



Meeting Agenda

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, January 16, 2025

4:00 PM

Online and Room 112

Register to Attend:

https://us02web.zoom.us/webinar/register/WN_wXppwBgxS0S3iODAvm3dnQ

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF AGENDA**

4. **PUBLIC COMMENT**

(Estimated Time: 0-15 Minutes)

During this portion of the meeting, community members may address the Committee for up to two (2) minutes regarding the Committee's business meeting topics.

5. **APPROVAL OF MINUTES**

5.A [25-0051](#) Approval of November 21, 2024 Land Use & Environment Committee Meeting Minutes

Attachments: [Minutes](#)

6. **COMMITTEE BUSINESS**

6.A [25-0042](#) Olympia 2045 - Natural Environment Chapter of the City of Olympia Comprehensive Plan Update

Attachments: [Draft Natural Environment Chapter Periodic Update w/Tracked Changes](#)

[Draft Natural Environment Chapter Periodic Update – Clean Version](#)

[Draft Natural Environment Chapter Periodic Update – Community Engagement Summary](#)

[Recommendation Letter – Olympia Planning Commission](#)

[Recommendation Letter – Parks & Recreation Advisory Committee](#)

[Natural Environment Chapter Discussion Summary – Social Justice & Equity Commission](#)

6.B [25-0031](#) Community Planning and Economic Development 2025 Planning Work Program Discussion

Attachments: [2025 CPED Planning Program Staffing Levels](#)

[2025 CPED Long Range Planning Projects](#)

6.C [25-0030](#) Land Use and Environment Committee 2025 Work Plan Recommendation

Attachments: [LUEC Draft 2025 Work Plan](#)

7. REPORTS AND UPDATES

8. ADJOURNMENT

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 Council Committee meeting, please contact the Council's Executive Assistant at 360.753.8244 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.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Land Use & Environment Committee

Approval of November 21, 2024 Land Use & Environment Committee Meeting Minutes

Agenda Date: 1/16/2025
Agenda Item Number: 5.A
File Number:25-0051

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

Title

Approval of November 21, 2024 Land Use & Environment Committee Meeting Minutes



Meeting Minutes - Draft

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501
Information: 360.753.8244

Thursday, November 21, 2024

4:00 PM

Online, Phone, Room 112

Register to attend:

https://us02web.zoom.us/webinar/register/WN_UCp1ogASRIKOd_dVeP2NUQ

1. CALL TO ORDER

Chair Madrone called the meeting to order at 4:00 p.m.

2. ROLL CALL

Present: 2 - Chair Dani Madrone and Committee member Robert Vanderpool

Excused: 1 - Committee member Jim Cooper

2.A OTHERS PRESENT

City Manager Jay Burney
Interim CP&D Director Tim Smith
Principal Planner Nicole Floyd
Housing Program Specialist Christa Lenssen
Director of Housing and Homeless Response Darian Lightfoot
Director of Climate Programs Pamela Braff
Climate Resilience Coordinator Natalie Weiss
Affordable Housing Program Manager Jacinda Steltjes

3. APPROVAL OF AGENDA

Chair Madrone requested the addition of time to discuss the Affordable Housing Emergency Declaration. This was conducted in the Reports and Updates section of the agenda.

The agenda was approved as amended.

4. PUBLIC COMMENT

The following people spoke: Gordon Wheat and Paris McClusky.

5. APPROVAL OF MINUTES

5.A [24-0977](#) Approval of October 17, 2024 Land Use & Environment Committee Meeting Minutes

The minutes were approved.

- 5.B [24-0976](#) Approval of September 19, 2024 Land Use & Environment Committee Meeting Minutes

The minutes were approved.

6. COMMITTEE BUSINESS

- 6.A [24-0971](#) State Environmental Policy Act Categorical Exemptions Briefing

Ms. Floyd presented a briefing on the State Environmental Policy Act and options for increasing categorical exemptions for new development projects within the City of Olympia.

The discussion was completed.

- 6.B [24-0952](#) Renter Protection Measures Discussion

Ms. Lenssen and Ms. Lightfoot discussed renter protections related to tenant screening, manufactured homes, and rent to own arrangements.

The discussion was completed.

- 6.C [24-0935](#) Comprehensive Plan Update - Climate Resilience Sub-element

Ms. Weiss and Ms. Braff provided a briefing on the Climate Risk and Vulnerability Assessment conducted to inform the Climate Resilience Sub-element for the 2025 Comprehensive Plan update.

The discussion was completed.

7. REPORTS AND UPDATES

Ms. Steltjes provided an update on the Affordable Housing Emergency Declaration that is scheduled before the City Council on December 10, 2024.

Ms. Floyd provided an update on the recommendation of the Planning Commission regarding an ordinance to address permit review timelines and implement changes to Chapter 36.70B, Local Project Review Act.

LUEC agreed to cancel the December meeting and will instead receive draft CPD and LUEC work plans via email to discuss at the January meeting.

8. ADJOURNMENT

The meeting adjourned at 6:56 p.m.



Land Use & Environment Committee

Olympia 2045 - Natural Environment Chapter of the City of Olympia Comprehensive Plan Update

Agenda Date: 1/16/2025
Agenda Item Number: 6.A
File Number:25-0042

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

Title

Olympia 2045 - Natural Environment Chapter of the City of Olympia Comprehensive Plan Update

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive an update on Olympia 2045 - Natural Environment Chapter of the City of Olympia Comprehensive Plan Update

Report

Issue:

Whether to receive an update on Olympia 2045 - Natural Environment Chapter of the City of Olympia Comprehensive Plan Update

Staff Contact:

Kym Foley, Environmental Habitat Planner, Public Works Water Resources, 360. 570.3957

Presenter(s):

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 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 was updated during this process only to reflect new state regulations adopted in 2021.

Chapter Update Process - Public Input

Stakeholder engagement and general public participation occurred between April 2023 and July 2024. This included an online survey through the Engage Olympia website, tabling sessions at community events, and focus group meetings. Additional comments were received via email and telephone from the public and Washington State agencies.

Briefings with opportunity for input was provided for Utility Advisory Committee, the Parks and Recreation Advisory Committee, the Social Justice and Equity Commission, and the Planning Commission. Letters of recommendation for approval of the proposed Natural Environment Chapter draft update have been provided by the Parks and Recreation Advisory Committee and the Planning Commission (attached). Interdepartmental staff review is ongoing and includes representation from each City department.

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, and reflects the most recent (2021) update to the SMP.
- **Images, Formatting, Hyperlinks:** 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 Equity Index, which provides basic socio-economic, public health and environmental information on Olympia's overburdened and vulnerable communities. The Olympia Social Justice & Equity Commission reviewed the draft chapter update and had a discussion with staff on 6/24/24. No specific changes to the draft were recommended at that time.

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.

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.

Options:

1. Receive the update.
2. Do not receive the update.
3. Receive the update at another time.

Attachments:

Draft Natural Environment Chapter Periodic Update w/Tracked Changes
Draft Natural Environment Chapter Periodic Update - Clean Version
Draft Natural Environment Chapter Periodic Update - Community Engagement Summary
Recommendation Letter - Olympia Planning Commission
Recommendation Letter - Parks & Recreation Advisory Committee
Natural Environment Chapter Discussion Summary - Social Justice & Equity Commission

Natural Environment



Two small children stand near the shoreline during high tide at Squaxin 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](#)

Collaboration with the Squaxin Island Tribe

Early in the planning process, the Squaxin Island Tribe indicated to the City which chapters are of most interest to the Tribe. This chapter

Commented [KF1]: Source of proposed edits: Staff, public, PRAC

represents specific priorities for the Tribe, and as such we sought their consultation and collaboration on its content, as envisioned in the Accord between both governmental entities. Any future amendments to this chapter should include continued collaboration with the Tribe.

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 plants, raise chickens, build pollinator gardens, count salmon, recycle, drive hybrid electric cars, and walk to their 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 our role as land stewards and our responsibility to protect water quality, and promote clean air, restore important habitat, and uphold Tribal treaty rights.

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 includes all people who live, work, and/or play in Olympia. Together, we 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,

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

Commented [KF5]: Removing "Our" in reference to natural landscapes - remove the assumption of ownership, as the land is not "ours"

Commented [KF6]: Staff and community input: Environmental justice - Not all community members have benefitted from a healthy natural environment equitably.

buildings, and parking lots, and ~~byte~~ 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 everyone in Olympia has benefitted equitably from past efforts to promote a healthy natural environment. Some have been historically left out of such efforts and/or are more burdened than others by environmental impacts like air pollution and extreme heat
- 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 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.



Commented [KF7]: Recommendations to include language addressing environmental justice was received by staff, the Social Justice & Equity Commission, Planning Commission, Utility Advisory Committee, and the Parks and Recreation Advisory Committee. Language in the plan such as “environmental health disparities” and “overburdened communities” are chosen specifically to align with the WA State HEAL (Healthy Environments for All) Act.

A volunteer pulls invasive English ivy during a habitat stewardship work party.

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 encourage 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

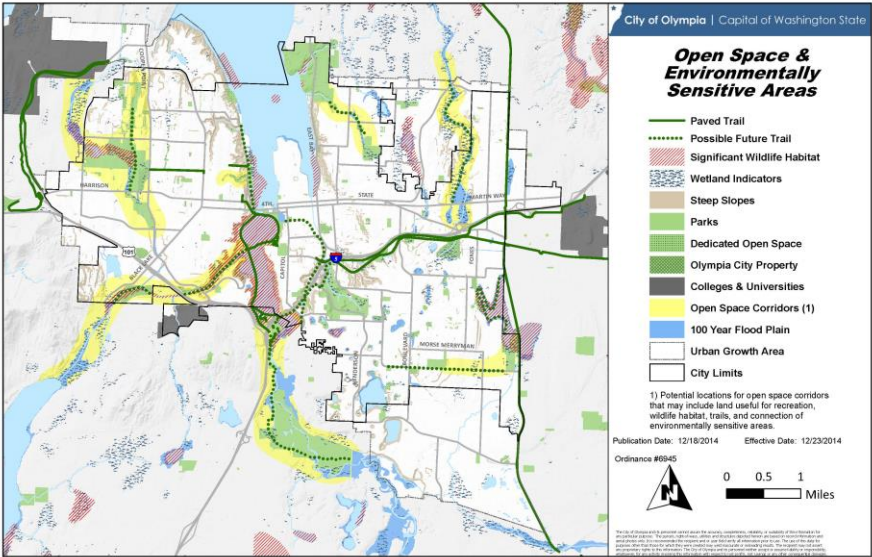
Commented [KF8]: Guidance provided by WA Department of Commerce and multiple staff/public input emphasizing multi-benefit solutions to land use/land management

Commented [KF9]: Move to Climate chapter

Commented [KF10]: Additional emphasis on salmon recovery policies and actions recommended by the Squaxin Island Tribal Council and Olympia City Council

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.



