

Number	Permit Section	Question
1	S5.A	Attach a copy of any annexations, incorporations or boundary changes resulting in an increase or decrease in the Permittee's geographic area of permit coverage during the reporting period per S9.D.6. Not Applicable
2	S5.A	Attach updated annual Stormwater Management Program Plan (SWMP Plan). (S5.A.2) Draft Attached
3	S5.A	Implemented an ongoing program to gather, track, and maintain information per S5.A.3, including costs or estimated costs of implementing the SWMP. Yes
4	S5.A.5.b	Coordinated among departments within the jurisdiction to eliminate barriers to permit compliance. (S5.A.5.b) Yes
4a	S5.A.5.b	Attach a written description of internal coordination mechanisms. (S5.A.5.b). Draft Attached
5	S5.C.1.	Have you convened an interdisciplinary team to inform and assist in the development, progress, and influence of the comprehensive stormwater planning program? (S.5.c.1). August 1, 2020 Yes
6	S5.C.1.b.i(a)	List the relevant land use planning efforts that have taken place in your jurisdiction (land use plans that are used to accommodate growth, stormwater management, or transportation). (S5.C.1.b.i(a) and (b) – Required by March 31, 2021 and January 1, 2023) 2014 Comprehensive Plan (amended July 2019) 2018 Storm and Surface Water Plan 2016 Parks Arts & Recreation Plan 2020 Wastewater Management Plan Draft Transportation Master Plan

Number	Permit Section	Question
7	S5.C.1.b.i(a)	List of stormwater capital projects (currently in or slated for future design and construction) that resulted from this planning. (S5.C.1.b.i(a) and (b) – Required by March 31, 2021 and January 1, 2023) Draft Attached
8	S5.C.1.b.i(a)	Describe watershed protection measures associated with stormwater management and land use planning actions that resulted from this planning. (S5.C.1.b.i(a) and (b) – Required by March 31, 2021 and January 1, 2023) Not Applicable
9	S5.C.1.b.i(a)	Were land acquisitions identified (or are planning ahead for) that are useful for stormwater facilities to accommodate growth or to better serve an existing developed area? (S5.C.1.b.i(a) and (b) – Required by March 31, 2021 and January 1, 2023) No
10	S5.C.1.b.i(a)	Identified corrective actions, in addition to the minimum requirements of the Municipal Stormwater Permits, to control or treat municipal stormwater discharges that pollute waters of the State (e.g. Limits to impervious cover added to any zoning districts, regional facility planning, minimization of vegetation loss, etc.)? (S5.C.1.b.i(a) and (b) – Required by March 31, 2021 and January 1, 2023) No
11	S5.C.1.b.i(a)	Updates to goals and policies related to investment in stormwater management facilities/BMPs? (yes/no) (S5.C.1.b.i(a) and (b) – Required by March 31, 2021 and January 1, 2023) Yes
12	S5.C.1.b.i(a)	Does the long-range plan identify the location and existing capacity of the stormwater facilities owned or operated by the permittee and show which of those stormwater facilities have unused capacity? (yes/no) (S5.C.1.b.i(a) and (b) – Required by March 31, 2021 and January 1, 2023) No

Number	Permit Section	Question
12a	S5.C.1.b.i(a)	Do these stormwater facility locations impact where housing, or other types of development, are projected to be located or influence the acquisition of land? (if yes, how?) Not Applicable
12b	S5.C.1.b.i(a)	Does the long-range plan identify a lack of facilities and the potential impacts of existing or new development to those areas and receiving waters? No
12c	S5.C.1.b.i(a)	Any new proposed locations and capacities of stormwater facilities needed for the timeframe of the plan? No
13	S5.C.1.b.i(a)	Based on the projected population densities and distribution of growth over the planning period, describe how stormwater runoff impacts are forecasted. Does stormwater management information (including water quality) direct where growth is directed? (S5.C.1.b.i(a) and (b) – Required by March 31, 2021 and January 1, 2023) No
15	S5.C.1.c	Continue to design and implement local development-related codes, rules, standards, or other enforceable documents to minimize impervious surfaces, native vegetation loss, and stormwater runoff, where feasible? See S5.C.1.c.i. (Required annually) Yes
16	S5.C.1.c	From the assessment described in S5.C.1.c.i(a), did you identify any administrative or regulatory barriers to implementation of LID Principles or LID BMPs? (Required annually) Yes
16a	S5.C.1.c	If yes, describe the barrier(s) and the measures taken to address them. (S5.C.1.c.i(a)) Ordinance 7249 Attached

