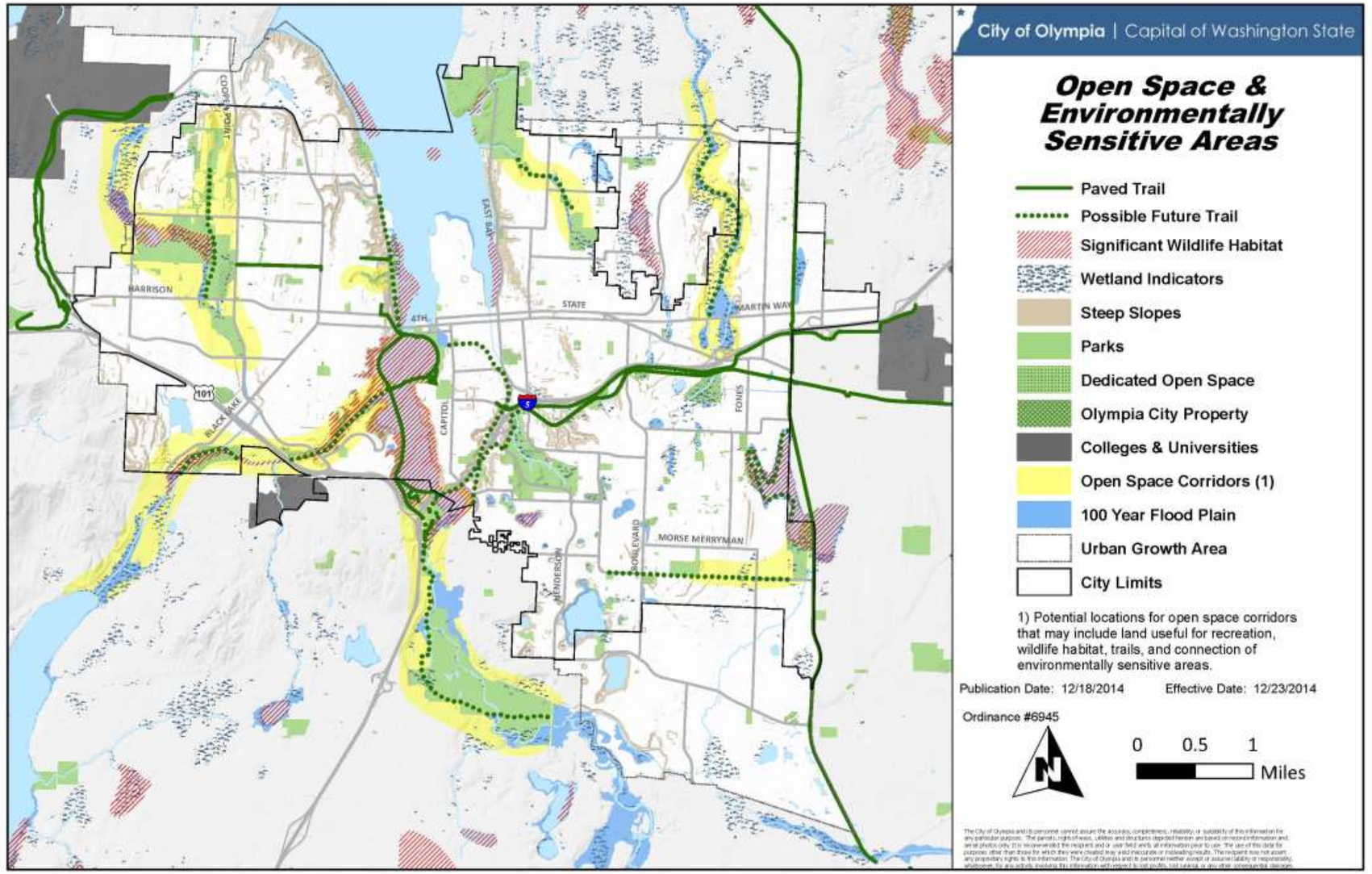
Commented [PB51]: Replace with new SLR plan info: https://www.olympiawa.gov/services/water_resources/storm___surface_water/sea_level_rise.php



City of Olympia | Capital of Washington State

Open Space & Environmentally Sensitive Areas

- Paved Trail
- Possible Future Trail
- Significant Wildlife Habitat
- Wetland Indicators
- Steep Slopes
- Parks
- Dedicated Open Space
- Olympia City Property
- Colleges & Universities
- Open Space Corridors (1)
- 100 Year Flood Plain
- Urban Growth Area
- City Limits

1) Potential locations for open space corridors that may include land useful for recreation, wildlife habitat, trails, and connection of environmentally sensitive areas.

Publication Date: 12/18/2014 Effective Date: 12/23/2014

Ordinance #6945

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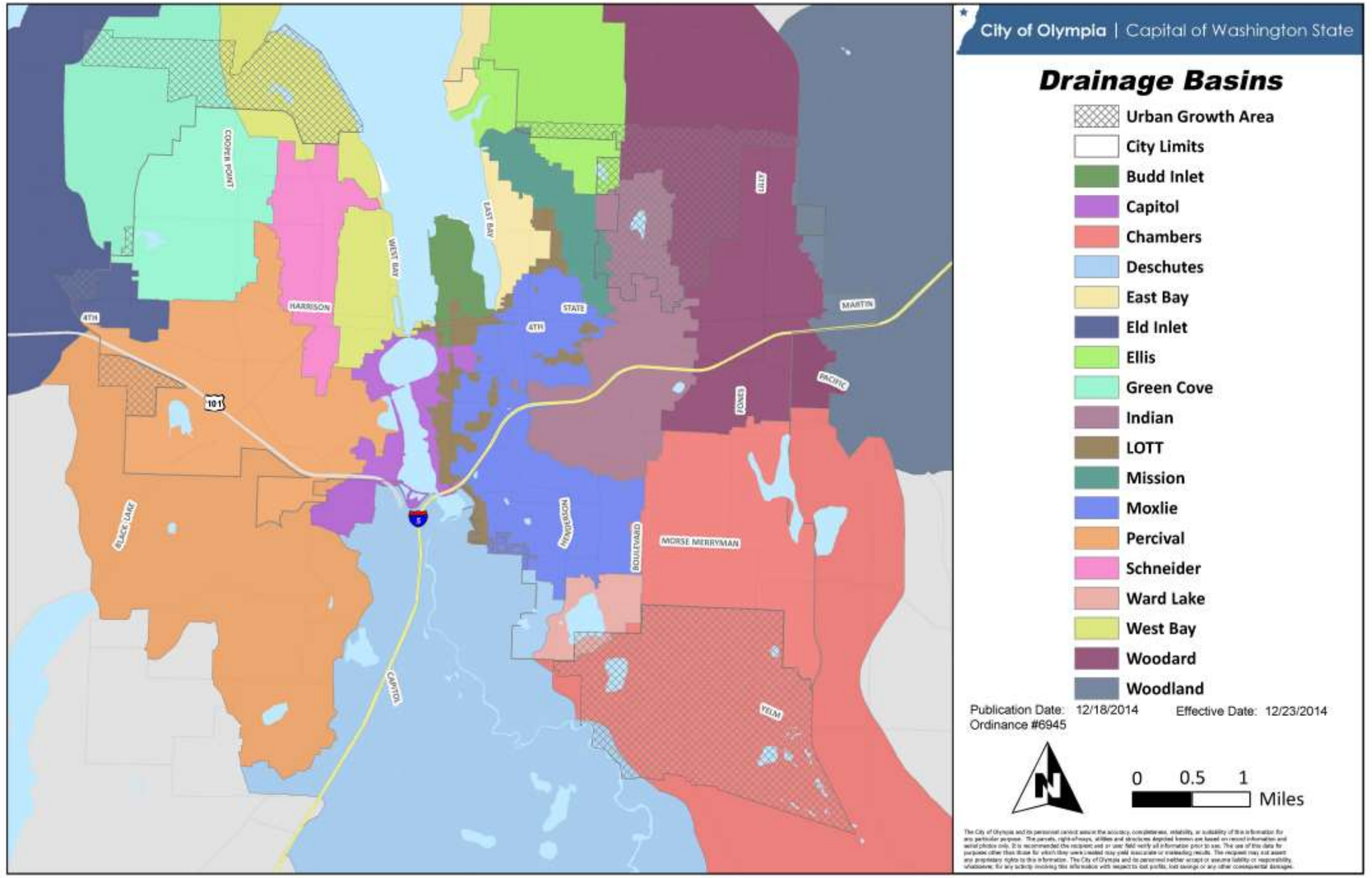
City of Olympia | Capital of Washington State
Drainage Basins
Urban Growth Area
City Limits
Budd Inlet
Capitol
Chambers
Deschutes
East Bay
Eld Inlet
Ellis
Green Cove
Indian
LOTT
Mission
Moxlie
Percival
Schneider
Ward Lake
West Bay
Woodard
Woodland
Publication Date: 12/18/2014
Effective Date: 12/23/2014
Ordinance #6945
0 0.5 1
Miles
COOPER POINT
WEST BAY
EAST BAY
HARRISON
4TH
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MARTIN
PACIFIC
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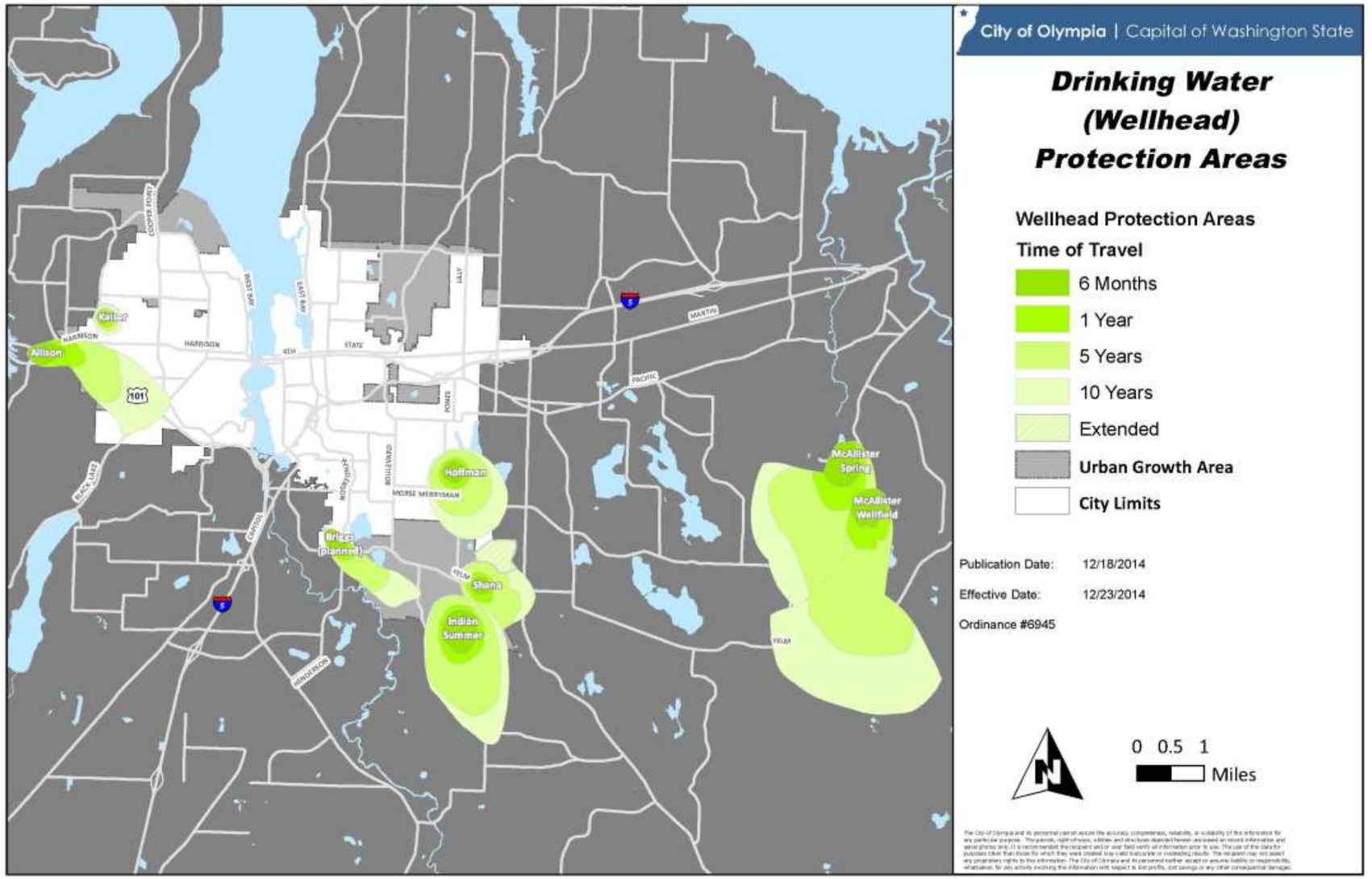
BLACK LAKE
CAPITOL
MORSE MERRYMAN
BOULEVARD
YELM