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.

Commented [KF11]: Staff comment to explicitly call out ecosystem services in need of protection

Commented [KF12]: "Management activities" represented in GN2

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.~~

Commented [KF13]: 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

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.~~

Commented [KF14]: Regs have been established, updated to focus on review/enhancement of existing policies w/more accurate language re: stormwater and ecosystem services. Enforcement?

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 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.~~

Commented [KF15]: Moved to Utilities-Stormwater section

~~PN1.9+0 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.~~

Commented [KF16]: Revised language for regional consistency and added private public partnerships. Some overlap w/Utilities chapter but not completely redundant.

~~PN1.10+ 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.~~

Commented [KF17]: Staff comment to add reduction of green house 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.

~~PN1.12 Promote infill development and redevelopment on already urbanized and impervious surfaces before developing forested and natural lands.~~

GN2 Prioritized land is preserved and sustainably managed.

~~PN2.1 Evaluate, acquire 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.~~

Commented [KF18]: Updated to encompass full spectrum of key benefits

Commented [KF19R18]: Moved "Tribal treaty rights" to higher in the list per request from Squaxin Island Tribe staff

~~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.~~

Commented [KF20]: Moved to Utilities Chapter - Stormwater section to support land acquisition for stormwater management benefits

PN2.3 Identify, remove, and prevent the use and spread of invasive plants and wildlife.

PN2.4 Preserve and restore native plants communities by including restoration efforts and volunteer partnerships in all city land management.

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. Protect salmon, amphibians, pollinators, migratory birds, and other similarly prioritized species.

Commented [KF21]: 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 [KF22]: 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~~ 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 [KF23]: 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 [KF24]: 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.~~

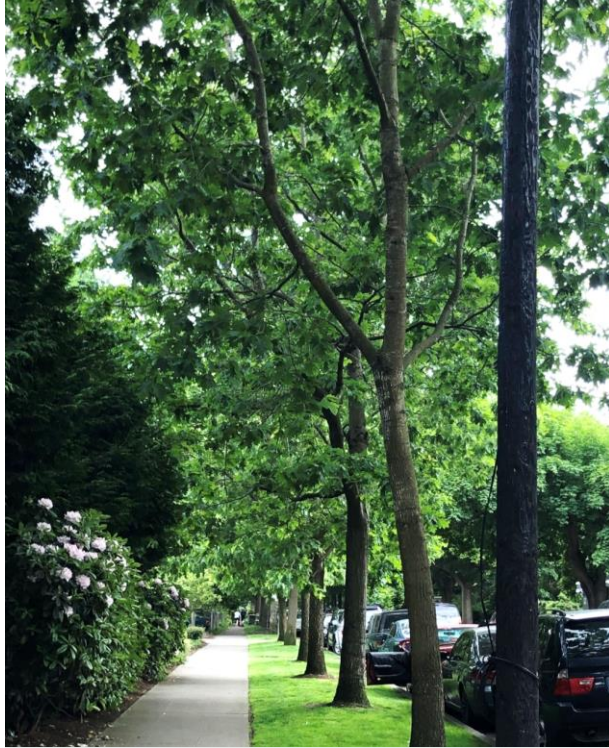
Commented [KF25]: This has already been more than adequately evaluated by other governments and research institutions. Setting targets and focusing on implementation is the needed next step for this Comp Plan update

PN3.3 Consider climate resilience and adaptation strategies when developing planting plans, including species selection, planting locations, stock type, invasive pest susceptibility, materials sourcing, and maintenance.

Commented [KF26]: Staff and public input: Reference climate resilience and adaptation - species and stock selection, invasive pest readiness, etc

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.



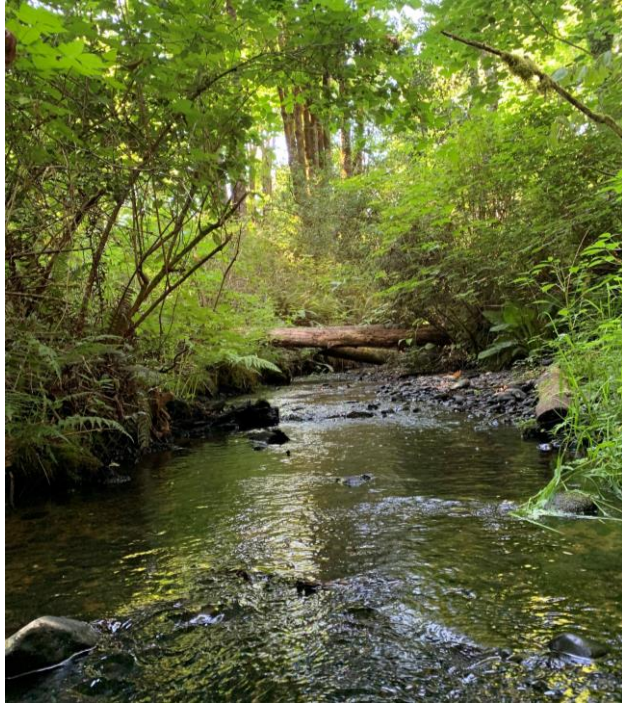
A row of oak trees along a grassy strip provides shade over the street and sidewalk.

Protecting Our Water Resources

Olympia is fortunate to be surrounded by water and have abundant fresh and marine water ecosystems 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 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.

Commented [KF27]: Staff input to include more language acknowledging other important ecosystem services provided by wetlands, streams, etc.

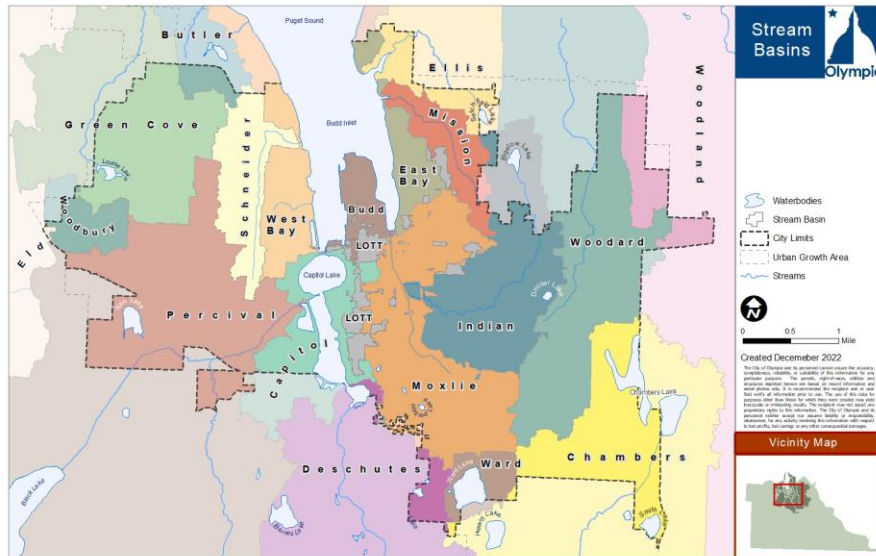
Commented [KF28]: Staff and public input recognizing importance of salmon recovery. Discussed in Squaxin Island Tribal Council/Olympia City Council meeting to promote salmon recovery goals and policies



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 [KF29]: 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 standing dead tree "snag" provides wildlife habitat next to a wetland at Yaeger 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.

Commented [KF30]: Incorporates regional and Tribal priorities for salmon recovery, such as stormwater management/water quality, habitat enhancement, fish passage barrier removal, outreach/education etc.

~~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 [KF31]: 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 [KF32]: Staff and community input as well as regional best practices recommendations.

~~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.~~

~~PN5.2 Increase the use of permeable materials and environmentally beneficial vegetation in construction projects.~~

Commented [KF33]: 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 [KF34]: Follows industry best practices for water quality and salmon recovery. Some overlap but not too redundant w/Utilities chapter

~~PN5.4 Minimize the location and impacts of encampments on water bodies and other sensitive natural areas while reducing health and safety risks to persons experiencing homelessness.~~

Commented [KF35]: Staff and public input to address environmental impacts of encampments

~~PN5.5 Encourage inspection and maintenance programs for septic systems.~~

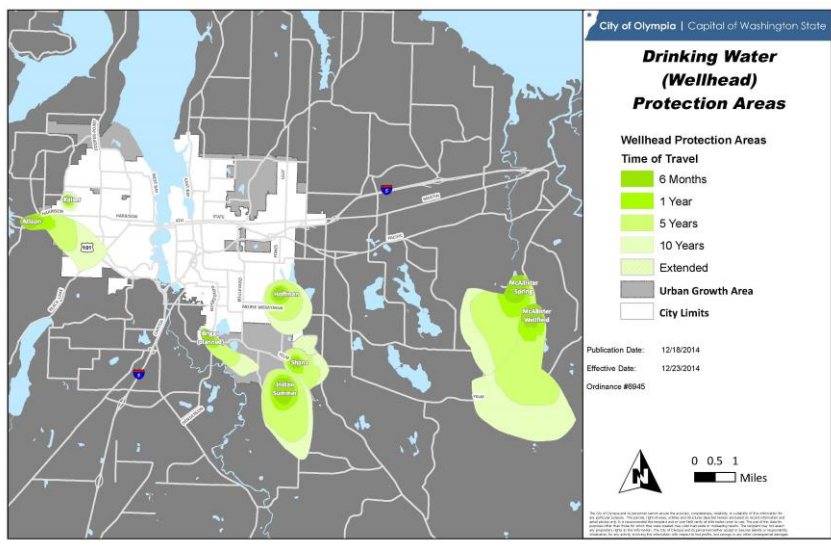
~~PN5.4 Require prevention and treatment practices for businesses and land uses that have the potential to contaminate stormwater.~~

Commented [KF36]: 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 [KF37]: 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 [KF38]: 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 [KF39]: 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 restoring and enhancing native vegetation, to greatly improve or provide new fish and wildlife habitat.

Commented [KF40]: Comment from WA Dept of Fish & Wildlife to strengthen language

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 [KF41]: 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 based on best available science and other means to prevent a net loss in the functions and values of existing wetlands and streams, while striving to increase and restore wetlands and streams over the long-term.

Commented [KF42]: Edits proposed by WA Dept of Fish & Wildlife to align policy more closely with WAC 365-196-830 which refers to both wetlands *and* streams as critical areas.

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 [KF43]: Accomplished!



Stream Team volunteers assist City staff in collecting benthic macroinvertebrate samples to assess water quality in Schneider Creek.

Reduce Pollution~~Clean Air and Cool Climate~~

Commented [KF44]: Related policies moving to new Climate chapter

~~Population and development growth over the next 20 years will put increasing pressure on air, noise, and light pollution. 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 vulnerable members of our community. 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 Olympia from the effects of pollution.