Number	Permit Section	Question
20	S5.C.2	Did you choose to adopt one or more elements of a regional program? (S5.C.2) Yes
20a	S5.C.2	If yes, list the elements, and the regional program. The City of Olympia partners with Thurston County and the Cities of Tumwater and Lacey in a Regional Environmental Education Partnership (REEP). The partnership has existed for nearly 30 years and has been known as Stream Team of Thurston County. The partnership was formally acknowledged in an Interlocal Agreement in 2016 and continues to provide exceptional outreach experience to residents of Thurston County.
21	S5.C.2	Attach a description of general awareness efforts conducted, including your target audiences and subject areas, per S5.C.2.a.i. E&O Summary Attached
22	S5.C.2	Conducted an evaluation of the effectiveness of the ongoing behavior change program and documented recommendations as outlined in S.5.C.2.a.ii(b). (Required no later than July 1, 2020) No
22a	S5.C.2	If not, explain In following the permit requirements, the City of Olympia chose to develop a strategy and schedule for a new target audience and BMP behavior change campaign.
24	S5.C.2	Began implementing strategy outlined in S.5.C.2.a.ii(c) (S5.C.2.a.ii(d) – Required by April 1, 2021) Yes
26	S5.C.2	Promoted stewardship opportunities (or partnered with others) to encourage resident participation in activities such as those described in S5.C.2.a.iii. Yes
26a	S5.C.2	Attach a list of stewardship opportunities provided. E&O Summary Attached

Number	Permit Section	Question
27	S5.C.3.	Describe in Comments field the opportunities created for the public, including overburdened communities, to participate in the decision-making processes involving the development, implementation, and updates of the Permittee's SWMP and the SMAP. (S5.C.3.a) The Stormwater Management Program Plan (SWMP) and National Pollutant Discharge Elimination System (NPDES) annual report are discussed, reviewed, and amended through a formal public review process that includes the Utility Advisory Committee (UAC) Work Plan and meetings. City staff have been participating in Environmental Justice meetings organized by Washington Storm Center in trying to determine 1) how to better meet permit compliance and identification of tools for jurisdictions, and 2) how to better inform the permit writing process through discussions with other stakeholders including Tribes, NGO's, environmental groups, and other agencies. Staff have also been communicating with the new Diversity and Equity Committee Coordinator for ideas and feedback in our efforts to develop stormwater programs, especially for the development of the Stormwater Management Action Plan (SMAP). Our local Regional Environmental Education Partnership (REEP) also has a task in their 2021 workplan to identify overburdened communities across the county and consider outreach approaches.
28	S5.C.3.	Posted the updated SWMP Plan and latest annual report on your website no later than May 31. (S5.C.3.b) Yes
28a	S5.C.3.	List the website address in Comments field. https://olympiawa.gov/city-utilities/storm-and-surface-water/policies-and-regulations.aspx
29	S5.C.4.	Maintained a map of the MS4 including the requirements listed in S5.C.4.a.i-vii? Yes
30	S5.C.4.	Started mapping outfall size and material in accordance with S5.C.4.b.i? (Required no later than January 1, 2020) Not Applicable

Number	Permit Section	Question
31	S5.C.4.	Completed mapping connections to private storm sewers in accordance with S5.C.4.b.ii? (Required no later than August 1, 2023) Not Applicable
32	S5.C.4.	Developed an electronic format for map, with fully described mapping standards in accordance with S5.C.4.c? (Required no later than August 1, 2021) Yes
33	S5.C.5	Informed public employees, businesses, and the general public of hazards associated with illicit discharges and improper disposal of waste? (S5.C.5.b) Yes
33a	S5.C.5	Actions taken to inform public employees, businesses, and the general public of hazards associated with illicit discharges and improper disposal of waste. A newsletter called “Five Things” is inserted into all utility bills provided to customers. This insert provides education and outreach for all our water related programs. Illicit discharges and improper disposal of waste is specifically addressed. Additional information is provided to city staff during onboarding, during trainings and with signage in appropriate work locations.
34	S5.C.5	Implemented an ordinance or other regulatory mechanism to effectively prohibit non-stormwater, illicit discharges as described in S5.C.5.c. Yes
35	S5.C.5	Implemented procedures for conducting illicit discharge investigations in accordance with S5.C.5.d.i. Yes
35a	S5.C.5	Cite field screening methodology in Comments field. Methodology pursuant to the City of Olympia Illicit Discharge Detection and Elimination (IDDE) Program Plan.
36	S5.C.5	Percentage of MS4 coverage area screened in the reporting year per S5.C.5.d.i. (Required to screen 12% on average each year.) 43