City of Olympia | Capital of Washington State
Drinking Water (Wellhead) Protection Areas
Wellhead Protection Areas
Time of Travel
6 Months
1 Year
5 Years
10 Years
Extended
Urban Growth Area
City Limits
Publication Date: 12/18/2014
Effective Date: 12/23/2014
Ordinance #6945
0 0.5 1
Miles
Allison
Hoffman
Briggs (planned)
Shana
Indian Summer
McAllister Spring
McAllister Wellfield
HARRISON
4TH
STATE
MARTIN
PACIFIC
MORSE MERRYMAN
BLACK LAKE
CAPITOL
HENDERSON
YELM

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Natural Environment

Two children skipping on the rocks at Yauger Park

What Olympia Values:
Olympians value our role as stewards of the water, air, land, vegetation, and animals around us, and believe it is our responsibility to future generations to restore, protect, and enhance the exceptional natural environment that sustains us.

Our Vision for the Future:
A healthy, beautiful, and resilient natural environment that enables both human and wild communities to thrive.

Read more in the Community Values and Vision chapter

Introduction

Olympians appreciate the important interdependence between people and nature. We understand that a healthy natural environment is necessary to supporting healthy, resilient, and sustainable communities. In Olympia, opportunities abound to experience and take part in the stewardship of the natural environment. We plant trees, remove invasive plants, raise chickens, build pollinator gardens, recycle, and walk to the neighborhood store. Our parks and natural areas improve our mental and physical health, and are home to rare birds, native salmon, lush wetlands, and the tallest of evergreen trees. Connecting with the environment and protecting it for future generations is a strongly held value for Olympians. We recognize our role as land stewards and our responsibility to protect water quality, promote clean air, and restore important habitat.

For more than 20 years, Olympia has embraced its role as a leader in the effort to create a sustainable community dedicated to the conservation, protection, and restoration of the natural environment. The City will continue this work - through leadership, community engagement, regional partnerships, and planning - as we address emerging environmental challenges.

Our community recognizes that natural resources are precious and limited, and that our growing population will continue to test those limits. Our ability to meet several key challenges will define how well we collectively manage our natural environment in the coming decades.

Ongoing and Anticipated Challenges:

- **A growing population** will put more pressure on these resources; to remove trees, to replace natural land surfaces with roads, buildings, and parking lots, and by encroaching on environmentally sensitive areas
- **Increased waste and pollution** through the cars we drive and the products we use, which may contain artificial ingredients or toxins, or create unnecessary waste
- **Environmental health disparities** exist because not all community members have benefitted equitably from past efforts to promote a healthy natural environment. Some have been disproportionately burdened and/or historically left out of such efforts
- **Climate change** is affecting sea-level rise, unpredictable rainfall, increased stormwater runoff, changes in food supply, and increased stress on humans, habitats, and wildlife

Note: Specific policies and goals related to climate mitigation, adaptation, and resilience can be found in the Climate chapter.

All of these challenges have the potential to impact the quality of our natural resources and overall well-being. We hope this community vision will define a path for change for us to follow as we continue to face these challenges in the next 20 years.

As Olympia continues to grow, it will be essential to reach a careful balance between planning for growth and stewarding our natural environment.

A young tree planter in Kettle View Park.

As a key land steward, the City's role is to encourage and regulate new development and land management practices in a way that minimizes negative environmental impacts and supports healthy, resilient communities. We will achieve this by:

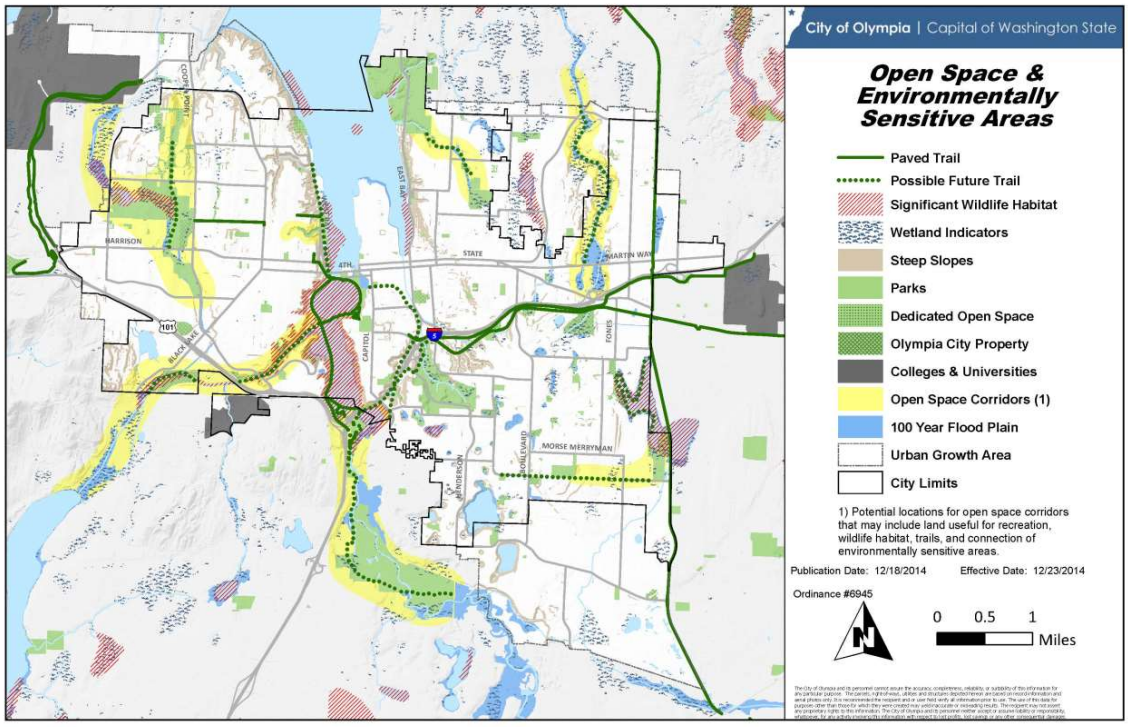
- Carrying out the state's Growth Management Act that requires cities to plan for anticipated population growth and accept the need for denser development so that larger expanses of rural land can be preserved.
- Prioritizing geographic areas and equitable land management strategies that will provide the greatest environmental, social, economic, and cultural benefits.
- Collaborating across departments and with private developers to encourage low impact development and nature-based green infrastructure solutions.
- Continuing the City's role as caretaker of Olympia's urban forest, a diverse mix of native and ornamental trees that promote a healthy, sustainable, and beautiful city across both urbanized and natural landscapes.

- Incorporating the recovery of Pacific northwest salmon species in watershed planning and land management strategies, understanding that what benefits salmon also benefits healthy, sustainable communities and is a critical component of upholding Tribal treaty rights.

The Open Space and Environmentally Sensitive Areas Map reflects those areas in the City and UGA that are already preserved as open space, or that may be good opportunities for future preservation as open space. Shown on the map are environmentally sensitive areas, such as steep slopes, flood plains, wetlands, and significant wildlife habitat. Many of these areas are protected by Critical Areas regulations so the map serves to highlight those areas for further evaluation prior to any new development project.

The map also reflects locations where there may be a greater potential for creating or enhancing existing open space corridors for recreation, stormwater management, wildlife habitat. These areas may still be undeveloped, owned or managed by the City, connected to other nearby open space areas, or have environmentally sensitive areas present.

Kettle View Park bike rider.



View Map – Open Space Environmentally Sensitive Areas

Goals and Policies

GN1 Important ecosystem structure, function, and processes are protected by Olympia's planning and regulatory activities.

PN1.1 Administer development regulations which protect environmentally sensitive areas, drainage basins, and wellhead areas.

PN1.2 Coordinate critical areas ordinances and stormwater management requirements regionally based on the best scientific information available.

PN1.3 Limit development in areas that are environmentally sensitive, such as steep slopes and wetlands. Direct development and redevelopment to less-sensitive areas.

PN1.4 Promote programs and policies that protect and restore natural systems such as wetlands, streams, riparian areas, shorelines, and stands of mature trees.

PN1.5 Preserve the existing soils and vegetation on a portion of a new development site; integrate existing site contours into the project design and minimize the use of grading and other large-scale land disturbances.

PN1.6 Regularly review and update regulations and design standards for new developments and redevelopment that will manage stormwater and minimize impacts to receiving waters, protected wildlife species, and other environmentally sensitive areas.

PN1.7 Limit hillside development to site designs that incorporate and conform to the existing topography and minimize their effect on existing hydrology.

PN1.8 Limit the negative impacts of development on public lands and environmental resources and require full mitigation of impacts when they are unavoidable.

PN1.9 Increase the use of low impact development and nature-based ("green") infrastructure methods through education, technical assistance, incentives, regulations, grants, and private-public partnerships.

PN1.10 Design, build, and retrofit public projects using sustainable design and green building methods that require minimal maintenance, fit naturally into the surrounding environment, and reduce greenhouse gas emissions.

PN1.11 Require development to mitigate impacts and avoid future costs by incorporating timely measures, such as the clean-up of prior contamination as new development and redevelopment occurs.

GN2 Prioritized land is preserved and sustainably managed.

PN2.1 Evaluate, acquire and manage land by a set of priorities that considers the full spectrum of environmental, social, cultural, and economic benefits, such as Tribal treaty rights, stormwater management, wildlife habitat, access to nature, recreation opportunities, and environmental justice.

PN2.2 Preserve land when there are opportunities to reduce habitat fragmentation and protect the most environmentally sensitive or socially important landscapes.

PN2.3 Identify, remove, and prevent the use and spread of invasive plants and wildlife.

PN2.4 Preserve and restore native plant communities by including restoration efforts and volunteer partnerships in all city land management.

PN2.5 Design improvements to public land using vegetation that is attractive, adapted to a changing climate, supports a variety of wildlife, and requires minimal, long-term maintenance.

PN2.6 Conserve and restore wildlife and aquatic habitat in both existing habitat corridors and other ecologically important sites. Consider salmon, amphibians, migratory birds, and other similarly protected or prioritized species.

PN2.7 Increase awareness of the importance of pollinator species for food security and habitat health. Promote landscaping, gardening, and habitat stewardship practices that support pollinators.

PN2.8 Practice sustainable maintenance and operations activities that reduce the City's environmental impact.

PN2.9 Evaluate, monitor, and measure environmental conditions. Use this data along with best available science to develop short and long-term management strategies.

GN3 A healthy and diverse urban forest is protected, expanded, and valued for its contribution to the environment and community.