See the Climate Chapter for related goals and policies.

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.

~~GN9 Community sources of emissions of carbon dioxide and other climate-changing greenhouse gases are identified, monitored and reduced.~~

Commented [KF45]: 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 [KF46]: 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 group of children get an up-close look at marine wildlife of Budd Inlet through a microscope.

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.~~

~~PN10.1 Minimize the City's purchase and use of products that contribute to toxic chemical pollution when they are manufactured, used, or~~

Commented [KF47]: Moved to pollution section above

~~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. ~~43~~ 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. ~~54~~ 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. ~~65~~ 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.](#)

Shoreline Master Program

The Shoreline Master Program (SMP) is a set of local policies and regulations adopted by the City and approved by the Washington State **Department of Ecology under the State's Shoreline Management Act.** The SMP generally applies to all major water bodies and lands within 200 feet of those waters.

The policies are incorporated into the City's Comprehensive Plan and the regulations are in Chapter 18.20 of the Olympia Municipal Code. Development in and adjacent to shorelines governed by the SMP must comply with these provisions and all other federal and state requirements.

The Shoreline Master Program was last updated in 2021.

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.

F. 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.G. 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.

~~6.~~ H. The policies and regulations of Olympia's Shoreline Program should provide resilience for shoreline ecosystems, functions, and developments in response to sea level rise.

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, ~~Mission Creek, 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.

G. 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.

PN12.5 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. Soft shore stabilization methods or habitat restoration approaches should be encouraged when ecological functions can be improved, such as through restoration as envisioned in the West Bay Environmental Restoration Assessment Report for some reaches. 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. ~~Squaxin Park~~~~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.

J.K. On-site public access may not be required by a new development or redevelopment if adequate public access already exists in the immediate vicinity, per 18.20.450 and .460.

PN12.16 Scientific and Educational Activity Policies

- A. Encourage scientific and educational activities related to shoreline ecological functions and processes, including sea level rise resilience.

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, including education about the appropriate and proper usage of fertilizers and pesticides 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 materials on land away from the shoreline is preferred over open water disposal.
- G. Re-use of dredge materials 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 Olympia Sea Level Rise Response Plan and 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, [including a consideration of sea level rise.](#)
- 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. [An example of such an approach is included in the West Bay Environmental Restoration Assessment report for some shoreline reaches.](#)
- 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.

For More Information

- [Shoreline Master Program](#) 
- [Olympia Sea Level Rise Response Plan](#)
- [Storm & Surface Water Plan](#)
- [Stormwater Management Action Plan](#)
- [Olympia Tree Canopy Assessment](#)
- [Parks, Arts, and Recreation Plan](#)
- [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)

This page is left intentionally blank.

Natural Environment



Two small children stand near the shoreline during high tide at Squaxin 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](#)

Collaboration with the Squaxin Island Tribe

Early in the planning process, the Squaxin Island Tribe indicated to the City which chapters are of most interest to the Tribe. This chapter represents specific priorities for the Tribe, and as such we sought their consultation and collaboration on its content, as envisioned in the [Accord](#) between both governmental entities. Any future amendments to this chapter should include continued collaboration with the Tribe.

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. 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, restore important habitat, and uphold Tribal treaty rights.

Olympia embraces 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 includes all people who live, work, and/or play in Olympia. Together, we recognize 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 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 everyone in Olympia has benefitted equitably from past efforts to promote a

healthy natural environment. Some have been historically left out of such efforts and/or are more burdened than others by environmental impacts like air pollution and extreme heat

- 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 volunteer pulls invasive English ivy during a habitat stewardship work party.

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:

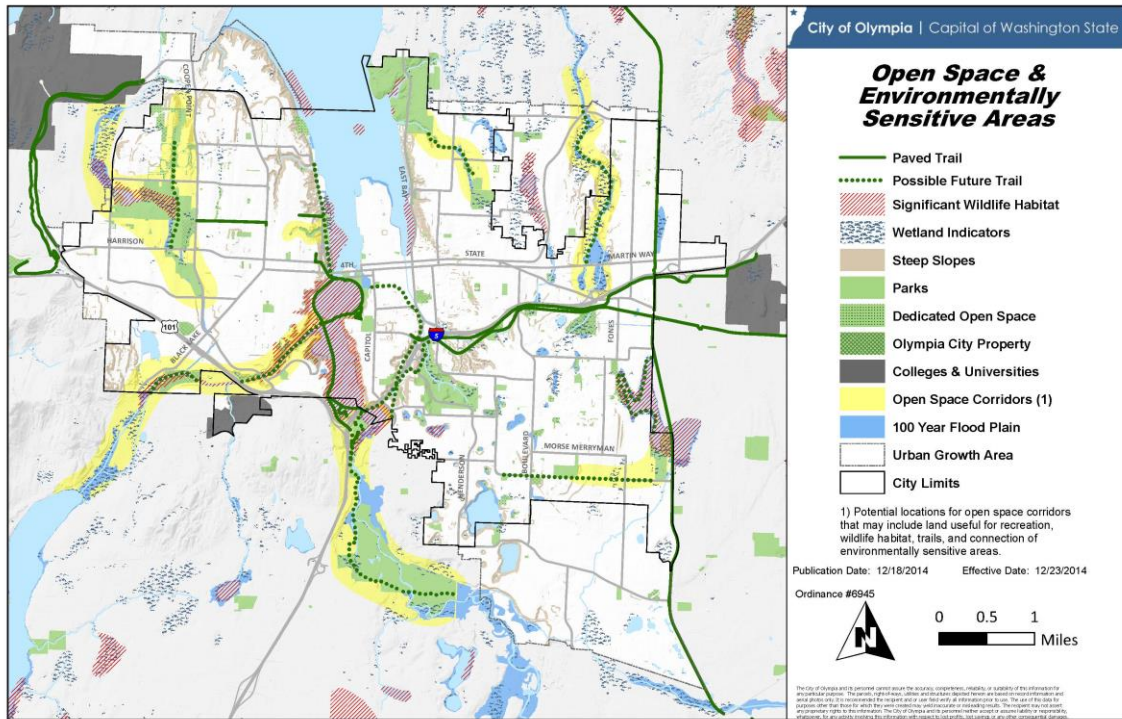
- **Carrying out the state's Growth Management Act** that requires cities to plan for anticipated population growth and accepting the need for

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 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.



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.

PN1.12 Promote infill development and redevelopment on already urbanized areas and impervious surfaces before developing on forested and natural lands.

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. Protect salmon, amphibians, pollinators, migratory birds, and other similarly 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.

PN3.4 Consider climate resilience and adaptation strategies when developing planting plans, including species selection, planting locations, stock type, invasive pest susceptibility, materials sourcing, and maintenance.

PN3.5 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.

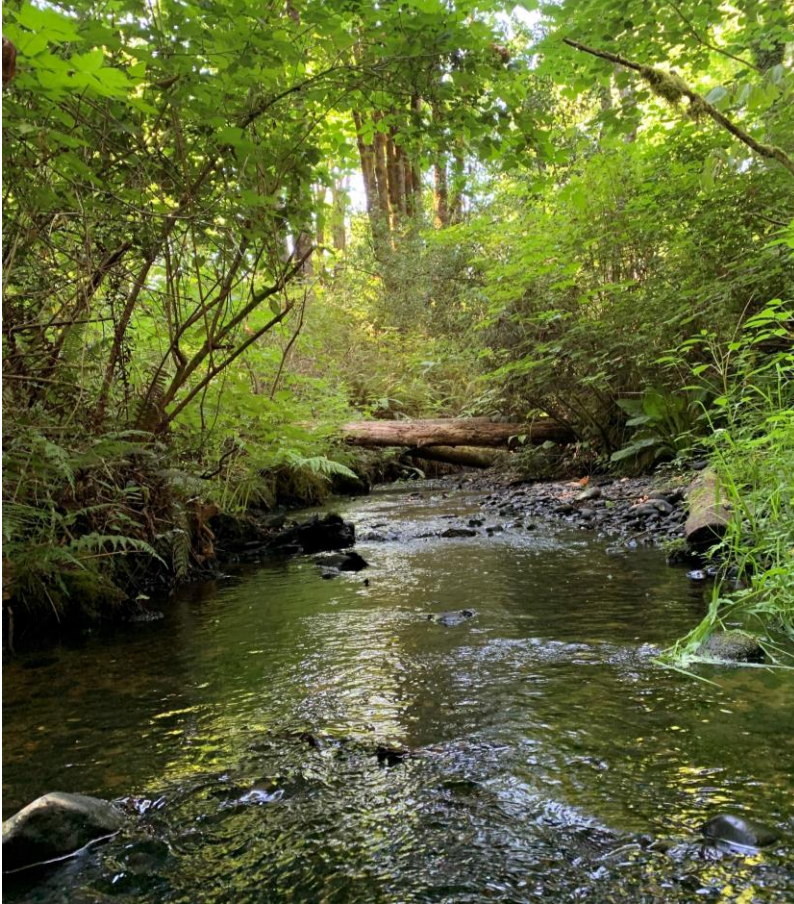
PN3.6 Protect the natural structure and growing condition of trees to minimize necessary maintenance and preserve the long-term health and safety of the urban forest.



A row of oak trees along a grassy strip provides shade over the street and sidewalk.

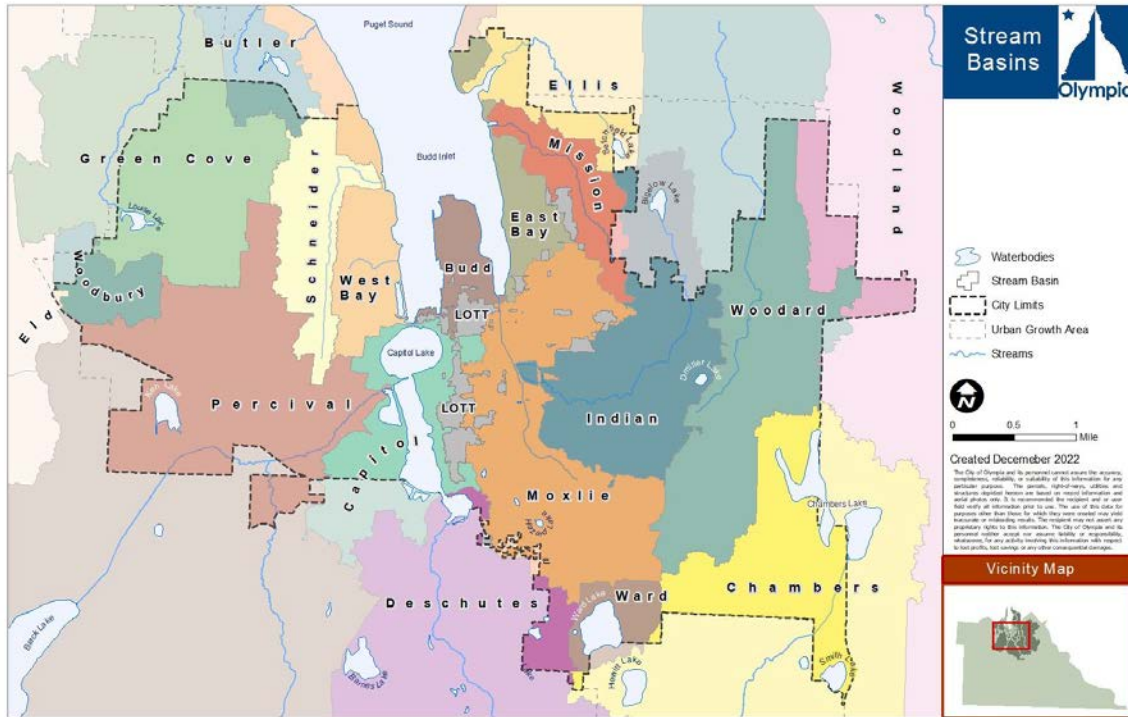
Protecting Our Water Resources

Olympia is fortunate to be surrounded by water and have abundant fresh and marine water ecosystems. 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.