Number	Permit Section	Question
36a	S5.C.5	Cite field screening techniques used to determine percent of MS4 screened. Pipes = CCTV using GraniteNet software from CUES, Inc (Length televised and pipeline assessment certification program (PACP) rated). Catch Basins = ESRI's Collector App (vector cleaned and condition reported). Maintenance Holes = ESRI's Collector App (condition reported and vector cleaned if necessary) All percentages are derived from total inspection count/total asset count.
37	S5.C.5	Percentage of total MS4 screened from permit effective date through the end of the reporting year. (S5.C.5.d.i.) 51
38	S5.C.5	Describe how you publicized a hotline telephone number for public reporting of spills and other illicit discharges in the Comments field. (S5.C.5.d.ii) A newsletter called "Five Things" is inserted into all utility bills provided to all customers. This insert provides education and outreach for all our programs. Illicit discharges and improper disposal of waste is specifically addressed. Additional information is provided to city staff during onboarding, during trainings and with signage in appropriate work locations. The City also has a Spills website that publicizes the hotline and educates the public on how to identify and report illicit discharges.
39	S5.C.5	Implemented an ongoing illicit discharge training program for all municipal field staff per S5.C.5.d.iii. Yes
40	S5.C.5	Implemented an ongoing program to characterize, trace, and eliminate illicit discharges into the MS4 per S5.C.5.e. Yes
41	S5.C.5	Municipal illicit discharge detection staff are trained to conduct illicit discharge detection and elimination activities as described in S5.C.5.f. Yes
42	S5.C.5	Attach a report with data describing the actions taken to characterize, trace, and eliminate each illicit discharge reported to, or investigated by, the Permittee as described in S5.C.5.g. The submittal must include all of the

Number	Permit Section	Question
		applicable information and must follow the instructions, timelines, and format described in Appendix 12. IDDE Spill Report Attached
43	S5.C.6.	Implemented an ordinance or other enforceable mechanism to effectively address runoff from new development, redevelopment, and construction sites per the requirements of S5.C.6.b.i-iii. Yes
44	S5.C.6.	Revised ordinance or other enforceable mechanism to effectively address runoff from new development, redevelopment, and construction sites per the requirements of S5.C.6.b.i-iii. (Required no later than June 30, 2022) Not Applicable
45	S5.C.6.	Number of adjustments granted to the minimum requirements in Appendix 1. (S5.C.6.b.i. and Section 5 of Appendix 1) 0
46	S5.C.6.	Number of exceptions/variances granted to the minimum requirements in Appendix 1. (S5.C.6.b.i., and Section 6 of Appendix 1) 0
47	S5.C.6.	Reviewed Stormwater Site Plans for all proposed development activities that meet the thresholds adopted pursuant to S5.C.6.b.i. (S5.C.6.c.i) Yes
47a	S5.C.6.	Number of site plans reviewed during the reporting period. 77
48	S5.C.6.	Inspected, prior to clearing and construction, permitted development sites per S5.C.6.c.ii, that have a high potential for sediment transport as determined through plan review based on definitions and requirements in Appendix 7 – Determining Construction Site Sediment Damage Potential? No

Number	Permit Section	Question
48a	S5.C.6.	If no, inspected, prior to clearing and construction, all construction sites meeting the minimum thresholds (S5.C.6.c.ii)? Yes
49	S5.C.6.	Inspected permitted development sites during construction to verify proper installation and maintenance of required erosion and sediment controls per S5.C.6.c.iii. Yes
49a	S5.C.6.	Number of construction sites inspected per S5.C.6.c.iii. 163
49b	S5.C.6.	Inspected stormwater treatment and flow control BMPs/facilities and catch basins in new residential developments every 6 months per S5.C.6.c.iv? Yes
50	S5.C.6.	Inspected all permitted development sites upon completion of construction and prior to final approval or occupancy to ensure proper installation of permanent stormwater facilities. (S5.C.6.c.v) Yes
51	S5.C.6.	Verified a maintenance plan is completed and responsibility for maintenance is assigned for projects prior to final approval and occupancy being granted. (S5.C.6.c.v) Yes
52	S5.C.6.	Number of enforcement actions taken during the reporting period (based on construction phase inspections at new development and redevelopment projects). (S5.C.6.c.ii-iv)(S5.C.7.c.viii) 116
53	S5.C.6.	Achieved at least 80% of scheduled construction-related inspections. (S5.C.6.c.vi) Yes