PN3.1 Develop an Urban Forest Management Plan to establish tree canopy goals and inform the policies, programs, operations, and resources needed to implement those goals.

PN3.2 Manage the urban forest such that both the benefits and burdens of trees are distributed equitably across all of Olympia's communities or neighborhoods.

PN3.3 Preserve existing mature, healthy, and safe trees first to meet site design requirements on new development, redevelopment and city improvement projects.

PN3.3 Consider climate resilience and adaptation strategies when developing planting plans, including species selection, planting locations, stock type, invasive pest susceptibility, and materials sourcing.

PN3.4 Provide new trees with the necessary soil, water, space, and nutrients to grow to maturity, and plant the right size tree where there are conflicts, such as buildings, overhead utility wires or sidewalks.

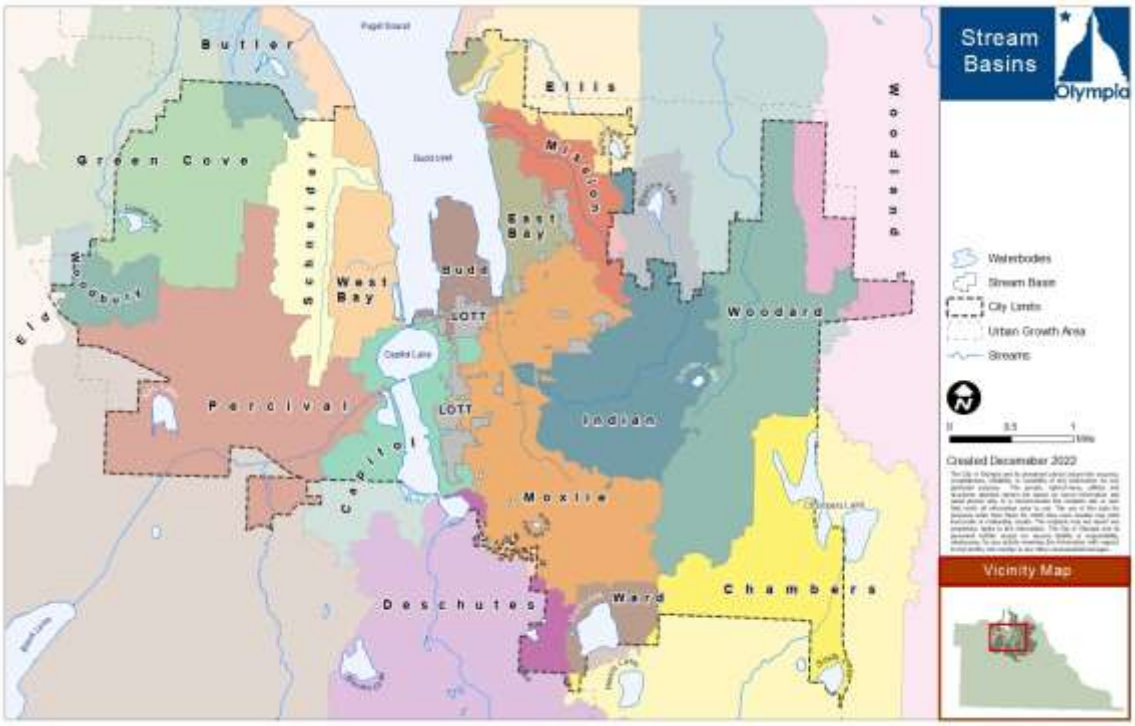
PN3.5 Protect the natural structure and growing condition of trees to minimize necessary maintenance and preserve the long-term health and safety of the urban forest.

Protecting Our Water Resources

Olympia is fortunate to be surrounded by water and have abundant fresh and marine water resources. We kayak the waters of Budd Inlet, hop over rain puddles on the way to school, and explore Ellis or Mission Creek as we hike through Squaxin Park. Our deep, underground aquifers provide our drinking water. Our many streams, wetlands, and shorelines are valuable for a diversity of wildlife. Some of these aquatic habitats also provide a multitude of ecosystem services that benefit people, like reducing flooding and filtering polluted stormwater runoff. The City of Olympia integrates the recovery of Puget Sound salmon populations across each of its land management, habitat stewardship, and conservation strategies. Additional goals and policies related to water quality and salmon recovery can be found in the Stormwater element of the Utilities Chapter (link).

Moxlie Creek flowing through Watershed Park.

Within Olympia's 24-square-mile area, there are nine major streams, four lakes, four large wetlands, and six miles of marine shoreline. As water moves down from Olympia's higher elevations to the Sound, it filters through the ground into a number of separate drainage basins or watersheds.



View Map - Olympia Drainage Basins

Protecting water resources is one of Olympia's core values. We recognize that many of our water resources have been damaged by development, pollution, and climate change. The natural processes that would normally protect these resources, such as undeveloped land and wetlands, which filter stormwater pollutants and reduce runoff, must be protected and restored. If we take steps to restore these natural processes, we'll be ensuring clean water, resilience to impacts related to climate change, and abundant aquatic life in Puget Sound for us, and for future generations.

A new wetland constructed in Yauger Park.

Goals and Policies

GN4 The waters and natural processes of Budd Inlet and other marine waters are protected from degrading impacts and significantly improved through upland, riparian and shoreline preservation and restoration.

PN4.1 Plan for the health and recovery of Budd Inlet on a regional scale and in collaboration with local Tribes and all potentially affected agencies and stakeholders.

PN4.2 Prioritize and implement restoration efforts based on the best scientific information available to restore natural processes and improve the health and condition of Budd Inlet and its tributaries. Align prioritization and implementation with regional action strategies

designated for the recovery of salmon in Puget Sound.

PN4.3 Restore and protect the health of Puget Sound as a local food source.

PN4.4 Remain engaged as a key stakeholder through future phases of planning and implementation toward restoring the Deschutes Estuary and surrounding shorelines of Budd Inlet.

GN5 Ground and surface waters are protected from land uses and activities that harm water quality and quantity.

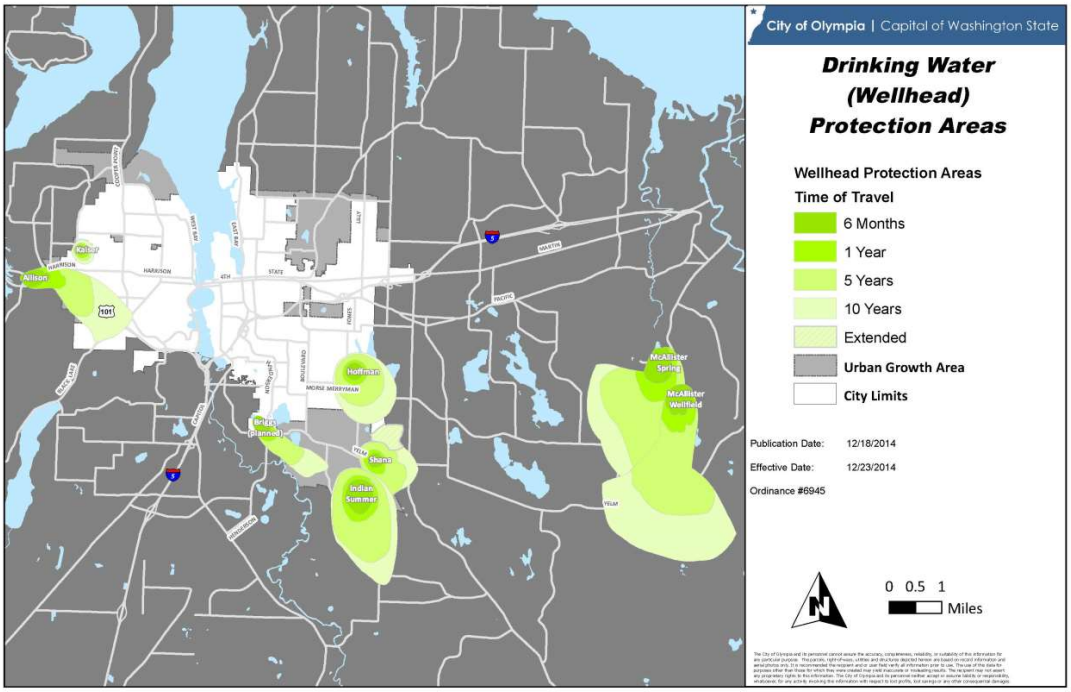
PN5.1 Communicate and collaborate across departments regularly to promote sustainable transportation, housing and economic development projects that include green stormwater infrastructure and other nature-based solutions to managing stormwater.

PN5.2 Reduce the rate of aquatic habitat loss and expansion of impervious surface in the community, and provide stormwater treatment for all new impervious surfaces.

PN5.3 Establish a roadway stormwater infrastructure retrofit prioritization for water quality treatment in environmentally sensitive watersheds to support the recovery of salmon and other aquatic species.

PN5.4 Minimize the impacts of encampments on water bodies and other sensitive natural areas while reducing health and safety risks to persons experiencing homelessness.

PN5.5 Limit or prohibit uses that pose a risk to water supplies in Drinking Water (**Wellhead**) protection areas based on the best scientific information available and the level of risk. Require restoration of any such areas that have been degraded.



View Map: Olympia Wellhead Protection Areas

GN6 Healthy aquatic habitat is protected and restored

PN6.1 Restore and manage vegetation next to streams and wetlands, with an emphasis on native vegetation, to greatly improve or provide new fish and wildlife habitat.

PN6.2 Maintain or improve healthy stream flows and wetlands that support a diverse population of aquatic life. Manage beaver populations using least invasive strategies and only when threats exist to public health, safety, or infrastructure.

PN6.3 Establish and monitor water quality and aquatic habitat health indicators based on the best scientific information available.

PN6.4 Use regulations and other means to prevent a net loss in the function and value of existing wetlands, while striving to increase and restore wetlands over the long-term.

PN6.5 Retain and restore floodways to a natural condition.

PN6.6 Preserve and restore the aquatic habitat of Budd Inlet and other local marine waters, including adjacent shoreline habitats.

PN6.7 Partner with other regional agencies and community groups to restore aquatic habitat through coordinated planning, funding, and implementation.

A healthy stream.

Clean Air

Overall, Olympia's air quality is often better than what federal standards require. However, regional impacts to air quality from wildfire smoke are an increasing concern due to climate change. This poses a threat to all Olympians, but is particularly harmful to the elderly, children, and other vulnerable members of our community. Population and development growth over the next 20 years will put increasing pressure on air, noise, and light pollution.

As a community, we can commit to developing and adopting equitable and sustainable solutions for commuting, heating our homes, powering our economy, and lighting our streets, sidewalks, and businesses. We must continue to develop programs and resources that protect our vulnerable communities from the effects of pollution.

See the Climate Chapter for related goals and policies.

Solar panels on a commercial building in downtown Olympia.

Goals and Policies

GN7 Local air quality is better than state and federal minimum standards.

PN7.1 Partner with other state and local agencies to monitor, reduce and eliminate sources of air pollution that can be replaced with more efficient or clean methods and technologies.

PN7.2 Partner with other state and local agencies to offset anticipated negative impacts on air quality by taking further steps to reduce air pollution, such as commute reduction programming and tree planting.

GN8 Artificial sources of nighttime light are minimized to protect wildlife, vegetation and the health of the public, and preserve views of the night sky.

PN8.1 Design nighttime lighting that is safe and efficient by directing it only to the areas where it is needed. Allow and encourage reduction or elimination of nighttime light sources where safety is not impacted.

PN8.2 Eliminate or reduce lighting near streams, lakes, wetlands, and shorelines to avoid disrupting the natural development and life processes

of wildlife.

GN9 Risk to human health and damage to wildlife and habitat due to harmful toxins, pollution, or other emerging threats is tracked by appropriate agencies and significantly reduced or eliminated.