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 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, resilience to impacts related to climate change, and abundant aquatic life in Puget Sound for us, and for future generations.



A standing dead tree "snag" provides wildlife habitat next to a wetland at 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.

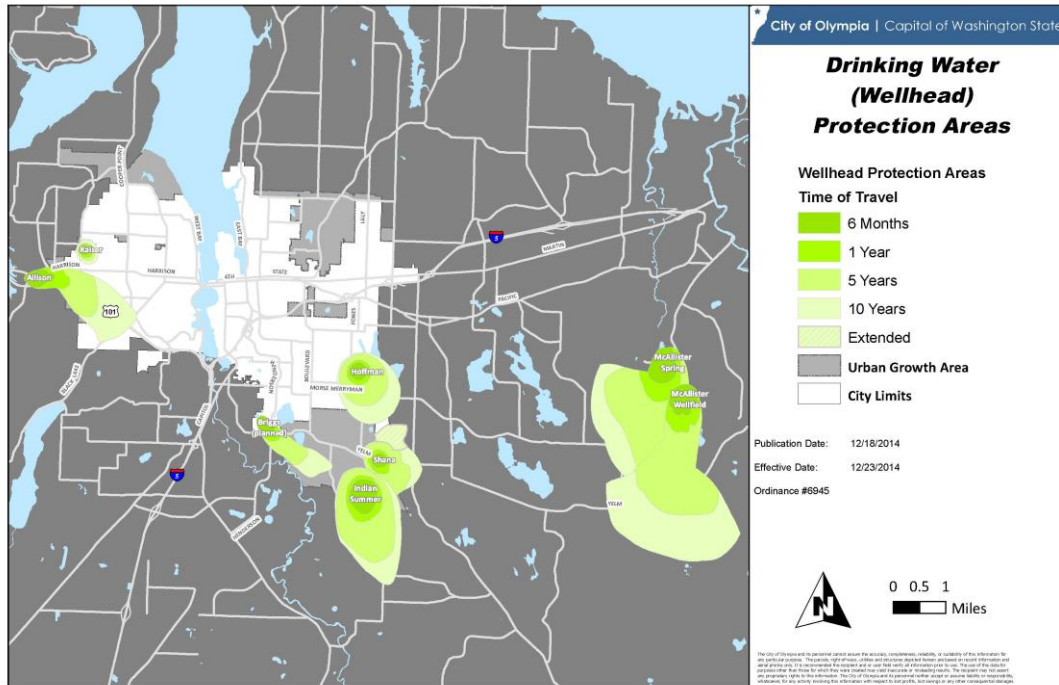
PN5.1 Communicate and collaborate across departments regularly to promote sustainable transportation, housing and economic development projects that include green stormwater infrastructure and other nature-based solutions to managing stormwater.

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 location and 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 restoring and enhancing 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 based on best available science and other means to prevent a net loss in the functions and values of existing wetlands and streams, while striving to increase and restore wetlands and streams 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.



Stream Team volunteers assist City staff in collecting benthic macroinvertebrate samples to assess water quality in Schneider Creek.

Reduce Pollution

Population and development growth over the next 20 years will put increasing pressure on air, noise, and light pollution. 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 vulnerable members of our community.

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 Olympia from the effects of pollution.

See the Climate Chapter for related goals and policies.

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.

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.

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 group of children get an up-close look at marine wildlife of Budd Inlet through a microscope.

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

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 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 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 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.

Shoreline Master Program

The Shoreline Master Program (SMP) is a set of local policies and regulations adopted by the City and approved by the Washington State **Department of Ecology under the State's Shoreline Management Act**. The SMP generally applies to all major water bodies and lands within 200 feet of those waters.

The policies are incorporated into the City's Comprehensive Plan and the regulations are in Chapter 18.20 of the Olympia Municipal Code. Development in and adjacent to shorelines governed by the SMP must comply with these provisions and all other federal and state requirements.

The Shoreline Master Program was last updated in 2021.

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.
- F. 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).
- G. **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.

H. The policies and regulations of Olympia's Shoreline Program should provide resilience for shoreline ecosystems, functions, and developments in response to sea level rise.

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, Mission Creek, 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.

Provision of water related recreation, active playgrounds, and significant art installations, performance space, or interpretive features where appropriate.

G. 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.

PN12.5 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. Soft shore stabilization methods or habitat restoration approaches should be encouraged when ecological functions can be improved, such as through restoration as envisioned in the West Bay Environmental Restoration Assessment Report for some reaches.

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. Squaxin 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.
- 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.

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.

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.
- K. On-site public access may not be required by a new development or redevelopment if adequate public access already exists in the immediate vicinity, per 18.20.450 and .460.

PN12.16 Scientific and Educational Activity Policies

- A. Encourage scientific and educational activities related to shoreline ecological functions and processes, including sea level rise resilience.

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, including education about the appropriate and proper usage of fertilizers and pesticides 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).

- 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 materials on land away from the shoreline is preferred over open water disposal.
- G. Re-use of dredge materials 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 Olympia Sea Level Rise Response Plan and 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, including a consideration of sea level rise.
- 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. An example of such an approach is included in the West Bay Environmental Restoration Assessment report for some shoreline reaches.

- 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.

For More Information

- [Shoreline Master Program](#) 
- Olympia Sea Level Rise Response Plan
- Storm & Surface Water Plan Stormwater Management Action Plan
- Olympia Tree Canopy Assessment
- Parks, Arts, and Recreation Plan

This page is left intentionally blank.



OLYMPIA

Natural Environment

2045

Community Engagement Summary



Why a Comprehensive Plan?

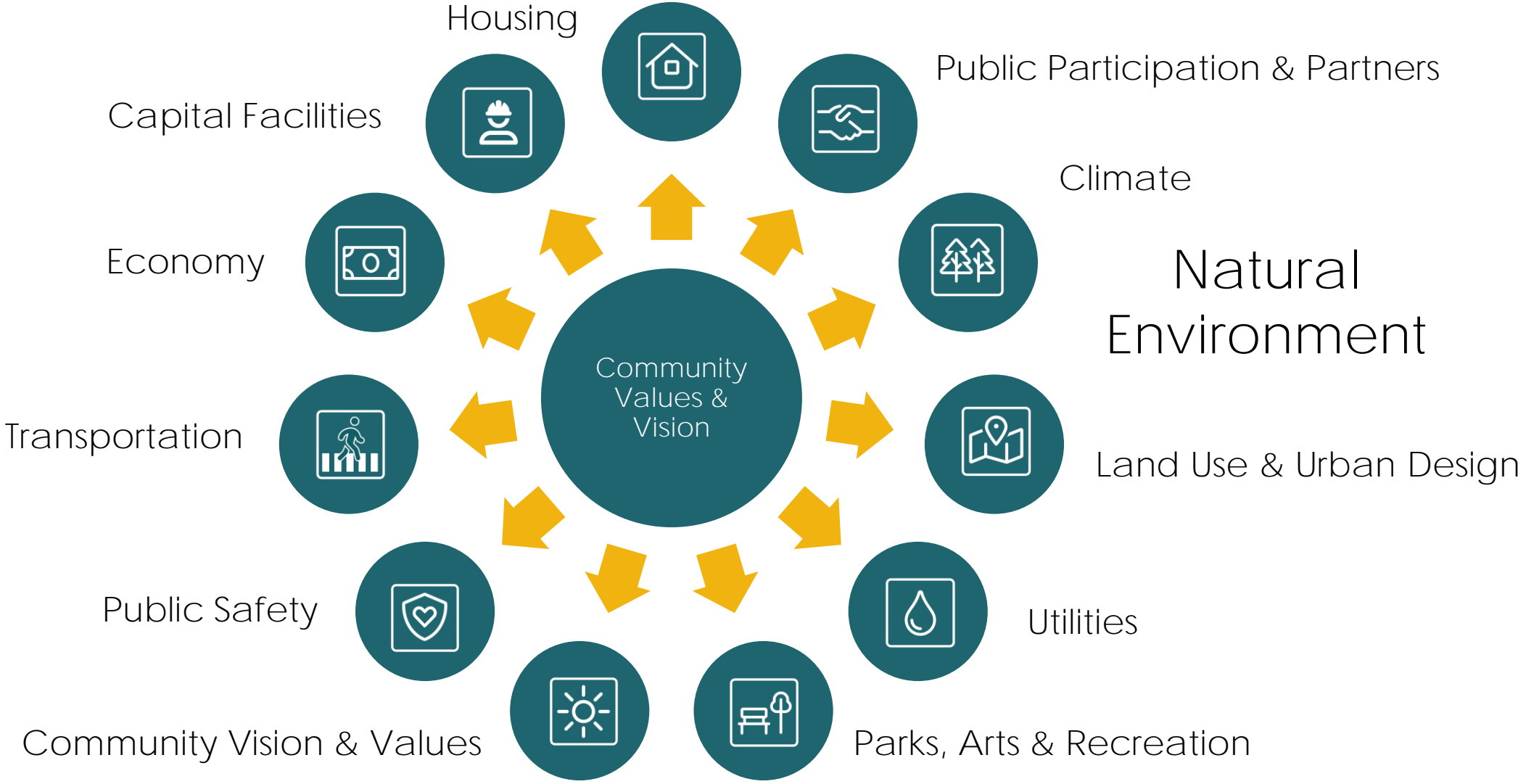
Comprehensive Planning Helps Us...