Number	Permit Section	Question
54	S5.C.6.	Made Ecology's Notice of Intent for Construction Activity and Notice of Intent for Industrial Activity available to representatives of proposed new development and redevelopment? (S5.C.6.d) Yes
55	S5.C.6.	All staff whose primary job duties are implementing the program to control stormwater runoff from new development, redevelopment, and construction sites including permitting, plan review, construction site inspections, and enforcement are trained to conduct these activities? (S5.C.6.e) Yes
56	S5.C.7.	Implemented maintenance standards that are as protective, or more protective, of facility function than those specified in the Stormwater Management Manual for Western Washington or a Phase I program approved by Ecology per S5.C.7.a.? Yes
57	S5.C.7.	Updated maintenance standards specified in Stormwater Management Manual for Western Washington per S5.C.7.a? (Required no later than June 30, 2022) Not Applicable
58	S5.C.7.	Applied a maintenance standard for a facility or facilities which do not have maintenance standards specified in the Stormwater Management Manual for Western Washington? If so, note in the Comments field what kinds of facilities are covered by this alternative standard. (S5.C.7.a) No
59	S5.C.7.	Verified that maintenance was performed per the schedule in S5.C.7.a.ii when an inspection identified an exceedance of the maintenance standard. Yes
59a	S5.C.7.	Attach documentation of maintenance time frame exceedances that were beyond the Permittee's control. Not Applicable

Number	Permit Section	Question
60	S5.C.7.	Implemented an ordinance or other enforceable mechanisms to verify long-term operation and maintenance of stormwater treatment and flow control BMPs/facilities regulated by the permittee per (S5.C.7.b.i (a))? Yes
61	S5.C.7.	Annually inspected stormwater treatment and flow control BMPs/facilities regulated by the Permittee per S5.C.7.b.i(b) Yes
61a	S5.C.7.	If using reduced inspection frequency for the first time during this permit cycle, attach documentation per S5.C.7.b.i (b) Not Applicable
62	S5.C.7.	Achieved at least 80% of scheduled inspections to verify adequate long-term O&M. (S5.C.7.b.ii) Yes
63	S5.C.7.	Annually inspected all municipally owned or operated permanent stormwater treatment and flow control BMPs/facilities. (S5.C.7.c.i) Yes
63a	S5.C.7.	Number of known municipally owned or operated stormwater treatment and flow control BMPs/facilities. (S5.C.7.c.i) 518
63b	S5.C.7.	Number of facilities inspected during the reporting period. 518
63c	S5.C.7.	Number of facilities for which maintenance was performed during the reporting period. 406
64	S5.C.7.	If using reduced inspection frequency for the first time during this permit cycle, attach documentation per S5.C.7.c.i. Not Applicable

Number	Permit Section	Question
65	S5.C.7.	Conducted spot checks and inspections (if necessary) of potentially damaged stormwater facilities after major storms as per S5.C.7.c.ii. Yes
66	S5.C.7.	Inspected municipally owned or operated catch basins and inlets every two years or used an alternative approach? Cleaned as needed? (S5.C.7.c.iii) Yes
66a	S5.C.7.	Number of known catch basins? 7608
66b	S5.C.7.	Number of catch basins inspected during the reporting period? 4438
66c	S5.C.7.	Number of catch basins cleaned during the reporting period? 4438
67	S5.C.7.	Attach documentation of alternative catch basin cleaning approach, if used. (S5.C.7.c.iii.(a)-(c)) Not Applicable
68	S5.C.7.	Implemented practices, policies and procedures to reduce stormwater impacts associated with runoff from all lands owned or maintained by the Permittee, and road maintenance activities under the functional control of the Permittee. (S5.C.7.d) Yes
69	S5.C.7.	Documented practices, policies, and procedures to reduce stormwater impacts associated with runoff from all lands owned or maintained by the Permittee, and road maintenance activities under the functional control of the Permittee. (S5.C.7.d – Required by December 31, 2022) Not Applicable
70	S5.C.7.	Implemented an ongoing training program for Permittee employees whose primary construction, operations or maintenance job functions may impact stormwater quality. (S5.C.7.e)