PN9.1 Minimize the City's purchase and use of products that contribute to toxic chemical pollution when they are manufactured, used, or disposed.

PN9.2 Identify products and practices that should be phased out by the community, and provide education on their negative impacts and the best available alternatives.

PN9.3 Maintain City land and properties using non-chemical methods whenever possible; use standard *Integrated Pest Management* practices and other accepted, natural approaches to managing vegetation and pests.

Residential light post.

Connect with the Natural World

Planting trees, observing birds in a nest, or lying on a sunny patch of grass are some of the ways we bring quiet into our lives and reconnect with the natural world. Researchers are now learning that having a connection to the natural world it isn't just a luxury, but a necessity for a healthy, safe,

and engaged community.

A child with a balloon explores Kettle Park.

We interact with the natural world in a variety of ways - from gardening to commuting by bike, to learning a new outdoor activity, to stopping to chat with a neighbor under the shade of a tree. These activities all foster a strong connection to our community and an interest in stewarding our natural environment.

Goals and Policies

GN10 All members of the community can experience the natural environment through meaningful volunteer experiences, active recreation, and interactive learning opportunities.

PN10.1 Ensure that all members of the community have access to a nearby natural space that gives them opportunities to see, touch, and connect with the natural environment.

PN10.2 Give all members of our community opportunities to experience, appreciate, and participate in volunteer stewardship of the natural environment. Ensure that the many benefits and opportunities provided by this work reaches all Olympia's communities equitably.

PN10.3 Honor and incorporate Indigenous history, knowledge, stewardship practices, cultural connections to the land, and promote outcomes related to Tribal treaty rights.

PN10.4 Provide environmental education programs, classes, and tours that teach outdoor recreation skills and foster an understanding and appreciation for the natural environment. Ensure that such opportunities are culturally appropriate and accessible to all.

PN10.5 Provide outreach, education and technical support to local businesses and community members for actions that protect or enhance the natural environment.

PN10.6 Foster a sense of place and community pride by carefully stewarding the trees, plants, and wildlife unique to Puget Sound. Preserve the Indigenous history of stewardship on these lands since time immemorial.

A trail leads into Squaxin Park

Shoreline Master Program

Note: Olympia's Shoreline Master Program was updated in 2021 – this section will reflect those changes and we do not plan to make additional edits as part of the Comp Plan periodic update. Review of this section is optional.

Goals and Policies

PN12.1 The goals, policies and regulations of Olympia's Shoreline Master Program are based on the governing principles in the Shoreline Master Program Guidelines, WAC 173-26-186 and the policy statement of RCW 90.58.020. It is the policy of the City to provide for the management of the shorelines of Olympia by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the State and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto.

A. The interest of all of the people shall be paramount in the management of those areas of Puget Sound lying seaward from the line of extreme low tide. Within this area the City will give preference to uses in the following order of preference which:

    1. Recognize and protect the state-wide interest over local interest;

    2. Preserve the natural character of the shoreline;

    3. Result in long-term over short-term benefit;

    4. Protect the resources and ecology of the shoreline;

    5. Increase public access to publicly-owned areas of the shorelines;

6. Increase recreational opportunities for the public in the shoreline;

7. Provide for any other element as defined in RCW 90.58.100 as deemed appropriate or necessary.

B. The policies of Olympia's Shoreline Program may be achieved by diverse means, one of which is regulation. Other means may include but are not limited to acquisition of lands and/or easements by purchase or gift, incentive programs, and implementation of capital facility and/or non-structural programs.

C. Regulation of private property to implement Shoreline Program goals such as public access and protection of ecological functions and processes must be consistent with all relevant constitutional and other legal limitations.

D. Regulatory or administrative actions must be implemented consistent with the Public Trust Doctrine and other applicable legal principles as appropriate and must not unconstitutionally infringe on private property rights or result in an unconstitutional taking of private property.

E. The regulatory provisions of this Shoreline Program are to be limited to shorelines of the State, whereas the planning functions of the Program may extend beyond the designated shoreline boundaries.

The policies and regulations established by this Shoreline Program are to be integrated and coordinated with the other goals, policies and rules of the Olympia Comprehensive Plan and development regulations adopted under the Growth Management Act (GMA).

F. The policies and regulations of Olympia's Shoreline Program are intended to protect shoreline ecological functions by:

1. Requiring that current and potential ecological functions be identified and understood when evaluating new or expanded uses and developments;

2. Requiring adverse impacts to be mitigated in a manner that ensures no net loss of shoreline ecological functions. Mitigation

shall include avoidance as a first priority, followed by minimizing, and then replacing/compensating for lost functions and/or resources;

3. Ensuring that all uses and developments, including preferred uses and uses that are exempt from a shoreline substantial development permit, will not cause a net loss of shoreline ecological functions;

4. Preventing, to the greatest extent practicable, cumulative impacts from individual developments;

5. Fairly allocating the burden of preventing cumulative impacts among development opportunities; and

6. Including incentives to restore shoreline ecological functions where such functions have been degraded by past actions.

PN12.2 Shoreline Ecological Protection and Mitigation Goals

A. The Shoreline Management Act and the Shoreline Master Program Guidelines place a primary emphasis on the protection of shoreline ecological functions and system-wide processes. In accordance with the Guidelines (WAC 173-26), Olympia's Shoreline Program must ensure that shoreline uses, activities, and modifications will result in no net loss to these processes and functions.

B. The protection, restoration and enhancement of shoreline ecological functions and system-wide processes, especially as they pertain to the long-term health of Budd Inlet, are high priorities of Olympia's Shoreline Program. The policies and regulations established therein are to be applied to all uses, developments and activities that may occur within the shoreline jurisdiction.

C. The City recognizes that there are many existing sources of untreated stormwater within the shoreline jurisdiction and that these sources of nonpoint pollution have negative impacts on shoreline ecological functions. The City's Drainage Design and Erosion Control Manual of Olympia is the primary regulatory tool that addresses stormwater treatment and is periodically updated in response to changing guidelines from the Department of Ecology and changes in best

management practices.

PN12.3 Shoreline Ecological Protection and Mitigation Policies

A. All shoreline use and development should be carried out in a manner that avoids and minimizes adverse impacts so that the resulting ecological condition does not become worse than the current condition. This means assuring no net loss of ecological functions and processes and protecting critical areas that are located within the shoreline jurisdiction.

B. Natural features of the shoreline and nearshore environments that provide ecological functions and should be protected include but are not limited to marine and freshwater riparian habitat, banks and bluffs, beaches and backshore, critical saltwater and freshwater habitat, and wetlands and streams. Shoreline processes that should be protected include but are not limited to erosion and accretion, sediment delivery, transport and storage, organic matter input, and large woody debris recruitment. See WAC 173-26-201(2)(c).

C. Preserve and protect important habitat including but not limited to the Port Lagoon, Priest Point Park, Ellis Cove, Grass Lake, Chambers Lake, and Percival Canyon.

D. Development standards for density, setbacks, impervious surface, shoreline stabilization, vegetation conservation, critical areas, and water quality should protect existing shoreline functions and processes. During permit review, the Administrator should consider the expected impacts associated with proposed shoreline development when assessing compliance with this policy.

E. Where a proposed use or development creates significant adverse impacts not otherwise avoided or mitigated by compliance with Olympia's Shoreline Program, mitigation measures should be required to ensure no net loss of shoreline ecological functions and system-wide processes.

F. The City should work with other local, state, and federal regulatory agencies, tribes, and non-government organizations to ensure that mitigation actions carried out in support of the Olympia Shoreline Program are likely to be successful and achieve beneficial ecological

outcomes. This includes such measures as mitigation banks, fee in lieu programs, and assisting applicants/proponents in planning, designing, and implementing mitigation.

G. The City should develop a program to periodically review conditions on the shoreline and conduct appropriate analysis to determine whether or not other actions are necessary to protect and restore shoreline ecology to ensure no net loss of ecological functions.

H. Allow offsite mitigation when doing so would serve to better accomplish the goals and objectives of the Shoreline Management Act to protect and preserve ecological functions, or provide public access, or promote preferred shoreline uses, provide for appropriate development incentives and/or alternative mitigation options.

I. The City should encourage innovative mitigation strategies to provide for comprehensive and coordinated approaches to mitigating cumulative impacts and restoration rather than piecemeal mitigation.
J. When available and when appropriate to the situation, the City should allow for offsite mitigation approaches, including Advance Mitigation, Fee-In Lieu, and Mitigation Banking.

K. As part of the next update of the Drainage Design and Erosion Control Manual of Olympia, the City will consider methods and measures to encourage existing development, redevelopment and new development within the shoreline jurisdiction to comply with the City's Drainage Design and Erosion Control Manual of Olympia and best management practices.

PN12.4 Shoreline Use and Development Policies

A. The City should give preference to those uses that are consistent with the control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon uses of the State's shoreline areas.

B. The City should ensure that all proposed shoreline development will not diminish the public's health, safety, and welfare, as well as the land or its vegetation and wildlife, and should endeavor to protect property rights while implementing the policies of the Shoreline Management Act.

C. The City should reduce use conflicts by prohibiting or applying special conditions to those uses which are not consistent with the control of pollution and prevention of damage to the natural environment or are not unique to or dependent upon use of the State's shoreline. In implementing this provision, preference should be given first to water-dependent uses, then to water-related uses and water-enjoyment uses.

D. The City should continue to develop information about the impacts of sea level rise on the shoreline and other affected properties; the City should develop plans to address the impacts of sea level rise in collaboration with impacted property owners, the community and the Department of Ecology. These plans should include at minimum flood prevention approaches, shoreline environment impact considerations and financing approaches. The City should amend the Shoreline Master Program and other policy and regulatory tools in the future as necessary to implement these plans.

E. The City should consider the impacts of sea level rise as it plans for the rebuild of Percival Landing and other shoreline improvements and it should be designed to provide for a reasonable amount of sea level rise consistent with the best available science and the life cycle of the improvements.

F. The City should collaborate with private property owners, business owners and community members in the implementation of the Shoreline Master Program to explore creative ways to reduce ecological impacts when new development or redevelopment is proposed. This objective may best be accomplished by developing flexible approaches to shoreline development where the total environmental benefit is enhanced through such measures. Opportunities for collaboration may include:

    1. Provision of advanced stormwater management and treatment within the shoreline.

    2. The restoration, repair and replacement of Percival Landing where appropriate.

    3. Provision of direct physical access to the water where appropriate.

4. Provision of a shoreline trail where feasible and consistent with applicable laws.

5. Provision of native vegetation preservation and restoration where appropriate.

6. Bulkhead removal and replacement of hardened shoreline with soft structural stabilization measures water-ward of Ordinary High Water Mark (OHWM) where appropriate.

7. Provision of water related recreation, active playgrounds, and significant art installations, performance space, or interpretive features where appropriate.

PN12.5 Aquatic Environment Management Policies

A. The *Aquatic* environment designation should apply to lands water-ward of the Ordinary High Water Mark.

B. Allow new overwater structures only for water-dependent uses, public access, or ecological restoration.

C. The size of new overwater structures should be the minimum necessary to support the structure's intended use.

D. In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple uses of overwater facilities should be encouraged.

E. All development and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

F. Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201(2)(e) as necessary to assure no net loss of ecological functions.

G. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

H. Space for preferred shoreline uses should be reserved. Such planning should consider upland and in-water uses, water quality, navigation, presence of aquatic vegetation, existing shellfish protection districts and critical wildlife habitats, aesthetics, public access and views.