Use limited resources efficiently and equitably

- Set goals and “high-level” policies
- Plan investments
- Set annual work plans

Address the needs of existing and future Olympians

Olympia 2045 Chapters



Olympia 2045 Chapters

“The Natural Environment chapter addresses the many benefits we receive from a thriving natural environment and the ways we can work together to keep it healthy.”



Natural Environment

From community-based habitat stewardship opportunities to regulations protecting critical areas from the impacts of development, the goals and policies outlined in this chapter aim to promote both human well-being and environmental health.”



Natural Environment Chapter Public Participation

(April 2023 – June 2024)

- Outreach to environmental organizations & the Tribe
- Public meetings & events
- Comment forms & staff contacts
- Online survey on Engage Olympia
- Social Justice & Equity Commission
- Parks & Recreation Advisory Committee
- Utility Advisory Committee
- Planning Commission

Community Input



Month	Date	Activity
April 2023	22nd	Earth Day community engagement event & chapter kick-off
May	4th	Utility Advisory Committee briefing
	10th	All-chapter public info session webinar
August	14th	1st public meeting (in-person)
	24th	Public survey open on Engage Olympia website
August	30th	2nd public meeting (virtual)
September	30th	Arbor Day community engagement event
October	3rd	Public survey closes on Engage Olympia website
November	8th	3rd public meeting (virtual)
December	5th	1st review w/Squaxin Island Tribe natural resources staff
January 2024	18th	Updated draft and timeline posted to Engage Olympia
	18th	Parks & Recreation Advisory Committee briefing
	22nd	2nd review w/Squaxin Island Tribe natural resources staff
February	1st	Utility Advisory Committee review of chapter updates
March	6th	Squaxin-Olympia Council to Council Comp Plan meeting
April	1st	Updated draft and timeline posted to Engage Olympia
June	17th	Planning Commission briefing
	20th	Parks & Recreation Advisory Commission second review
	24th	Social Justice & Equity Commission briefing
July	31st	Olympia 2045 – Community Open House
September	16th	Planning Commission Public Hearing

Photo: Comprehensive Plan outreach materials on a picnic table during⁶ an event

What we wanted to learn:

What role does the natural environment play in
your life?

When you imagine Olympia 20 years from now,
what do you want to see?



Values and Vision

Environment Chapter (existing language)



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 our children and grandchildren to restore, protect, and enhance the exceptional natural environment that surrounds us.

Our Vision for the Future:

A beautiful, natural setting that is preserved and enhanced.



Values and Vision

What we heard: Values have evolved



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 our children and grandchildren to restore, protect, and enhance the exceptional natural environment that surrounds us.

Our Vision for the Future:

A beautiful, natural setting that is preserved and enhanced.



Values and Vision

Proposed Edits



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 beautiful, natural setting that is preserved and enhanced.
and resilient*



Natural Environment Priorities

Survey results – Prioritization of Environmental Topics



Highest Priority ↑
↓ Lowest Priority

How do you feel the City should prioritize the following areas over the next 10-20 years? (1 = most important, 8 = least important)		
	Average Rank	Definition
Habitat Stewardship	3.2	Ongoing ecosystem restoration in forests, wetlands, riparian areas/streams on City-owned undeveloped natural areas
Urban Forestry	3.7	Tree protection, planting and maintenance in urban, developed settings
Capital Projects	3.7	Large scale investments such as shoreline restoration, toxic/brownfield/encampment cleanups, fish passage, or land acquisition for habitat protection/conservation
Green Infrastructure/Low Impact Development	4.0	Investing in nature-based solutions for development, transportation, and other projects to manage stormwater, address impacts of climate change, and enhance wildlife habitat
Stormwater Management	4.8	Flood control and water quality improvement in local streams and Budd Inlet
Agriculture & Food Sovereignty	5.0	Allocation of land, resources, and technical support toward promoting edible landscapes, community gardens, and related education
Policy and Regulations	5.5	Strengthening or loosening municipal code and other regulatory policies and enforcement practices
Education, Outreach, Engagement	6.0	Providing information and technical support to community members, business owners, youth, and others whose actions impact Olympia's natural environment



Natural Environment Priorities



What We Heard - Examples:

“Keep native and mature trees wherever possible. Modify infrastructure (and code requirements) to accommodate mature trees instead of cutting them down.”

“My family values green spaces... neighborhood parks are a place we visit daily, that bring great peace and quiet to our lives and allow us to appreciate the beauty of the wildlife that live there. Prioritizing/keeping those green spaces is my #1”

“Make Oly a walkable city. Decrease auto traffic and increase bike paths.”

“I would like to emphasize giving native populations agency and resources to steward the land who have deep ties and have been working on these issues for decades.”

“Our priority needs to be Low Impact Development wherever possible.”

“Climate change is my #1 concern.”





Natural Environment Priorities

What We Heard – Topics that most frequently came up:

- Access to healthy parks and greenspaces w/well-maintained trails
- Impact of encampments on natural areas and water bodies
- Pollution (including noise and light), water quality, clean air
- Protect and expand tree canopy
- Impact of sprawl: development, construction, transportation systems
- Climate change, particularly sea-level rise, urban heat islands, and water conservation
- Healthy habitat for wildlife populations



Survey Results

Are there other "natural environment" topics not listed (in the survey) that you think should be prioritized?



Keep native and mature trees wherever possible. Modify infrastructure to accommodate mature trees instead of cutting them down.

Establish more "Urban Natural (or Quiet) Areas" with limited access. To be used for nature study and quiet relaxation. Trails would be narrow, dirt (not asphalt), and for walkers only. Watershed Park is a wonderful example. Another is the dirt trail (not the road) at Woodard Bay.

Air Quality is important. Reduce emissions from gas and diesel vehicles and visiting ships.

More parks without play equipment but with chairs, bench's, tables

I think more trails should be a priority.

The direct health of human beings

Appreciation of how blessed we are to have an environment worth sacrificing for.

All of the above are important, priority rankings are very close.

Abolish parking minimums.

Limiting sprawl from carless development of low density development. Work with the country/bordering cities to limit growth outside of cities.

availability of clean water for drinking. It seems we have plenty of water, but that may not continue to be the case as water availability remains constant and population grows. Water conservation is critical.

Not to take the place of any of these but I would like to see more attention and awareness given to noise and light pollution. They aren't top of mind all the time but they really hurt the world.

Working with Intercity Transit to provide more services: expanding length of transport day from downtown, more frequent trips through neighborhoods (maybe in smaller vans), and better education about these options. I bike, walk, use a car, and public transport, but would do more of the latter if it were even more convenient.

climate change

i would not have gone 1 to 8 had I been allowed to say what the first priorities in my mind/experience were

Homeless population destroying natural habitats need to be dealt with.

We need a 125 year water plan. Bellevue is doing that.

Cleanup and restore the nearshore.

General upkeep/cleaning/trash removal - especially in downtown parks/Capitol Lake

Survey Results

Are there other "natural environment" topics not listed that you think should be prioritized? (Continued)



Fresh water and salt water cleanliness for water play and swimming

Ecosystem services, but this may fall under Capital Projects

Ensure that neighborhoods are livable. Maintain tree canopy as well as habitat. Also consider lighting and noise. Consider the impact of too many cars esp with lack of parking and too much reliance on density of housing. The city needs to work with the county.

Restoring the health of Budd Inlet. Current programs are at best band-aids; they are not working and won't work to restore Budd Inlet's health

Invasive species management could be important - in particular, the invasion of forests by Holly trees. Also, with recent large wildfires, I would encourage the City to work on fire-proofing buildings and communities - the new film "Elemental" does a great job of explaining how forest thinning won't prevent fires, but there are good ways to protect our structures moving forward.

bike lanes and passenger ferry to seattle and tacoma

It's hard to prioritize. They're all important

water availability

Green transportation - making bike lanes more accessible and safer. They should be larger, prioritized, and with a barrier to protect them from traffic.

Additionally, there should just be more bike paths.

Please plan to "daylight" Moxlie Creek to restore it as an urban amenity, adopt policies to reduce impervious ground covers (streets, parking lots, etc).

Make green spaces a part of dense urban development.

wildlife habitat preservation

Emphasis on land back initiatives, returning stewardship to Squaxin peoples

Regulations should be strengthened! Last item "strengthening or loosening" is a goofy question. People with the opposite opinion would give the same answer #1

i think that developers - who appear to be reaping the bounty in thurston county right now - should be held to higher standards.

public access (trails, parks) to green spaces and shorelines - for all neighborhoods

We need to evaluate and change shoreline designations to help prevent urban sprawl. It is important to consider how our actions affect the environment as a whole and not just the environment within the confines of our municipality. Our priority needs to be facilitating low impact development wherever possible to build up and not out.

requiring more green space and protected green areas in new developments.

Olympia should look to urban forestry models such as Cecil Konijnendijk van den Bosch's 3-30-300 rule for healthier, more climate resilient cities.

Survey Results

What do you value most about Olympia's natural environment?



Mature native trees. Pockets of natural forest and wetland.
The City's policies and concerned citizens seem to work toward keeping as much of the City's natural beauty as possible. This attitude is as important as the natural beauty, because without it the beauty could easily be sacrificed to development.
I value living animals and plants in our environment.
Trees, the Capitol Campus, Capitol Lake (or estuary)
Large trees, prairies, open spaces, trails.
The abundance of water
Green space, ecosystem services, access to trails, waterfront, and forest in and near neighborhoods
Places off limit to cars.
Waterways/tree canopy.
Access to urban parks and preserved natural areas
Plenty of green in most areas including park spaces.
Temperate rainforest, we're so close to the Olympic Peninsula, the water (especially rain). It's obvious everywhere you look although some people are trying hard to block it out.
The beauty of the sound and mountains. Our lovely parks and trails.
clean air and water
Mix of urban, green spaces, water views
The beauty, and the ability to access it. I am an avid photographer and so I constantly am in the surrounding nature of Olympia. I would always like to maintain the ability to have easy and public access to the surrounding parks and trails, while also making sure those who litter or don't respect the land are dealt with properly.
Trees, more trees
the beauty, the resources, the chance to interact with nature without ANY toxins that is sustainable both for recreation and food (like fishing....where do we fish in Olympia, for instance?) both aquatic and land based.

Survey Results

What do you value most about Olympia's natural environment? (Con't)



Greenery, trails & waterfront

Maintain open and agricultural areas. Promote local agricultural and residential ownership.

Budd Inlet

The mix of both natural and urban landscape settings The urban, working (port) and natural shorelines that provide walking trail and shoreline access. The neighborhood connection trails through natural area (i.e. watershed park & Garfield nature trail). natural parks and urban opens spaces such Squaxin park, the capital campus that provide green areas to offset heat island effect as well as areas to walk and take a mental moment.

Olympia has become more and more populated and congested since I moved here 30 years ago. Every green space that is saved enhances my quality of life here.