Number	Permit Section	Question
		Yes
71	S5.C.7.	Implemented a Stormwater Pollution Prevention Plan (SWPPP) for all heavy equipment maintenance or storage yards, and material storage facilities owned or operated by the Permittee in areas subject to this Permit that are not required to have coverage under an NPDES permit that covers stormwater discharges associated with the activity. (S5.C.7.f) Yes
72	S5.C.7.	Updated, if needed, SWPPPs according to S5.C.7.f no later than December 31, 2022. Not Applicable
73	S5.C.8	Adopted ordinance(s), or other enforceable documents, requiring the application of source control BMPs for pollutant generating sources associated with existing land uses and activities per S.5.C.8.b.i. (Required by August 1, 2022) Not Applicable
74	S5.C.8	Established an inventory per S5.C.8.b.ii. (Required by August 1, 2022.) Not Applicable
75	S5.C.8	Implemented an inspection program S5.C.8.b.iii (Required by January 1, 2023). Not Applicable
76	S5.C.8	Implemented a progressive enforcement policy per S5.C.8.b.iv (Required by January 1, 2023). Not Applicable
77	S5.C.8	Attach a summary of actions taken to implement the source control program per S5.C.8.b.iii and S5.C.8.b.iv. Not Applicable
78	S5.C.8	Attach a list of inspections, per S5.C.8.b.iii, organized by the business category, noting the amount of times each business was inspected, and if enforcement actions were taken. Not Applicable

Number	Permit Section	Question
79	S5.C.8	Implemented an ongoing source control training program per S5.C.8.b.v? Not Applicable
80	S7	Complied with the Total Maximum Daily Load (TMDL)-specific requirements identified in Appendix 2. (S7.A) Yes
81	S7	For TMDLs listed in Appendix 2: Attach a summary of relevant SWMP and Appendix 2 activities to address the applicable TMDL parameter(s). (S7.A) TMDL Summary Attached
82	S8	Submitted payment for cost-sharing for Stormwater Action Monitoring (SAM) status and trends monitoring no later than December 1, 2019 (S8.A.1); and no later than August 15 of each subsequent year? (S8.A.2.a.) Yes
84	S8	Submitted payment for cost-sharing for SAM effectiveness and source identification studies no later than December 1, 2019 (S8.B.1); and no later than August 15 of each subsequent year (S8.B.2.a or S8.B.2.c)? Yes
86	S8	If conducting stormwater discharge monitoring in accordance with S8.C.1, submitted a QAPP to Ecology no later than February 1, 2020? (S8.C.1.b and Appendix 9) Not Applicable
87	S8	If conducting stormwater discharge monitoring in accordance with S8.C.1, attach a data and analysis report per S8.C.1. and Appendix 9. (Due annually beginning March 31, 2021.) Not Applicable
88	G3	Notified Ecology in accordance with G3 of any discharge into or from the Permittees MS4 which could constitute a threat to human health, welfare or the environment. (G3) Yes

Number	Permit Section	Question
89	G3	Took appropriate action to correct or minimize the threat to human health, welfare, and/or the environment per G3.A. Yes
90	Compliance with standards	Notified Ecology within 30 days of becoming aware that a discharge from the Permittee's MS4 caused or contributed to a known or likely violation of water quality standards in the receiving water. (S4.F.1) Not Applicable
91	Compliance with standards	If requested, submitted an Adaptive Management Response report in accordance with S4.F.3.a. Not Applicable
92	Compliance with standards	Attach a summary of the status of implementation of any actions taken pursuant to S4.F.3 and the status of any monitoring, assessment, or evaluation efforts conducted during the reporting period. (S4.F.3.d) Not Applicable
93	G20	Notified Ecology of the failure to comply with the permit terms and conditions within 30 days of becoming aware of the non-compliance. (G20) Not Applicable
94	G20	Number of non-compliance notifications (G20) provided in reporting year. List permit conditions described in non-compliance notification(s) in Comments field. Not Applicable

2020 Public Education and Outreach Summary

	Total	Action / Stewardship	Education /Class /Workshop	Education / Schools	Public Edu/ Partnership	Salmon Stewards
# of events	178	66	10	94	8	
# of virtual -video events	87	22	65			7
# of attendees	1,782		261	1,521		
# of volunteers	397	167	31	44	155	
# of volunteer hours	758	212	88	72	386	
# of views (SM) virtual/video	11,337	3,572	4,559	3,157		49
# of citizens reached (+ newsletters)	2,558					

Definitions

Action/stewardship	Includes water quality and sense-of-place related citizen monitoring events such as Macroinvertebrate, Amphibian, Purple Martin, Forage Fish, Phytoplankton monitoring, invasive plant removal and restoration planting of native trees and plants. COVID-19 2020 programming provided virtual events and/or videos and blog postings to report monitoring results and educational information.
Education / Class/Workshops	Adult/family programming includes sense-of-place and stewardship lectures and workshops. Water Quality (WQ) and backyard habitat conservation, restoration lectures and workshops such as wildlife and habitat-related workshops, including: Marine Creature Mondays, beach seining, wildlife-bat, pollinator lectures, climate related lectures and stormwater facility maintenance. COVID-19 2020 programming provided virtual webinar workshops, lectures and/or related educational videos.
Education/Schools	Water Quality and habitat-focused environmental education for Olympia School District incorporating the South Sound GREEN program. COVID-19 2020 programming provided virtual classroom education, field trips, online WQ study curriculum and WQ-related educational videos.