PN12.6 Natural Environment Management Policies

A. The *Natural* environment designation should be assigned to shoreline areas if any of the following characteristics apply:

1. The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;

2. The shoreline is considered to represent ecosystems and geologic types that are of particular scientific and educational interest; or

3. The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.

B. Priest Point Park is one of a few shorelines along Budd Inlet that is ecologically intact. Therefore, any use or modification that would substantially degrade the ecological functions or natural character of this shoreline area should not be allowed.

C. Scientific, historical, cultural, educational research uses, and water-oriented recreation access may be allowed provided that no significant ecological impacts on the area will result. Recreation uses should be limited to trails and viewing areas.

D. Uses should be highly restricted and allowed only with a conditional use permit for water-oriented recreational uses.

E. New roads, utility corridors, and parking areas should be located outside of the shoreline jurisdiction.

PN12.7 Urban Conservancy Environment Management Policies

A. The *Urban Conservancy* environment designation should be applied to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring ecological functions of the area, that are not generally suitable for water-dependent uses and that lie in incorporated municipalities and urban growth areas if any of the following characteristics apply:

   1. They are suitable for water-related or water-enjoyment uses;

   2. They are open space, flood plain or other sensitive areas that should not be more intensively developed;

   3. They have potential for ecological restoration;

   4. They retain important ecological functions, even though partially developed; or

   5. They have potential for development that is compatible with ecological restoration.

B. Uses that preserve the natural character of the area or promote preservation of open space or critical areas should be the primary allowed use. Uses that result in the restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the *Urban Conservancy* environment and the setting.

C. Standards should be established for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications. These standards should ensure that new development does not result in a net loss of shoreline ecological functions or further degrade shoreline values.

D. Public access trails and public passive recreation should be provided whenever feasible and significant ecological impacts can be mitigated.

E. Water-oriented uses should be given priority over non-water oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses should be given highest priority.

F. Restoration and protection of shorelands, stream openings and associated wetlands within the *Urban Conservancy* environment should be given high priority.

PN12.8 Waterfront Recreation Environment Management Policies

A. The *Waterfront Recreation* environment designation should be assigned to shoreline areas that are or are planned to be used for recreation, or where the most appropriate use is for recreation open space or habitat conservation.

B. Development standards should take into account existing improvements and character of park areas, allow for development of low-intensity recreational uses, and restoration of shorelines. Low intensity recreation should be non-motorized and not significantly alter the landscape, such as running and walking, bicycling, wildlife viewing, picnicking, nature study, and quiet contemplation and relaxation. Associated facilities might include trails, open fields and lawn areas, picnic shelters, public art, interpretive exhibits and supporting parking and restrooms.

C. Trails, water access, interpretive sites, viewing platforms and passive recreation areas should be allowed within setbacks and vegetation buffers when significant ecological impacts can be mitigated.

D. Preferred uses include trails, water-related recreation, active playgrounds, and significant art installations, performance space, interpretive features, open lawn areas, play equipment, shelters, picnic areas, launch ramps, viewing platforms and accessory uses. Special events may take place.

E. Shoreline restoration should be a priority. All development should ensure no net loss of shoreline ecological functions.

PN12.9 Marine Recreation Environment Management Policies

A. The *Marine Recreation* environment designation should be assigned to areas on the Port Peninsula that are used or planned to be used for boating facilities, water-oriented recreation and commercial uses. Preferred uses include:

1. Boating facilities including marinas, launch ramps, boat moorage, maintenance and repair, and upland boat storage; together with offices and other associated facilities;

2. Water-oriented recreation such as trails and viewing areas; water access, water-related recreation, active playgrounds, and significant art installations, performance space, or interpretive features; and

3. Water-oriented commercial uses.

B. Operation and management of the *Marine Recreation* environment should be directed towards maintaining and enhancing water-oriented services, while ensuring that existing and future activity does not degrade ecological functions.

C. All development should ensure no net loss of shoreline ecological functions.

D. Innovative approaches to restoration and mitigation should be encouraged, including incentive and alternative mitigation programs such as Advance Mitigation and Fee In-lieu.

E. Encourage bulkhead removal and replacement of hardened shoreline with soft structural stabilization measures water-ward of OHWM.

F. The City recognizes the Port's responsibility to operate its marine facilities and to plan for this area's future use through the development and implementation of its Comprehensive Scheme of Harbor Improvements.

G. The City recognizes that the Marine Recreation shoreline (Reach 5C) and the adjoining Urban Conservancy/Urban Intensity shoreline in Reach 6A provide a variety of benefits to the community including boat moorage, utility transmission, transportation, public access, water enjoyment, recreation, wildlife habitat and opportunities for economic development. These benefits are put at risk by continued shoreline erosion. The City recognizes that there exists a need to develop a detailed plan for shoreline restoration and stabilization for Reaches 5C and 6A and encourages the Port to partner in this effort.

1. This plan may include:

a. Measures to enhance shoreline stabilization through the introduction of bioengineered solutions.

b. Measures to incorporate habitat restoration water-ward of the OHWM.

c. Measures to incorporate public access and use through trails, public art, parks and other pedestrian amenities.

d. Measures to incorporate sea level rise protection.

e. Setbacks, building heights and building design considerations.

2. Upon completion of a jointly developed shoreline restoration and stabilization plan for Reaches 5C and 6A, the City will initiate a limited amendment to the SMP to implement this Plan.

PN12.10 Shoreline Residential Environment Management Policies

A. The *Shoreline Residential* environment designation should be applied to shoreline areas if they are predominantly single-family or multi-family residential development or are planned and platted for residential development.

B. Establish standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.

C. Multi-family development and subdivisions of land into more than nine (9) parcels should provide public access.

D. Commercial development should be limited to water-oriented uses and not conflict with the character in the *Shoreline Residential* environment.

E. Water-oriented recreational uses should be allowed.

F. Encourage restoration of degraded shorelines in residential areas and preservation of existing vegetation.

G. Encourage bulkhead removal and replacement of hardened shoreline with soft structural stabilization measures water-ward of OHWM.

PN12.11 Urban Intensity Environment Management Policies

A. The *Urban Intensity* environment should be assigned to shoreline areas if they currently support high intensity uses related to commerce, industry, transportation or navigation, and high-density housing; or are suitable and planned for high-intensity water-oriented uses.

B. Olympia's shoreline is characterized by a wide variety of "urban" uses and activities, including commercial, industrial, marine, residential, and recreational uses. Together, these uses and activities create a vibrant shoreline that is a key component of Olympia's character and quality of life. These types of uses should be allowed within the *Urban Intensity* environment, with preference given to Water-Dependent and Water-Enjoyment uses. Shorelines in this Shoreline Environment Designation

(SED) are highly altered and restoration opportunities are limited. The City's own Percival Landing is a good example of how the immediate shoreline in the Urban Intensity SED should be redeveloped with a focus on public access and enjoyment, sea level rise protection and restoration of shoreline environmental function where feasible.

C. Nonwater-oriented uses may be allowed where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline.

D. Preferred uses include water-oriented recreation such as trails and viewing areas, water access, water-related recreation, active playgrounds, and significant art installations, performance space, or interpretive features.

E. Provide for the restoration, repair and replacement of Percival Landing including consideration of sea level rise protection.

F. Policies and regulations should assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development should include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.

G. Where feasible visual and physical public access should be required as provided for in WAC 173-26-221(4)(d) and this shoreline program.

H. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and vegetation conservation measures.

I. Innovative approaches to restoration and mitigation should be encouraged, including incentive and alternative mitigation programs such as Advance Mitigation and Fee In-lieu.

J. Encourage bulkhead removal and replacement of hardened shoreline with soft structural stabilization measures water-ward of OHWM.

PN12.12 Port Marine Industrial Environment Management Policies

A. The *Port Marine Industrial* environment should be assigned to the shoreline area located within the portion of the Port of Olympia that

supports uses related to water-oriented commerce, transportation or navigation, or are planned for such uses.

B. Highest priority should be given to water-dependent and water-related industrial uses.

C. The preferred location for non-water-dependent industrial uses is in industrial areas as far from the shoreline as feasible.

D. Coordinate planning efforts to ensure that there is adequate land reserved for water-dependent industrial uses to promote economic development, and to minimize impacts upon adjacent land uses.

E. Encourage growth and re-development in areas that are already developed.

F. Industrial use and development should be located, designed, and operated to avoid or minimize adverse impacts upon the shoreline and achieve no net loss of shoreline ecological functions and processes.

G. Industrial uses and related development projects are encouraged to locate where environmental cleanup can be accomplished.

H. Encourage the cooperative use of docking, parking, cargo handling and storage facilities on industrial properties.

I. Innovative approaches to restoration and mitigation should be encouraged, including incentive and alternative mitigation programs such as Advance Mitigation and Fee In-lieu.

PN12.13 Archaeological, Historic, and Cultural Resources Policies

A. The destruction or damage to any site having any archaeological, historic, cultural, scientific, or educational value as identified by the appropriate authorities, including affected Indian tribes, and the Office of Archaeology and Historic Preservation, should be prevented.

PN12.14 Parking Policies

A. Motor vehicle parking is not a preferred use within the shoreline jurisdiction and should be allowed only as necessary to support authorized uses.

B. Where feasible, parking for shoreline uses should be located in areas outside the shoreline jurisdiction; otherwise locate parking as far landward of the Ordinary High Water Mark as feasible.

C. Parking facilities or lots within the shoreline jurisdiction should utilize low impact best management practices where feasible to reduce stormwater impacts.

D. Design and construct parking facilities or lots to be compatible with adjacent uses and to avoid impacts to the shoreline environment.

E. Provide walkways between parking areas and the buildings or uses they serve. Such walkways should be located as far landward of the Ordinary High Water Mark as feasible.

PN12.15 Public Access Policies

A. Protect and maintain existing visual and physical public access so that the public may continue to enjoy the physical, visual, and aesthetic qualities of the shoreline.

B. Incorporate public access into all new development or redevelopment if it creates or increases a demand for public access. Public access should also be required if the proposed use or development impairs existing legal access or rights.

C. Protect the rights of navigation and space necessary for water-dependent uses when identifying locations for public access.

D. Public access should be commensurate with the scale and character of a proposed use or development. Requirements should be reasonable, effective and fair to all affected parties including but not limited to the landowner and the public.

E. Developments, uses, and activities on or near the shoreline should not impair or detract from the public's use of the water or rights of navigation.

F. Impacts resulting from public access improvements should be mitigated in order to avoid a net loss of shoreline ecological processes and functions.

G. Public access should be designed to provide for public safety and comfort, and to limit potential impacts to private property.

H. Public access should be designed with provisions for persons with disabilities.

I. Public access should connect to public areas, undeveloped rights-of-way, and other pedestrian or public thoroughfares.

J. Public access and interpretive displays should be provided as part of publicly-funded projects.

PN12.16 Scientific and Educational Activity Policies

A. Encourage scientific and educational activities related to shoreline ecological functions and processes.

PN12.17 Signage Policies

A. Signs should not block or otherwise interfere with visual access to the water or shorelands.

B. Signs should be designed and placed so that they are compatible with the aesthetic quality of the existing shoreline and adjacent land and water uses.

PN12.18 Vegetation Conservation Area Policies

A. Developments and activities within the shoreline jurisdiction should be planned and designed to protect, conserve and establish native vegetation in order to protect and restore shoreline ecological functions and system-wide processes occurring within riparian and nearshore areas such as:

1. Providing shade necessary to maintain water temperatures required by salmonids, forage fish, and other aquatic biota;

2. Regulating microclimate in riparian and nearshore areas;

3. Providing organic inputs necessary for aquatic life, including providing food in the form of various insects and other benthic macro invertebrates;

4. Stabilizing banks, minimizing erosion and sedimentation, and reducing the occurrence or severity of landslides;

5. Reducing fine sediment input into the aquatic environment by minimizing erosion, aiding infiltration, and retaining runoff;

6. Improving water quality through filtration and vegetative uptake of nutrients and pollutants;

7. Providing a source of large woody debris to moderate flows, create hydraulic roughness, form pools, and increase aquatic diversity for salmonids and other species; and

8. Providing habitat for wildlife, including connectivity for travel and migration corridors.

B. Restrict clearing and grading within vegetation conservation areas in order to maintain the functions and values of the shoreline environment, including protection of habitat, steep slopes and shoreline bluffs. Any alterations should be the minimum necessary to accommodate an authorized use or development.