The plenitude and so many water views

My family really values the green spaces in established neighborhoods. Similar to how San Francisco Street Bakery is a neighborhood hub, the neighborhood parks are a place we visit daily, that bring great peace and quiet to our lives and allow us to appreciate the beauty of the wildlife that live there.

Prioritizing/keeping those green spaces is my #1 on a below the 30,000 feet level.

Hiking access and water access

Our wetlands

How much access we have to nature

Parks, clean air.

Puget sound and parks and trails around it

The beauty

That we still have it.

We're unique that we get the trees, mountains, and Puget Sound

Livability

Our four large natural area parks

Access to wild lands, green spaces, parks (including dog parks), and urban trees. I appreciate clean air, clean water, healthy forests, quiet and dark skies.

parks and estuaries

Clean water and forests

lots of walking places and natural spaces sprinkled everywhere

Clean air and water.

Survey Results

What do you value most about Olympia's natural environment? (Con't)



Keeping a larger number of parks, forests, and wetlands for habitat and limited recreational use.

The tree cover and access to shorelines, parks.

Trees, wildlife, water.

Reducing heat islands through tree and open space management. Allowing flexibility in development that considers environmental factors and improvements.

The views, the access to trails, parks. Birdwatching, the salmon returning. The frogs in the ponds by LOTT and the Children's museum.(there were so many more before the apartments were built)

I love the diversity of forest and waterways including streams, rivers, and inlets. I love the lush green and ability to be lost in old growth forest.

plentiful & varied tree cover

Going for a walk in woods near my home. Air clear enough to see Mt. Rainier.

Uncongested open space; trees, water - being more of a natural environment and less of an urban jungle.

i appreciate the foresight of planners who set aside parcels such as squaxin park for the benefit of future generations.

I like the trails and parks. But you have to keep the homeless out.

lots of undeveloped green spaces and wildlife

I appreciate forested areas and access to water.

Access and recreation with our shorelines, which needs to be enhanced. Especially on the west side of bud inlet and the future Deschutes River estuary.

Urban forests

There is a lot of it. Keep it green and treed. Need more natural barriers between any new developments and existing structures and communities.

My wife routinely comments, "We live in a magical fairy forest." Olympia's urban forest is a special place and gateway to the many natural wonders of the Pacific Northwest, but growing and maintaining Olympia's urban forest must be done with intention. It won't be good by accident.

Urban forestry and protecting the trees/reforestation in the urban corridor.

Survey Results

What are your greatest concerns about Olympia's natural environment?



We are losing our mature trees just when we need them the most for climate mitigation and adaptation. If we have tree protection areas in a tree plan then they need to be truly protected and restored if trees die.

My greatest concern is that the pressure to grow and develop will be too great and the City's environment, parks, and natural areas will be sacrificed to developers.

Water quality for fresh and salt water needs attention from the City and other entities. This includes the Port.

Pollution at the lake and the bay, waterfront. Too many ugly new apartment buildings with no or little vegetation, flowers, bushes, trees around them. We need to emphasize these plants in the downtown area

Developments that take away trees. Invasive plants like Ivy and Scot's Broom

That it will be poorly managed by people working from a climate justice and equity framework

Sprawl, impervious surface expansion, pollution, inequitable access

Overreliance on private automotive travel and its attendant environmental and societal blight.

Destroying our tree canopy & overall natural environment to single family homes.

Climate change, pollution, population growth

In the much needed areas of high density, how to keep green areas. Park space needs to be included, even if very small spaces.

In a word, sprawl. The bulldozers keep knocking down forests to pave for huge homes so people can drive hours in huge trucks to buy sugar and plastic crap. I believe that we can have a dense city that is green too. Buildings with trees in between them.

Extreme growth without public transportation to support it. I support dense urban housing, but those folks shouldn't need a car to visit Squaxin or Burfoot Park, or to get from Evergreen late at night. The McMansions built in the suburbs should be paying for the extra energy they require, the runoff they create, etc.

wildfire and smoke

Too much construction that does not solve the housing crisis.

Cleanliness

Survey Results

What are your greatest concerns about Olympia's natural environment? (Con't)



that we will give in to predatory corporate practices

Homeless population

We're selling our future to non-local entities

Dioxin contamination on the Port Peninsula. Loss of estuarine habitat. Loss of species of birds and fish.

Agriculture, local sourced, and food sovereignty should be addressed as a rural element in the county with input from the urban populations.

If in the urban area, the scale of "urban agriculture" should be accessory to the residential use or as a community garden to provide opportunity for physical and mental therapy and not at a scale that would replace natural areas or areas needed for urban density development so we do not cause further sprawl into the rural resource lands.

My greatest concern is that Olympia's natural environment is disappearing quickly!

Pollution, Trash, dwindling habitat for wildlife

My biggest concern is that Olympia will prioritize development over keeping/maintaining green spaces. I know we have a housing shortage and I support building up in already busy areas or subsidizing homeowners to put in ADUs or allow for tiny homes to park on their extra land. The last thing I want is for our peaceful green spaces to be developed/ripped away for the ugly/crammed in developer mazes.

Not being able to safely get in natural water areas like lake and sound

Encampments

Uncontrolled growth and development. The more trees cut down and land that is cleared for development equals more pollution, possible future water shortages, congestion, etc.

Loss of trees we need to help with climate impacts

Sea level rise/ floods

Drought and fires

Over development without strict environmental standards

Rising sea levels, flooding in downtown

Development and pollution

Over development, lack of regard for environmental regulations and over reliance on density of housing-directly conflicts with environment

Loss of the natural environment due to man made development

We're losing it. Especially in allowing development too close to water bodies.

Survey Results

What are your greatest concerns about Olympia's natural environment? (Con't)



Water pollution due to storm-water runoff is one of the most damaging to salmon, and also one of the most challenging to control. It would be fantastic if we developed a plan to capture and treat storm-water runoff before it is released into streams, rivers, and the sound. I am also concerned about the plans to pump treated wastewater back into our aquifers (because so many chemicals cannot be removed, things like pharmaceuticals, nutrients, and hormones)

you have to drive everywhere. our bike infrastructure is unsafe and no one feels safe riding bikes

Poisoning of the water and over development replacing trees

landslides and erosion with steep slopes next to water

Promote carbon sequestration.

Olympia's climate resilience and how all these companies are buying land to put in these strip malls and unnecessary stores to buy things. We need more affordable apartments that prioritize green spaces, not more places to shop.

Loss of tree cover/stress to vegetation and wildlife, increase in impervious surfaces, invasive species, litter and graffiti

The impact our dependency on cars is having on our quality of life.

It's being overrun and ruined by outdoor "urban camping" with all that entails

The extremes in weather are most concerning, prolonged, hot, dry summers and bigger storm systems causing havoc to infrastructure and endangering our community to wildfire. Hot streams decimating salmon population

incremental loss of open spaces

Densification of development without imposing higher impact fees to help offset the impacts on walking safety, cycling safety, library capacity, jail capacity, and other things that Issaquah collects impact and mitigation fees for, but Olympia does not.

Ruin due to overpopulation and overbuilding; we can't sustain the incoming numbers of people without sacrificing what makes Olympia beautiful.

unfettered over-development and overuse of existing facilities leading to degradation.

Construction that does not take trees and green spaces into account. There seems to be a cut them all, build, plant puny trees mentality. Homeless living, trashing, polluting without a care in the world and no repercussions. Olympia is not enforcing regulations in place with the homeless population.

climate change impacts on native plants and animals

Percival Landing is one of Olympia's main attractions, but it is only about half a mile long with a handful of businesses. The boardwalk allows for the public to access and engage with our best natural resource, our shoreline and businesses like the Oly Tap room keep this particular waterfront area bustling. Our town needs an energy facelift and public interaction with the shoreline seems to brighten Olympia. My greatest concern is that we don't maximize our shorelines in the public's interest, current shoreline designations would prevent the expansion of "Percival Landing type" development along Olympia's western shoreline.

That we will lose it to large multi-family developments.

Climate change will force re-configuration of the urban forest. We must devote resources to make that re-configuration a good one.

Survey Results

Is there anything else you'd like to tell us?



The city needs to regulate residents and HOAs that always want to cut trees first instead of finding solutions that keep trees and infrastructure. The city needs a tree canopy goal and requirement. The current minimal tree unit requirements are totally inadequate. Developers must be required to keep and protect a certain percentage of each acre in tree canopy, not be allowed to clearcut everything and plant a few small trees per lot along the street.

I appreciate your willingness to receive citizen input. I trust you will listen and act on it.

We should acquire important pieces of land for parks and open spaces before it is completely gone. Access to nature is an aspect of quality of life. We should not pave over every inch of the city area.

I'd like to see two trails built in the future. One a trail along Budd Bay from downtown to Squaxin Park. It would be a walking and bike trail. Private Property would have to be crossed. Two, another trail along the south boundary of Squaxin Park from Boston Harbor Road along the south boundary to the east boundary and along the creek.

Without an objective meritocratic framework guiding the city and with the city government adopting a DEI framework, there will be no meaningful solution to the problems Olympia faces outside of the disruption and dismantling of structures and systems that provide the stability people rely on.

Olympia must tackle its extreme private automobile dependency problem before meaningful environmental and social change can take place.

It was hard to rank! They all seem important.

Thanks for this work! Nature is what will save us if we only make it our friend and stop weakening it.

Prioritizing and supporting green building practices, like graywater ponds should exist. We have the first wastewater system approved by the city, but we have no financial benefit even though all the water that comes off our roof goes through filtration in our yard, rather than through the sewer system. If homeowners aren't committed to these ideas, they won't do them without incentives.

Make sure current and future trails are maintained and safe.

I recently moved here and would like to do all I can as a citizen to maintain the natural environment around Olympia and the south sound. I would love to continue receiving emails and questionnaires about the environment so I we can always provide input.

Because it is the capital of the state, I really think we should make an all out effort to model beauty and sustainability to the rest of the state.

I feel as though making plans really is useless while ignoring the destruction caused by our homeless. There needs to be consequences like choosing drug rehab, mental health help or jail. Bringing them resources is a waste of time and money when they continually abuse the system. Law enforcement needs more power in these matters too.

Olympia should, like many other cities, recognize the benefits of structural improvements in urban watersheds

I appreciate that Olympia's taxpayers are willing to pay more in taxes when needed to preserve natural environment. That money should be used effectively as the taxpayers wished and never used to cover other budget shortages.

Thank you for keeping the community involved. :)

Olympia needs more swimming access

I rated regulations low because you included loosening them. We need them to have stronger environmental protections!

Stop catering to developers

Survey Results

Is there anything else you'd like to tell us? (Con't)



Climate change is my number 1 concern.

I have little hope that we will act forcefully enough to do much good. Just too expensive.