Other Outreach

Natural Yard Care	- Promoted natural lawn care videos on City and Stream Team websites and publications. - Sent quarterly natural lawn care tip emails to 267 residents.
Stream Team Newsletter/ Website/Facebook/Instagram	In collaboration with Regional Environmental Education Partnership (REEP/Stream Team) jurisdictions co-produced a quarterly newsletter that is electronically delivered to ~2,000 people. This year fewer paper copies were distributed due to COVID. Co-sponsor and maintain Stream Team website, Facebook page and Instagram for REEP/Stream Team.
Rain Garden Incentives	Provide cost-share incentives to Olympia residents to encourage the installation of rain gardens. Publicized via the Stream Team website and the "5 Things" Utility Bill Insert.

Other Outreach (continued)

Pet Waste Program	• Distributed eight neighborhood pet waste stations. All neighborhood pet waste stations are mapped on GIS. • Distributed 125 on-leash pet waste bag dispensers to Olympia residents through multifamily housing, City Hall front counter and Joint Animal Services (JAS). • Collected 85 pledges to pick up pet waste. • Distributed 11,500 pet waste brochure inserts through JAS to licensed pet owners in partnership with Regional Environmental Education Partnership (REEP). • Published pet waste article in Thurston Talk with partners (Spring 2020) https://www.thurstontalk.com/2020/04/13/city-of-olympia-reminds-owners-to-pick-up-after-pets/ • Stream Team Website and Social Media: On average, 6-8 pet waste posts monthly on social media. Pet waste is a featured page under Actions for Clean Water on the ST website: https://streamteam.info/pet-waste/ • “5 Things” Utility Bill Insert: At least one issue each year includes pet waste information as a side bar or main panel article. We ran a main panel article in the July/August edition this year.
Don’t Drip and Drive Campaign	• Promote DD&D through Olympia’s “5 Things” Utility Bill Insert, social media and Stream Team Newsletter. • <i>Fix car leaks</i> messaging on cover and in 2020 Water Resources Stewardship Through Art Calendar.
Storm Drains	• Rake a drain articles in Stream Team Newsletter and Olympia’s “5 Things” Utility Bill Insert. • Distribute storm drain markers to all new development sites. • Track catch basins on ESRI Collector to identify missing markers or markers needing replacement.
Olympia’s “5 Things” Utility Bill Insert	• Articles regarding pet waste, car washing, keeping storm drains clear, natural lawn care, street sweeping, spills hotline, and private stormwater facility maintenance.
Puget Sound Starts Here Month	• Regional Digital Media Campaign 2020 - Pet waste pick-up, natural yard care and vehicle leaks “Certain Things Don’t Mix” videos. Olympia had over 41,000 completed video views including Spanish, Vietnamese and Korean audiences: https://datastudio.google.com/reporting/31ea12a1-10c3-47a0-b7a1-6098c8971224/page/2f5gB • https://www.youtube.com/user/PugetSoundStartsHere/videos • Thurston REEP/Stream Team – Puget Sound Starts Here Lights, Camera, Actions for Clean Water video contest: https://streamteam.info/stream-team-video-contest/
Water Resources Stewardship Through Art Calendar Contest	• The 2020 Stewardship Through Art Calendar Contest raises awareness of stormwater pollution prevention and water conservation best practices. Olympia middle school students were invited to submit art depicting one of 12 key messages. Artwork was selected and used for the BMP message it depicts. Students and their families receive City Council recognition and a pizza party.



2020 Internal Coordination Mechanisms

Stormwater Planning

A charter was developed between Olympia Community Planning and Development (CP&D), Parks Arts and Recreation, and Public Works to develop our interdisciplinary team. A team from these departments met for the first time on July 31, 2020. Representatives from these Lines of Business included:

- Long Range and Current Planning
- Parks Maintenance and Planning
- Transportation Planning and Engineering
- Water Resources Environmental Services and Engineering & Planning
- Waste Resources

Long range plans were reviewed for any water quality and stormwater planning efforts.

A Stormwater Action Planning (SMAP) committee was developed and a sub-group of Water Resources Environmental Services and Engineering & Planning staff is leading the discussion and planning effort for SMAP planning. This team is currently scoping and coordinating the process to complete the receiving water assessment and prioritization, as well as developing a stormwater management plan.