C. The composition, structure and density of the vegetation should replicate the functions of a natural, unaltered shoreline to the greatest extent feasible.

D. Maintaining a well-vegetated shoreline with native species is preferred over clearing vegetation to create views or provide lawns. Limited and selective clearing for views and lawns, or for safety, may be allowed when slope stability and ecological functions are not compromised, but landowners should not assume that an unobstructed view of the water is guaranteed. Trimming and pruning are preferred over removal of native vegetation. Property owners should be encouraged to avoid or minimize the use of fertilizers, herbicides and pesticides.

E. Property owners should be encouraged to preserve and enhance woody vegetation and native groundcovers to stabilize soils and provide habitat. Maintaining native plant communities is preferred over non-native ornamental plantings because of their ecological value.

F. Develop educational materials and establish a public outreach program to educate shoreline landowners and community members about the importance of protecting and enhancing vegetative buffers along the shoreline.

PN12.19 View Protection Policies

A. Preserve views and vistas to and from the water, by public and private entities, to ensure that the public may continue to enjoy the physical and aesthetic qualities of the shoreline, including views of the water and views of shoreline areas from the water and the iconic views of the State Capitol and Olympic Mountains.

B. Development should be designed to preserve and enhance the visual quality of the shoreline, including views over and through the development from the upland side of the subject property, and views over and through the development from the water.

PN12.20 Water Quality Policies

A. All shoreline uses and activities should be located, designed, constructed, and maintained to avoid impacts to water quality.

B. Stormwater management facilities for new uses and development should be designed, constructed, and maintained in accordance with the current Olympia Drainage Design and Erosion Control Manual of Olympia. To the extent feasible, low impact development best management practices should be incorporated into every project along the shoreline.

C. To reduce impacts to water quality, the use of chemical fertilizers, pesticides or other similar chemical treatments should be avoided. Landscaping should be designed to avoid or minimize the use of such products. Maintenance activities should use integrated pest management best practices. Pesticide free areas should be encouraged.

D. Uses and activities that pose a risk of contamination to ground or surface waters should be prohibited.

PN12.21 Agriculture Policies

A. Recognize existing agricultural uses within the City and allow them to continue operating.

B. New agricultural uses should be prohibited.

PN12.22 Aquaculture Policies

A. Aquaculture should not be permitted in areas where it would result in a net loss of ecological functions, adversely impact eelgrass and microalgae, or significantly conflict with navigation and other water-dependent uses.

B. Aquaculture facilities should be designed and located so as not to spread disease to native aquatic life, establish new non-native species which cause significant ecological impacts, or significantly impact the aesthetic qualities of the shoreline.

PN12.23 Boating Facilities Policies

A. Boating facilities, such as marinas and launch ramps, are water-dependent uses and should be given priority for shoreline location.

B. Boating facilities and their accessory uses should be located, designed, constructed and maintained to achieve the following:

1. Protect shoreline ecological functions and system-wide processes. When impacts cannot be avoided, mitigate to assure no net loss to shoreline ecological functions;

2. Maintain use of navigable waters, public access areas, and recreational opportunities, including overwater facilities;

3. Minimize adverse impacts to adjacent land uses such as noise, light and glare, aesthetics, and public visual access; and

4. Minimize adverse impacts to other water-dependent uses.

C. Development of new boating facilities should be coordinated with public access and recreation plans and should be collocated with Port or other compatible water-dependent uses where feasible. Affected parties and potential partners should be included in the planning process.

D. Boating facilities should provide physical and visual public shoreline access and provide for multiple uses including water-related uses, to

the extent compatible with shoreline ecological functions and processes.

E. Upland boat storage is preferred over new in-water moorage.

F. New covered moorage should be prohibited.

G. Pilings treated with creosote or other similarly toxic materials should be replaced with steel or concrete pilings to minimize adverse impacts to water quality. Unused or derelict pilings should be removed.

PN12.24 Commercial Policies

A. Give preference to water-dependent commercial uses, then to water-related, and then water-enjoyment commercial uses in shoreline jurisdiction. Non-water-oriented commercial uses should require a conditional use permit if located within 100 feet of the water.

B. The preferred location for non-water-oriented commercial uses is in commercial areas no closer than 30 feet from the shoreline.

C. Coordinate planning efforts between the City and the Port to promote economic development in downtown Olympia.

D. Commercial development should be located, designed, and operated to avoid and minimize adverse impacts on shoreline ecological functions and processes.

E. Commercial development should provide public access to shoreline beaches, docks, walkways, or viewing areas unless such improvements are demonstrated to be incompatible due to reasons of safety, security, or impact to the shoreline environment.

F. Commercial development should be designed to be visually compatible with adjacent and upland properties and so that the height, bulk, and scale do not impair views.

G. Commercial development should implement low impact development techniques to the maximum extent feasible.

PN12.25 Industrial Policies

A. Give preference to water-dependent industrial uses first, then to water-related industrial uses over non-water-oriented industrial uses.

B. Non-water oriented industrial uses should be prohibited within the shoreline jurisdiction.

C. Coordinate planning efforts between the City and the Port to ensure that there is adequate land reserved for water-dependent industrial uses, to promote economic development, and to minimize impacts upon adjacent land uses.

D. Locate water-dependent or water-related industrial marine uses in areas already established or zoned for industrial use.

E. Industrial use and development should be located, designed, and operated to avoid and minimize adverse impacts on shoreline ecological functions and processes.

F. Transportation and utility corridors serving industrial uses should be located away from the water's edge to minimize ecological impacts and reduce the need for waterfront signs and other infrastructure.

G. Industrial uses and related development projects are encouraged to locate where environmental cleanup can be accomplished.

H. Encourage the cooperative use of docking, parking, cargo handling and storage facilities on industrial properties.

I. Design port facilities to permit viewing of harbor areas from viewpoints, waterfront restaurants, and similar public facilities which would not interfere with Port operations or endanger public health or safety.

PN12.26 Recreation Policies

A. Public recreation is a preferred use of the shoreline. Recreational uses and developments that facilitate the public's ability to reach, touch, and enjoy the water's edge, to travel on the waters of the State, and to view the water and shoreline are preferred. Where appropriate, such facilities should be dispersed along the shoreline in a manner that supports more frequent recreational access and aesthetic enjoyment for a substantial number of people.

B. Water-oriented recreational uses, such as boating, swimming beaches, and wildlife viewing, should have priority over non-water oriented recreation uses, such as sports fields. A variety of compatible recreation experiences and activities should be encouraged to satisfy diverse recreational needs.

C. Recreational developments and plans should promote the conservation and restoration of the shoreline's natural character, ecological functions, and processes.

D. Plan, design, and implement shoreline recreational development consistent with the growth projections, level-of-service standards, and goals established in Olympia's Comprehensive Plan and Parks, Arts and Recreation Plan.

E. Hiking paths, sidewalks, and bicycle paths in proximity to or providing access to the shoreline are encouraged.

F. Recreation facilities should be integrated and linked with linear systems, such as hiking paths, sidewalks, bicycle paths, easements, and/or scenic drives.

G. Recreation facilities should incorporate public education and interpretive signs regarding shoreline ecological functions and processes, historic and cultural heritage.

H. Recreation facilities should be designed to preserve, enhance, or create scenic views and vistas.

I. Commercial recreation facilities should be consistent with the provisions for commercial development (see commercial policies above).

PN12.27 Residential Policies

A. All residential developments should be located, designed, and properly managed to avoid damage to the shoreline environment and avoid cumulative impacts associated with shoreline armoring, overwater structures, stormwater runoff, septic systems, vegetation clearing, and introduction of pollutants.

B. The overall density of development, lot coverage, setbacks, and height of structures should be appropriate to the physical capabilities of the site.

C. Residential development, including the division of land and the construction of residential units, should be designed and located so that shoreline armoring and flood hazard measures will not be necessary to protect land or structures.

D. Dwelling units and accessory structures should be clustered to preserve natural features and minimize overall disturbance of the site.

E. New residential development should provide opportunities for public access.

F. New residential development should minimize impacts upon views from adjacent residential areas, in keeping with the Shoreline Management Act.

G. 'Live-aboard' vessels associated with marinas may be allowed, but all other overwater residential development including floating homes should be prohibited. A floating home permitted or legally established prior to January 1, 2011 and floating on-water residences legally established prior to July 1, 2014 will be considered conforming uses.

H. Whenever possible, non-regulatory methods to protect, enhance and restore shoreline ecological functions should be encouraged for residential development.

PN12.28 Transportation Policies

A. New roads and railroads, and expansions thereof should not be built within the shoreline jurisdiction. Where this is not feasible, such improvements should be located and designed to have the least possible adverse effect on the shoreline, not result in a net loss of shoreline ecological functions, or adversely impact existing or planned water-oriented uses, public access, and habitat restoration and enhancement projects.

B. Maintenance and repair of existing roads and railroads should avoid adverse impacts on adjacent shorelines and waters.

C. Transportation facilities should be designed and located to minimize the need for the following:

   1. Structural shoreline protection measures;

   2. Modifications to natural drainage systems; and

   3. Waterway crossings.

D. Planning for transportation and circulation corridors should consider location of public access facilities, and be designed to promote safe and convenient access to those facilities.

E. Pedestrian trails and bicycle paths are encouraged where they are compatible with the natural character, resources, and ecology of the shoreline.

F. Piers and bridges for roads, pedestrian trails, bicycle paths, and railroads are preferred over the use of fill in upland and aquatic areas.

G. When transportation corridors are necessary, joint use corridors are preferred and encouraged for roads, utilities, and all forms of transportation/circulation.

PN12.29 Utility Policies

A. Utility facilities should be designed, located and maintained to minimize harm to shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.

B. Expansion of existing sewage treatment, water reclamation, substations, and power plants should be compatible with recreational, residential, or other public uses of the water and shorelands.

C. Where water crossings are unavoidable, they should be located where they will have the least adverse ecological impact.

D. New utilities should use existing transportation and utility sites, rights-of-way and corridors, rather than creating new corridors.

E. Utilities should be located and designed to avoid impacts to public recreation and public access areas, as well as significant historic, archaeological, cultural, scientific or educational resources.

F. Encourage the use of utility rights-of-way for public access to and along shorelines.

G. Design and install utilities in such a way as to avoid impacts to scenic views and aesthetic qualities of the shoreline area.

PN12.30 Shoreline Modification Policies

A. Locate and design all new development in a manner that prevents or minimizes the need for shoreline modifications.

B. Regulate shoreline modifications to assure that individually and cumulatively, the modifications do not result in a net loss of shoreline ecological functions.

C. Give preference to those types of shoreline modifications that have a lesser impact on ecological functions.

D. Require mitigation of impacts resulting from shoreline modifications.

E. Plan for the enhancement of impaired ecological functions while accommodating permitted uses. Incorporate all feasible measures to protect ecological functions and ecosystem-wide processes in the placement and design of shoreline modifications. To avoid and reduce ecological impacts, use mitigation sequencing set forth in WAC 173-26-201(2)(e) and Section 3.21 of the SMP.

F. Give preference to nonstructural flood hazard reduction measures over structural measures, where feasible.

PN12.31 Dredging Policies

A. Design and locate new development to minimize the need for dredging.

B. Allow dredging for water-dependent uses or essential public facilities or both, only when necessary and when significant ecological impacts are minimized and appropriate mitigation is provided.