Thank you for doing this work and for giving the public an opportunity to contribute.

please put our natural environment first and foremost. convert westbay waterfront to a park for all to enjoy and remove the 5th street dam to restore our estuary and demolish the old brewery and make a park.

Olympia should partner regionally to protect water and forests and agricultural land

Make Oly a walkable city. Decrease auto traffic and increase bike paths and walking.

Olympia should be doing more outreach to millennials and Gen Z off of Instagram and Reddit. They want to participate but it's not always easy to keep up with community projects, events and legislature unless you go looking deep for it.

This element of the plan should cross over to the transportation element to stop support for widening streets/encourage more driving; support for transit, bicycle lanes, sidewalks.

Again, daylight Moxlie Creek to improve salmon habitat and add an urban amenity to downtown.

Thank you for thinking about the big picture in development and not just the bottom line for developers.

Some generally applicable regulatory measures are burdensome and more discretion should be used when considering individual development projects.

Like the idea of promoting urban farming. Maybe keep some of the u-pick area at the new park that was once Spooners? And/or keep the berry stand as part of the park. Utilize more clover lawns in the parks. less chemicals and water usage. switch gas blowers and mowers to electric as possible.

Again, would like to emphasize giving native populations agency and resources to steward the land who have deep ties and have been working on these issues for decades.

highly important to be looking at long-term trends (both natural e.g. global warming, sea level rise) and directly man-made (automobile prevalence & privilege)

The lack of enforcement of federal water law during consideration of shoreline development is a serious problem. Olympia should be passing many of these applications to the Corps of Engineers for review and approval or denial. Example: West Bay Yards should be a federal application, not a local land use application.

There also needs to be action taken with respect to the homeless populations defecating in and polluting natural areas, cutting wood for fires, and building fires along roadsides.

We must stop supporting the homeless. they are ruining everything.

Maybe look into creating a city ordinance encouraging our vast quantity of parking lots to convert into multi use structures: business, parking, apartments, trees or green spaces.

The current zoning/shoreline designation of Deschutes parkway area does not do this area justice. It is best suited for recreational activities, and enterprises that attract the public to the shoreline, such as cafes, restaurants, bars and retail. Many of the previous environmental studies of this land did not account for the current situation. The needles in the soil have created a hazard that needs to be removed. The only feasible solution to remove these hazards is to remove the top layer of soil. This means that impacts to environmentally sensitive areas are unavoidable... Unless we decide that leaving thousands of needles in the soil for kids to dig up someday is a viable option. If we agree that the needles need to be removed this will open a window of opportunity to restore the value of these wetlands in a means that is best for the community. These wetland buffers can be restored to ensure better than no net loss and actual increasing of wetland square footage. We would consolidate the wetlands on the southern part of the property during restoration, allowing for significant building footprint for shoreline preferred and dependent development on the north side of the property.

No. Thank you for your time.

New requirements from the State
Legislature

Interdepartmental staff input

Community input

Proposed Updates at a Glance:

- Develop an Urban Forest Management Plan to guide policy and set tree canopy goals
- Integrate climate mitigation, adaptation, and resilience strategies into environmental planning and implementation
- Ensure that the many benefits and opportunities of the City's habitat stewardship work reach all **Olympia's communities equitably**
- Establish sustainable workforce development programming to create more pathways into "green" careers
- Incorporate Indigenous knowledge and stewardship practices, cultural connections to the land, and outcomes related to Tribal treaty rights



New requirements from the State
Legislature

Interdepartmental staff input

Community input

Proposed Updates at a Glance:

- Create a roadway stormwater infrastructure retrofit prioritization for water quality treatment for protection of salmon and other aquatic species
- Identify opportunities to locate multi-benefit '**stormwater park**' natural water quality treatment alternatives on Parks and other City properties
- Capitol Lake Estuary Restoration Project – Remain engaged as a key stakeholder through future phases of planning and implementation
- Explore feasibility and design alternatives for fish passage barrier removal of key salmon-bearing streams





Contact info

Kym Foley

Environmental Planner

kfoley@ci.olympia.wa.us

360.570.3957

General info

Email: olympia2045@ci.olympia.wa.us

Visit: olympiawa.gov/2045

Download & read the Comprehensive Plan

Find other opportunities to provide input



Olympia Planning Commission

October 07, 2024

Olympia City Council
PO Box 1967 Olympia
WA 98507-1967

SUBJECT: Olympia 2045 Comprehensive Plan Natural Environment Chapter

Dear Mayor Payne and Councilmembers:

The Planning Commission is pleased to recommend approval of the Natural Environment Chapter of the Olympia 2045 Comprehensive Plan, with suggested modifications and comments below. We understand this update work is being completed in a phased manner, with each chapter being considered individually. We also understand that final adoption will not occur until the entire draft is reviewed for internal consistency as well.

The Commission had briefings on the Chapter on June 17, 2024. The Social Justice and Equity Commission also received a brief on June 6, 2024. A public hearing was conducted on September 16, 2024. Commission deliberations took place on October 7, 2024.

After completing deliberations, the motion to recommend approval of the chapter includes the following modifications:

- Add policy: PN5.6 Encourage more active inspection and maintenance programs for septic systems.
- Add policy: PN1.12 Promote infill development and redevelopment on already urbanized areas and impervious surfaces, before developing forested and natural lands

Additionally, we recommend that the City develop inclusive educational programs specifically recognizing Tribal partnerships and contributions.

We appreciate the opportunity to review the proposed chapter and provide a recommendation for moving this portion of the periodic update forward. Thank you for your consideration.

Sincerely,



Zainab Nejati
Chair



July 1, 2024

To: The Olympia City Council

From: The City of Olympia Parks and Recreation Advisory Committee

RE: Recommendation regarding the Natural Environment Chapter of the Comprehensive Plan

I am writing on behalf of the Parks and Recreation Advisory Committee (PRAC) to recommend acceptance of proposed updates to the Natural Environment chapter of the Comprehensive Plan.

Kym Foley (Public Works, Environmental Habitat Planner), the staff lead responsible for the Natural Environment chapter update, has met with PRAC twice since January 2024 to provide a briefing, receive feedback, and follow up on proposed changes based on input from the Committee. PRAC was given an opportunity to make recommendations regarding the public engagement process to ensure that goals and policies accurately and equitably reflect needs and interests of Olympia's community members. Draft updates to the chapter were reviewed by the Committee, who have made the following recommendations for consideration in the final draft:

- Refine use of the term 'community'; Clarify implications regarding a specific geographic area or community group versus the city as a whole
- Reconsider policy addressing the impact of encampments on natural areas. Consider removing this language as the more appropriate 'aspirational' goal may be to no longer have community members experiencing homelessness
- Better define the term "Urban Forest" in goal GN3 to clarify inclusion of trees across all landscapes: urban, residential, natural areas; both private and public (and rights-of-way)
- Edit "Clean Air" section header to better reflect the policies included in goal GN7

With these proposed changes, the Committee finds the draft update of the Natural Environment chapter dated June 2024 accurately reflects a vision for a sustainable Olympia that is shared with the Parks and Recreation Advisory Committee. The goals and policies align with those in the Parks, Arts, and Recreation chapter promoting a healthy and resilient natural environment that also supports healthy and resilient communities.

Thank you for your consideration.

Sincerely,

Alexandrea Safiq, PhD

Chair, City of Olympia Parks & Recreation Advisory Committee
asafiq@ci.olympia.wa.us

Comprehensive Plan - Natural Environment Chapter Draft Update

Summary - Social Justice & Equity Commission Briefing, June 24, 2024

Question/Comment	Response
Encampments and illicit activities in natural areas create barriers to accessing parks (perceived safety concerns).	Referenced new policy language addressing issue as it relates to water quality: "PN5.4 Minimize the location and impacts of encampments on water bodies and other sensitive natural areas while reducing health and safety risks to persons experiencing homelessness." Otherwise comment referred to Parks chapter.
Trees are creating accessibility/mobility challenges for people with physical disabilities, due to sidewalk damage.	Referenced sidewalk assessment project currently in progress aimed at addressing such issues. Topic better suited to Transportation chapter
How is the City planning for earthquakes?	Topic better suited to Land Use chapter language addressing geologic/seismic activity, and Public Safety chapter.
Does the chapter address a need to reduce overall trash and pollution in the City?	Yes - specifically regarding water pollution (also addressed in Utilities-Stormwater chapter), and air pollution. Trash in general is addressed in Utilities-Solid Waste Management section.
Did the City engage with environmental organizations for input?	Yes - we received input on the draft chapter from non-profit environmental organizations, state environmental agencies, and the Squaxin Island Tribe (detailed list of community engagement activities included as attachment in Staff Report).
Did the City engage with youth?	Yes - Ideas, comments, and concerns about the environment were captured by 6th, 7th, and 8th graders during Middle School Stormwater Week and considered/incorporated. Youth of all ages were included in community engagement during tabling events and public meetings.

<p>How can the City do a better job of reaching folks who aren't accessing our parks and natural areas out of fear/discomfort being in those spaces?</p>	<p>This was a thoughtful and compelling discussion, with no clear answer as the issue is a result of systemic oppression and historic violence against people with marginalized identities. Comment also referred to Parks chapter.</p>
<p>What is the Stormwater Equity Index?</p>	<p>A GIS-based mapping tool developed for the Stormwater Utility to assist in high-level service equity decision-making. Helps to align the City with WA State HEAL Act and Department of Ecology requirements to address overburdened communities in our stormwater management planning and implementation.</p>
<p>Appreciation for the overarching shift in messaging across the chapter, moving toward balance and reciprocity between a healthy natural environment and a thriving, livable city</p>	<p>Gratitude for the comment; this was a substantial update to the chapter that formerly focused on aesthetic beauty, and was a result of many cumulative related comments from both City staff across departments as well as the public.</p>



Land Use & Environment Committee
**Community Planning and Economic
Development 2025 Planning Work Program
Discussion**

Agenda Date: 1/16/2025
Agenda Item Number: 6.B
File Number:25-0031

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

Title

Community Planning and Economic Development 2025 Planning Work Program Discussion

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Discuss the proposed 2025 Community Planning and Economic Development (CPED) Planning Work Program.

Report

Issue:

Whether to discuss the proposed 2025 CPED Planning Work Program.

Staff Contact:

Tim Smith, Interim Director, Community Planning and Economic Development, 360.570.3915

Presenter(s):

Tim Smith, Interim Director, Community Planning and Economic Development

Background and Analysis:

City staff reports annually to the Land Use and Environment Committee regarding planning work items for the upcoming year. Attachment 1 illustrates staffing levels, both for ongoing programs and long-range planning projects. Attachment 2 shows the primary planning projects to be accomplished in 2025 to implement the Comprehensive Plan and/or meet state or federal requirements.

Staff will discuss with the Committee the work planning items for 2025.