STOPS Team

Bi-monthly Stormwater Transportation Operation Problem Solving (STOPS) meeting. This meeting brings together staff in Transportation and Water Resources, including Stormwater/Wastewater Operations staff, as well as Water Resources Engineering & Planning and Environmental Services staff, to discuss, problem-solve and coordinate solutions to stormwater issues.

Construction Stormwater Team

Monthly meetings between CP&D's Principle Planner, Building Official, PW's Assistant City Engineer and NPDES Coordinator continue. These collaborative meetings allow for better coordination of construction efforts both internally and externally. Sponsor check-back meetings are used to update the project sponsors and provide an overview of progress. Meetings and sponsor updates will continue through 2020.

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING SECTIONS WITHIN CHAPTERS 16 AND 18 OF THE OLYMPIA MUNICIPAL CODE TO REFINE REQUIREMENTS OF LOW IMPACT DEVELOPMENT TO MORE ACCURATELY IMPLEMENT THE INTENT OF THE 2016 LOW IMPACT DEVELOPMENT UPDATE

WHEREAS, the Washington State Department of Ecology NPDES Phase II permit required permittees to revise development standards to make Low Impact Development (LID) the preferred and commonly-used approach to development and the City of Olympia's 2016 update to Olympia's Development Code met these requirements; and

WHEREAS, through daily use and application, the City has identified a need for minor revision to development standards to fully implement the intent of the 2016 update; and

WHEREAS, the Olympia Planning Commission received a briefing on the proposed amendments on June 18, 2018, held a public hearing on July, 23 2018, and deliberated on August 6, 2018; and

WHEREAS, following the public hearing and deliberations, the Planning Commission recommended amendments to the Olympia Municipal Code authorizing the draft amendments; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), the City adopted the existing Determination of Non-significance issued for the 2016 Low Impact Development Code Update initially issued on January 4, 2016 and re-issued on July 13, 2018; and

WHEREAS, the Land Use & Environment Committee received a briefing from staff and reviewed the draft ordinance on July 16, 2020, and approved recommendation of the LID code amendments to the City Council; and

WHEREAS, this Ordinance is consistent with the City of Olympia Comprehensive Plan policy to "establish regulations and design standards for new developments that will minimize impacts to stormwater runoff, environmentally sensitive areas, wildlife habitat, and trees"; and

WHEREAS, this Ordinance meets the goals and requirements of the Growth Management Act; and

WHEREAS, Chapters 35A.63 and 36.70A RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, along with other documents on file with the City of Olympia;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 16.48.040. Olympia Municipal Code Section 16.48.040 is hereby amended to read as follows:

16.48.040 Permit or approval required

No person, corporation, or other legal entity may engage in land clearing in the city without having complied with one of the following:

- A. Obtaining approval of a ~~tree protection soil and replacement vegetation~~ plan and obtaining a tree removal permit as provided for in this chapter;
- B. Received a grading permit from the building official;
- C. Having obtained approval of the proposed work under the processes described in subsection A of Section [16.48.050](#), ~~subsequent to~~ after the adoption date of the ordinance codified in this chapter.

Section 2. Amendment of OMC 16.48.045. Olympia Municipal Code Section 16.48.045 is hereby amended to read as follows:

16.48.045 Tree removal

No trees, as defined by Section [16.48.030](#), ~~shall~~ may be removed without first obtaining approval of a ~~tree protection soil and replacement vegetation~~ plan and a tree removal permit pursuant to this chapter. Development plans may be required to be modified or changed when necessary to preserve individual trees or groups of trees.

Section 3. Amendment of OMC 16.60.020.W. Olympia Municipal Code Subsection 16.60.020.W is hereby amended to read as follows:

16.60.020 Definitions

W. "Remove or removal" is the act of removing a tree and associated soil, or vegetation within the critical root zone of the tree, by digging up, cutting down, or any act which causes a tree to die, significantly impacts its natural growing condition ~~and/or~~ results in diminished environmental benefits or a hazard tree; including but not limited to, damage inflicted on the root system by machinery, storage of materials, or soil compaction; changing the ground level in the area of the tree's root system; damage inflicted on the tree permitting infections or infestation; excessive pruning; paving with concrete, asphalt, or other impervious material within the critical root zone, or any other action which is ~~deemed~~ harmful to the tree.