C. Allow dredging in locations where a comprehensive management plan has been evaluated and authorized by local and state governmental entities.

D. Plan and conduct dredging to minimize interference with navigation and adverse impacts to other shoreline uses and properties.

E. Allow maintenance dredging of established navigation channels and basins.

F. Conduct dredging and disposal in a manner to minimize damage to natural systems, including the area to be dredged and the area where dredged materials will be deposited. Disposal of dredge spoils on land away from the shoreline is preferred over open water disposal.

G. Re-use of dredge spoils is encouraged for beneficial uses such as restoration and enhancement.

H. Dredging and dredge disposal should not occur where they would interfere with existing or potential ecological restoration activities.

I. Allow dredging for ecological restoration or enhancement projects, beach nourishment, public access or public recreation provided it is consistent with the policies and regulations of the Master Program.

PN12.32 Fill Policies

A. Fill should be located, designed, and constructed to protect shoreline ecological functions and system-wide processes. The quantity and extent of fill should be the minimum necessary to accommodate a permitted shoreline use or development.

B. Fill landward of the Ordinary High Water Mark should be permitted when necessary to support permitted uses, and when significant impacts can be avoided or mitigated.

C. Fill should be allowed to accommodate berms or other structures to prevent flooding caused by sea level rise, when consistent with the flood hazard reduction provisions in this Shoreline Program. Any such fill should include mitigation assuring no net loss of ecological functions and system-wide processes.

D. Fill for the maintenance, restoration, or enhancement of beaches or mitigation projects should be permitted.

E. Fill water-ward of the Ordinary High Water Mark should be permitted only to accommodate water-dependent uses, public access, cleanup of contaminated sites, the disposal of dredge materials associated with a permitted dredging activity, or other water-dependent uses that are consistent with the goals and policies of Olympia's Shoreline Program.

F. Fill for the purpose of creating new uplands should be prohibited unless it is part of an authorized restoration activity.

G. Fill should not adversely impact navigation.

H. Fill should not be allowed where structural shoreline stabilization would be required to maintain the materials placed.

PN12.33 Moorage Policies

A. New moorage should be permitted only when it can be demonstrated that there is a specific need to support a water-dependent or public access use.

B. Moorage associated with a single-family residence is considered a water-dependent use provided it is designed and used as a facility to access watercraft, and other moorage facilities are not available or feasible.

C. Allow shared moorage for multi-family uses or as part of a mixed use development when public access is provided.

D. Give preference to buoys over piers, docks, and floats; however, discourage the placement of moorage buoys where sufficient dock facilities exist.

E. Give preference to shared moorage facilities over single-user moorage where feasible. New subdivisions of more than two lots and new multi-family development of more than two dwelling units should provide shared moorage.

F. Moorage facilities should be sited and designed to avoid adversely impacting shoreline ecological functions and processes, and should mitigate for unavoidable impacts to ecological functions.

G. Moorage facilities should be spaced and oriented in a manner that minimizes hazards and obstructions to public navigation rights and corollary rights including but not limited to boating, swimming, and fishing.

H. Encourage the cooperative use of docking facilities in industrial areas instead of new facilities.

I. Moorage facilities should be restricted to the minimum size necessary to meet the needs of the proposed use. The length, width and height of piers, docks and floats should be no greater than required for safety and practicality for the primary use.

J. Encourage design elements that increase light penetration to the water below existing or new moorage facilities, such as increasing the structure's height, modifying orientation and size, and use of grating as a surface material. No new over-water covered moorage or boathouses should be allowed.

K. Moorage facilities should be constructed of materials that will not adversely affect water quality or aquatic plants and animals in the long-term.

PN12.34 Restoration and Enhancement Policies

A. Olympia recognizes the importance of restoration of shoreline ecological functions and processes and encourages cooperative restoration efforts and programs between local, state, and federal public agencies, tribes, non-profit organizations, and landowners to address shorelines with impaired ecological functions and processes.

B. Restoration actions should restore shoreline ecological functions and processes as well as shoreline features and should be targeted towards meeting the needs of both sensitive and locally important plant, fish and wildlife species as well as the biologic recovery goals for State and federally listed species and populations.

C. Coordinate restoration and enhancement with other natural resource management efforts and plans.

D. Consider restoration actions outside of the shoreline jurisdiction that have a system-wide benefit.

E. When prioritizing restoration actions, the City will give highest priority to measures that have the greatest chance of re-establishing shoreline ecological functions and processes.

F. Incorporate restoration and enhancement measures into the design and construction of new uses and development, public infrastructure (e.g., roads, utilities), and public recreation facilities.

G. Shoreline restoration and enhancement should be considered as an alternative to structural stabilization and protection measures where feasible.

H. All shoreline restoration and enhancement projects should protect the integrity of adjacent natural resources including aquatic habitats and water quality.

I. Design, construct, and maintain restoration and enhancement projects in keeping with restoration priorities and other policies and regulations set forth in Olympia's Shoreline Program.

J. Design restoration and enhancement projects to minimize maintenance over time.

K. Shoreline restoration and enhancement should not extend water-ward more than necessary to achieve the intended results.

L. Permanent in-stream structures should be prohibited except for restoration and enhancement structures, and transportation and utility crossings as described elsewhere in this Program. In-stream structures should provide for the protection and preservation of ecosystem-wide processes, ecological functions, and cultural resources. The location and planning of in-stream structures should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitat and species.

M. Restoration and enhancement projects may include shoreline modification actions provided the primary purpose of such actions is clearly restoration of the natural character and ecological functions of the shoreline.

PN12.35 Shoreline Stabilization Policies

A. Preserve remaining unarmored shorelines and limit the creation, expansion and reconstruction of bulkheads and other forms of shoreline armoring.

B. New development requiring structural shoreline armoring should not be allowed. Shoreline use and development should be located and designed in a manner so that structural stabilization measures are not likely to become necessary in the future.

C. Structural shoreline armoring should only be permitted when there are no feasible alternatives, and when it can be demonstrated that it can be located, designed, and maintained in a manner that minimizes adverse impacts on shoreline ecology and system-wide processes, including effects on the project site, adjacent properties, and sediment transport.

D. The reconstruction or expansion of existing hard armoring should only be permitted where necessary to protect an existing primary structure or legally existing shoreline use that is in danger of loss or substantial damage, and where mitigation of impacts is sufficient to assure no net loss of shoreline ecological functions and processes.

E. Encourage the removal of bulkheads and other hard armoring and restore the shoreline to a more natural condition. Where stabilization is necessary for the protection of private or public property, alternative measures that are less harmful to shoreline ecological functions should be employed.

F. Nonstructural stabilization measures, including relocating structures, increasing buffers, enhancing vegetation, managing drainage and runoff, and other measures, are preferred over structural shoreline armoring.

G. Failing, harmful, unnecessary, or ineffective structures should be removed. Shoreline ecological functions and processes should be restored using non-structural methods.

H. Shoreline stabilization and shoreline armoring for the purpose of leveling or extending property, or creating or preserving residential lawns, yards, or landscaping should not be allowed.

I. Shoreline stabilization measures, individually or cumulatively, should not result in a net loss of shoreline ecological functions or system-wide processes. Preference should be given to structural shoreline stabilization measures that have a lesser impact on ecological functions, and mitigation of identified impacts resulting from said modifications should be required.

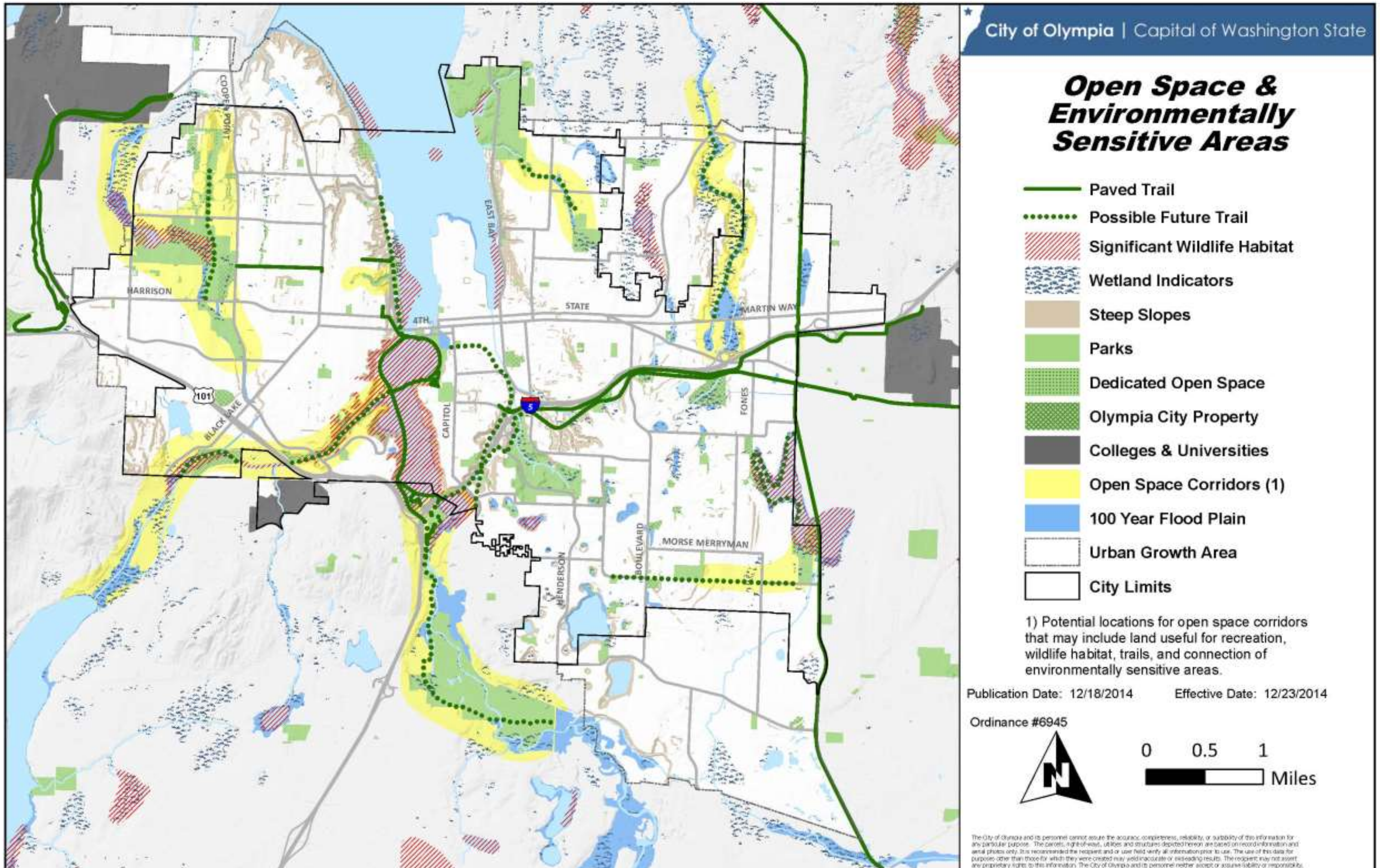
J. The City should promote non-regulatory methods to protect, enhance, and restore shoreline ecological functions and other shoreline resources. Examples of such methods include public facility and resource planning, technical assistance, education, voluntary enhancement and restoration projects, land acquisition and restoration, and other incentive programs.

K. Jetties, breakwaters, or groin systems should not be permitted unless no other practical alternative exists. If allowed, they should be located, designed, and maintained to avoid impacts to shoreline ecological functions and system-wide processes.

Squaxin Park shoreline.