Climate Analysis:

The work program will not directly impact climate or greenhouse gas emissions. Items from the work program will include an analysis of climate issues in the development of staff recommendations. Many of the items on the work program focus on the transportation and land use sectors by seeking

and promoting ways for the City to accommodate future growth in denser land use patterns. Such patterns increase opportunities for residents to live closer to jobs and services, promoting non-automobile travel modes such as walking, biking and transit. These patterns also reduce urban sprawl, preserving forest and agriculture outside the current city boundaries.

Equity Analysis:

Items from the work program will include an equity analysis in the development of staff recommendations. Proposed agenda items will generally benefit existing and new community members and businesses with increased property values, opportunities to be closer to jobs and services with concurrent opportunities for reduced transportation costs and increased housing supply.

Some community members may be burdened by additional construction near their home, likely increases in property taxes, and potentially more occupied on-street parking.

Neighborhood/Community Interests (if known):

There is generally strong community and neighborhood interest in City planning projects. Per Council direction, public participation plans are prepared and presented to the Council at the beginning of all major planning projects.

Financial Impact:

FTEs (full-time equivalent staff) to support ongoing programs and long-range planning projects are in the Department's base budget. The City also received grant funding from the Washington State Department of Commerce to assist in supporting work on the Comprehensive Plan update and housing code changes.

Options:

1. Receive the briefing.
2. Do not receive the briefing.
3. Receive the briefing at another time

Attachments:

2025 CPED Planning Program Staffing Levels
2025 CPED Long Range Planning Projects



CPED Planning | 2025 Program Staffing Levels

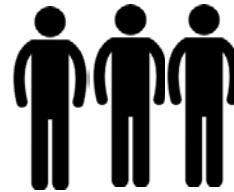
Ongoing Programs



= 5.00 FTE

Ongoing Programs	FTEs
Current Planning & Permitting • Includes Hearing Examiner and Design Review Board Support	3.00
Historic Preservation Program • Includes Heritage Commission Support	0.75
Neighborhood Matching Grants	0.25
Urban Forestry	1

Long Range Planning Projects



= 3.00 FTE

*Includes Planning Commission Support

Summary of Major Projects
Olympia 2045 Comprehensive Plan Update
Comprehensive Plan EIS
Development Regulations Update
Cap. Mall Triangle Planned Action Ordinance
Cap. Mall Triangle Design Standards
Middle Housing Phase II Regulations
Capital Facilities Plan

2025 CPED PLANNING - LONG RANGE PLANNING PROJECTS

	PROJECT DESCRIPTION	Lead Staff	Cross-Dept. Coord.	Continued From 2024	ESTIMATED TIMELINE			
					2025			
					Jan- Mar	Apr - Jun	Jun - Sep	Oct - Dec
					Q1	Q2	Q3	Q4
1	Capital Mall Triangle Subarea Planned Action Ordinance/EDDS Revisions	David	Y	Y	X	X		
2	Capital Mall Triangle Subarea Plan Implementation (Design Standards)	David	Y	N			X	X
3	2045 Comprehensive Plan Update Cross-Department Team Coordination	Joyce/Tim	Y	Y	X	X	X	X
4	2045 Comp. Plan EIS/BAS Review (grant funded)*	Casey/Joyce	Y	Y	X	X		
5	Land Use & Urban Design Chapter of 2045 Comprehensive Plan	David	Y	Y	X	X	X	X
6	Housing Chapter of 2045 Comprehensive Plan*	Casey/Darian	Y	Y	X	X	X	X
7	Public Participation & Partners Chapter of 2045 Comprehensive Plan	David	Y	Y	X	X	X	X
8	Community Values & Vision Chapter of 2045 Comprehensive Plan	Joyce	Y	N	X	X	X	X
9	Capital Facilities Plan Chapter of the 2045 Comprehensive Plan (goals/policies)	Joyce	Y	Y	X	X		
10	Introduction to the 2045 Comprehensive Plan	David	Y	Y		X	X	X
11	Middle Housing Phase II Implementation (grant funded)	Joyce	Y	Y	X	X	X	
12	Capital Facilities Plan (annual projects update)	Casey	Y	Y		X	X	X
13	Urban Agriculture Code Amendments	Casey	N	Y	X	X		
14	SEPA Categorical Exemptions	Nicole	Y	Y			X	X
15	Commercial Parking Standards	Casey	N	N				X

12/20/2024

* Work will include consultant support



Land Use & Environment Committee

Land Use and Environment Committee 2025 Work Plan Recommendation

Agenda Date: 1/16/2025
Agenda Item Number: 6.C
File Number: 25-0030

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

Title

Land Use and Environment Committee 2025 Work Plan Recommendation

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Discuss and approve the Land Use and Environment Committee 2025 Work Plan recommendation and forward to the City Council for approval.

Report

Issue:

Whether discuss and approve the Land Use and Environment Committee 2025 Work Plan recommendation and forward to the City Council for approval.

Staff Contact:

Tim Smith, Interim Director, Community Planning and Economic Development, 360.570.3915

Presenter(s):

Tim Smith, Interim Director, Community Planning and Economic Development

Background and Analysis:

The Committee annually sets a plan of work items to consider that year. A draft 2025 Land Use and Environment Committee (LUEC) Work Plan is attached. It contains items carried over from LUEC's 2024 work plan, and items included on the draft 2025 work plan for City staff.

Climate Analysis:

This is a high-level summary of all the agenda items on the LUEC 2025 Work Plan. A more detailed analysis will be completed for each of the agenda items when they come before the LUEC.

Many of the agenda items in the proposed 2025 LUEC Work Plan include actions intended to specifically support climate action strategies. Many of the items focus on the transportation and land use sector by seeking and promoting ways for the City to accommodate future growth in denser land

use patterns. Such patterns increase opportunities for residents to live closer to jobs and services, promoting non-automobile travel modes such as walking, biking and transit. These patterns also reduce urban sprawl, preserving forest and agriculture outside the current city boundaries.

Equity Analysis:

This is a high-level summary of all the agenda items on the 2025 LUEC Work Program. A more detailed analysis will be completed for each of the agenda items when they come before the LUEC.

Proposed agenda items will generally benefit existing and new community members and businesses with increased property values, greater stability in rental housing, opportunities to be closer to jobs and services with concurrent opportunities for reduced transportation costs, increased housing supply and variety, new programs to enhance homes' energy efficiency and decreased greenhouse gas emissions.

Some community members may be burdened by additional construction near their home, likely increases in property taxes, and potentially more occupied on-street parking.

There are existing income, race, and homeowner/renter disparities between neighborhoods that could be exacerbated by some of the agenda items. To avoid this, intentional examination of these possibilities must be included, as well as specific actions to prevent or reverse those disparities.

Neighborhood/Community Interests (if known):

The agenda items on the Committee's work plan are typically of interest to neighborhoods and the community.

Financial Impact:

Staff work on all items on the draft LUEC 2025 Work Plan is included in the City's adopted 2025 budget. Individual work program items may have additional financial impacts that will be identified during LUEC consideration of those items.

Options:

1. Move to recommend approval of the LUEC 2025 Work Plan to City Council.
2. Move to recommend approval of the LUEC 2025 Work Plan to City Council with changes.
3. Continue discussions to the next LUEC meeting.

Attachments:

Draft Land Use and Environment Committee 2025 Work Plan

LAND USE AND ENVIRONMENT COMMITTEE 2025 WORK PLAN DRAFT
Updated 1/3/2025

Meetings are the third Thursday of the month starting at 4:00 PM unless otherwise noted.

Agenda Item	Staff Responsible	Summary
January 16		
1. Comp Plan Update: Natural Environment Chapter	Kym Foley	Recommendation
2. CPED 2025 Work Plan Update*	Tim Smith	Briefing
3. LUEC 2025 Work Plan*	Tim Smith	Recommendation
February 20		
1. Middle Housing Phase II	Joyce Phillips	Briefing
2. Regional Home Energy Assessment and Disclosure Policy	Jaron Burke	Recommendation
3.		
March 20		
1. Comp Plan Update: Capital Facilities Plan Goals/Policies	Joyce Phillips	Recommendation
2. Comp Plan Update: Transportation Chapter	Michelle Swanson	Recommendation
3. Capital Mall Triangle Subarea Planned Action Ordinance & EDDS Revisions	David Ginther	Recommendation
April 17		
1. Sidewalk Condition Assessment Results	Sophie Stimpson	Briefing
2. 2025 EDDS Update	Steve Sperr	Briefing
3.		
May 15		
1. Comp Plan Update: Land Use & Urban Design Chapter	David Ginther	Briefing
2. Renter Protection Measures	Christa Lenssen	Recommendation
3. Development Code Updates to Support Urban Agriculture	Casey Schaufler	Recommendation
June 19 (Holiday, meeting date subject to change)		
1. Comp Plan Update: Housing Chapter	Casey Schaufler/Darian Lightfoot	Recommendation
2. Comp Plan Update: Community Values and Vision Chapter	Joyce Phillips	Recommendation
3. Comp Plan Update: Introduction Chapter	David Ginther & Joyce Phillips	Recommendation
July 17		
1. Middle Housing Phase II	Joyce Phillips	Update/briefing
2.		

3.		
August 21		
1. Affordable Housing Declaration	Jacinda Steltjes	Update
2. Comp Plan Update: Land Use & Urban Design Chapter	David Ginther	Recommendation
3. Comp Plan Update: Housing chapter	Casey Schaufler/Darian Lightfoot	Recommendation
September 18		
1. Middle Housing Phase II	Joyce Phillips	Recommendation
2. Subdivision Code Amendments	Joyce Phillips	Recommendation
3. SEPA Categorical Exemptions	Nicole Floyd	Recommendation
4. Comp Plan Update: Climate Chapter	Pamela Braff/Natalie Weiss	Recommendation
October 16		
1. Olympia 2045 Comp Plan	Joyce Phillips	Review and Recommendation
2. Code Amendments related to the Comp Plan update	Joyce Phillips	Review and Recommendation
3. Hearing Examiner Contract Review and Reporting	Nicole Floyd	Briefing
November 20		
1. Hearing Examiner Request for Qualifications Process	Nicole Floyd	Briefing/Direction to staff
2. 2025 EDDS Update	Steve Sperr	Recommendation
3.		
December 18		
1. CPED 2026 Work Plan Update*		Briefing
2. LUEC 2026 Work Plan*		Discussion
3.		
To Be Scheduled		
Rental Energy Efficiency Standards	Dominic Jones	Briefing and Discussion
Design Review Code Amendments	CPED	Briefing on ESHB 1293 regarding application of design review standards in City code
Use of Existing Buildings for Residential Purposes	CPED	Briefing on ESHB 1042 regarding zoning requirements for use of existing buildings for residential development.

*=regular LUEC work program items each year