For More Information

- Shoreline Master Program
- Master Street Tree Plan
- City of Olympia Habitat and Stewardship Strategy (2013)
- Parks, Arts, and Recreation Plan (2010)
- Greenhouse Gas Emissions Report (2005)
- Greenhouse Gas Emissions Report (2008)
- 1991 Climate Action Plan
- 2011 City of Olympia Engineered Sea-level Rise
- 2012 Community Update on Sea-level Rise
- Thurston Regional Trails Plan (2007)


City of Olympia | Capital of Washington State
Open Space & Environmentally Sensitive Areas
Paved Trail
Possible Future Trail
Significant Wildlife Habitat
Wetland Indicators
Steep Slopes
Parks
Dedicated Open Space
Olympia City Property
Colleges & Universities
Open Space Corridors (1)
100 Year Flood Plain
Urban Growth Area
City Limits
1) Potential locations for open space corridors that may include land useful for recreation, wildlife habitat, trails, and connection of environmentally sensitive areas.
Publication Date: 12/18/2014
Effective Date: 12/23/2014
Ordinance #6945
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Miles
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COOPER POINT
EAST BAY
HARRISON
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BLACK LAKE
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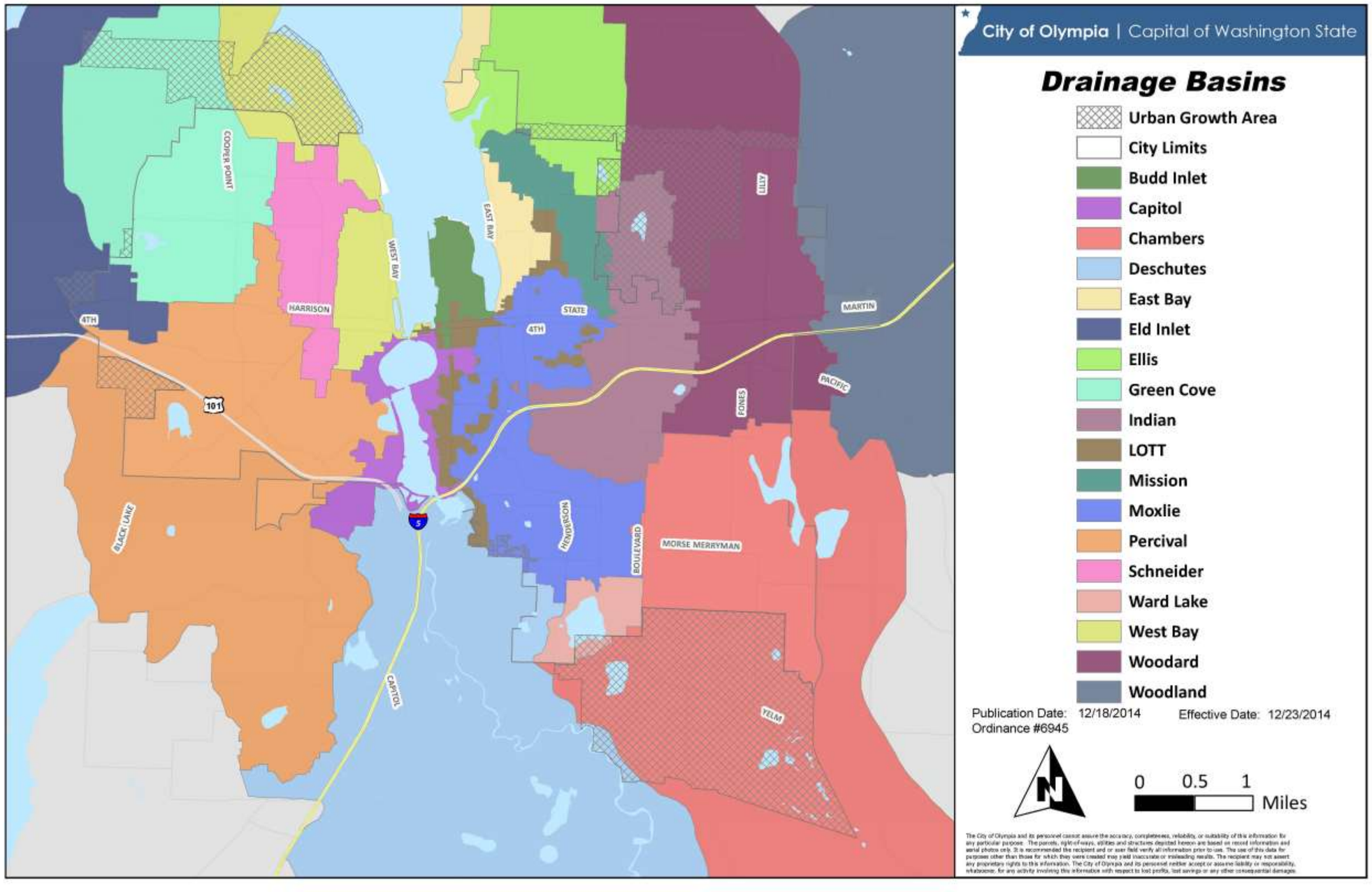
FONES
HENDERSON
BOULEVARD
MORSE MERRYMAN


City of Olympia | Capital of Washington State
Drainage Basins
Urban Growth Area
City Limits
Budd Inlet
Capitol
Chambers
Deschutes
East Bay
Eld Inlet
Ellis
Green Cove
Indian
LOTT
Mission
Moxlie
Percival
Schneider
Ward Lake
West Bay
Woodard
Woodland
Publication Date: 12/18/2014
Effective Date: 12/23/2014
Ordinance #6945
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Miles
COOPER POINT
WEST BAY
EAST BAY
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BOULEVARD
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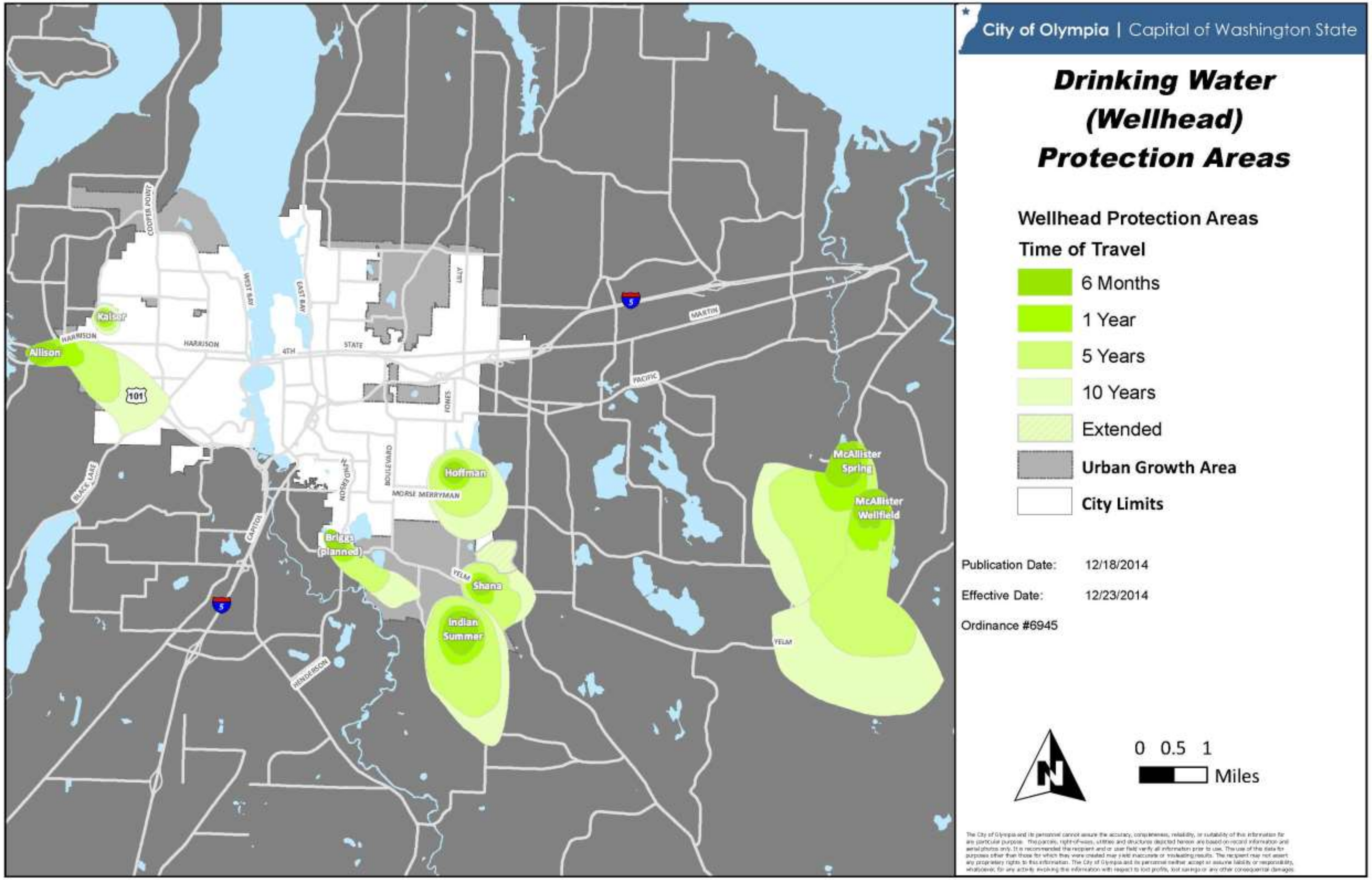
YELM


City of Olympia | Capital of Washington State
Drinking Water (Wellhead) Protection Areas
Wellhead Protection Areas
Time of Travel
6 Months
1 Year
5 Years
10 Years
Extended
Urban Growth Area
City Limits
Publication Date: 12/18/2014
Effective Date: 12/23/2014
Ordinance #6945
0 0.5 1
Miles
Kaiser
Allison
Hoffman
Briggs (planned)
Shana
Indian Summer
McAllister Spring
McAllister Wellfield
HARRISON
STATE
4TH
MARTIN
PACIFIC
MORSE MERRYMAN
BOULEVARD
HENDERSON
CAPITOL
YELM
COOPER POINT
WEST BAY
EAST BAY
BLACK LAKE
FONES
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Planning Commission

Transportation and Low-Traffic Neighborhoods Discussion

Agenda Date: 6/17/2024
Agenda Item Number: 6.C
File Number:24-0509

Type: discussion **Version:** 1 **Status:** In Committee

Title
Transportation and Low-Traffic Neighborhoods Discussion

Recommended Action
Information only. No action requested.

Report
Issue:
Discussion on transportation options for the City of Olympia based on Vice Chair Greg Quetin's research.

Staff Contact:
Casey Schaufler, Associate Planner, Community Planning and Development, 360.753.8254.

Presenter(s):
Greg Quetin, Vice Chair, Olympia Planning Commission.

Background and Analysis:
Based on his own research into urban transportation and work studying the Olympia transportation system, Commission Quetin will present an overview of three potential ideas for discussion as part of the Olympia 2045 Comprehensive Plan transportation chapter update. The three ideas are focused on developing a safe and inviting transportation system for all modes of travel and include removing parallel general purpose vehicular travel lanes traveling in the same direction, establish a 'ring road' around Downtown Olympia, and pilot "Low Traffic Neighborhoods" to support neighborhoods with gridded streets. While going into some specifics, these are meant to be design 'sketches' to spur discussion on how these ideas would support current comprehensive plan goals and policies, and what updates would further enable implementation.

Climate Analysis:
A Climate Framework Analysis was not completed for this topic.

Equity Analysis:
An Equity Framework Analysis was not completed for this topic.

Neighborhood/Community Interests (if known):
Unknown.

Options:
None - Information only.

Type: discussion **Version:** 1 **Status:** In Committee

Financial Impact:
None - Information only.

Attachments:
None.