Section 3. Amendment of OMC 16.60.080.A. Olympia Municipal Code Subsection 16.60.080.A is hereby amended to read as follows:

16.60.080 Tree density requirement

A. Minimum Tree Density Requirement Established. A minimum tree density of 30 tree units per acre is required on the buildable area of each site, except within the Green Cove Basin (see OMC [16.60.080](#)(5) and in critical areas, see OMC [18.32](#). The tree density may consist of existing trees, replacement trees or a combination of existing and replacement trees, pursuant to the priority established in Section [16.60.070](#). For the purpose of calculating required minimum tree density in areas outside of Green Cove, critical areas, critical area buffers, city rights-of-way, and areas to be dedicated as city rights-of-way ~~shall be~~ are excluded from the buildable area of the site. For areas within Green Cove, only city rights-of-way and areas dedicated as rights-of-way are excluded from the buildable area of the site.

Section 4. Amendment of OMC 18.02.180.H. Olympia Municipal Code Subsection 18.02.180.H is hereby amended to read as follows:

18.02.180 Definitions

H. DEFINITIONS - SPECIFIC.

Handoff Candidate. A wireless communication facility that receives call transference from another wireless facility, usually located in an adjacent first "tier" surrounding the initial wireless facility.

Hard Surface. An impervious surface, a permeable pavement (pervious concrete, porous asphalt, permeable pavers), water penetrable decking, or a vegetated roof, in contrast with vegetated permeable soils.

Hazardous Materials. Those materials which are acutely toxic, ignitable, corrosive, reactive, persistent, carcinogenic, or which leach hazardous constituents, as described in Chapter [173-303](#) WAC. Examples include, but are not limited to, pesticides, acids, paint strippers and antifreeze.

Hazardous Waste. Those wastes which are acutely toxic, ignitable, corrosive, reactive, persistent, carcinogenic, or which leach hazardous constituents or are specifically listed as hazardous waste, as described in Chapter [173-303](#) WAC. Examples include, but are not limited to, pesticides, acids, paint strippers and antifreeze.

Hazardous Waste, Extremely. Any dangerous waste which:

- a. Will persist in a hazardous form for several years or more at a disposal site and which in its persistent form:
 - i. Presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic makeup of man or wildlife, and/or
 - ii. Is highly toxic to man or wildlife;
- b. Is disposed of at a disposal site in such quantities as would present an extreme hazard to people or the environment. (See also Ash, Incinerator and Off-Site Treatment and Storage Facility.)

Health Fitness Centers and Dance Studios. Health clubs, aerobics centers, athletic clubs and gymnasiums, indoor tennis and swim clubs, handball and racquetball clubs, weight-reducing centers, dance studios, and other businesses primarily engaged in indoor health and recreation activities, whether on a membership basis or for the general public. (See also Commercial Recreation, Golf Courses, Country Clubs, and Riding Stables.)

Health Officer. That person of the Thurston County Health Department described as such in Chapter of [70.05](#) RCW or a duly authorized representative.

Hearing Examiner. See Examiner.

Hedge. A row of shrubs or low-branching trees planted close together that forms a sight-obscuring or obstructing barrier below seven feet above the ground.

Height, Building. The vertical distance from grade plane to the average height of the highest roof surface.

Herbicide. Any substance used to kill plants, especially weeds.

Heritage Commission. A commission charged with historic planning and preservation, consisting of members appointed by the City Council.

Heritage Register or Register. The listing of properties having special historic significance and is listed on the Olympia Heritage Register, and including listings on the Washington Heritage Register, or National Register of Historic Places.

Heritage Review Committee. A sub-committee of the Heritage Commission charged with reviewing proposed changes to properties on the Heritage Register or within a historic district, and with making recommendations on permit approval to the Building Official.

Historic Building. A building listed on the Olympia Heritage Register, the National Register of Historic Places and/or the Washington Heritage Register.

Historic District. A geographically defined area containing buildings, structures, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling, and/or association. The significance of a district is the product of the sense of time and place in history that its individual components collectively convey. This sense may relate to developments during one period or through several periods in history.

Historic House Museum. A home owned by a public or registered nonprofit organization that has been placed on the National, local or State Register of Historic Places, and which is open to the public.

Historic Preservation Officer, Preservation Officer. The person designated by the Director to respond to requests for review and information relating to historic preservation and to be the primary staff liaison to work with the Heritage Commission.

Historic Resources. Any building, structure, object, district, area, or site that is significant in the history, architecture, archaeology or culture of this city, state, or nation, as identified by the Olympia Heritage Register, Washington Heritage Register, or the National Register of Historic Places.

Historic Site. A place where a significant event or pattern of events occurred. It may be the location of prehistoric or historic occupation or activities that may be marked by physical remains; or the site may be the symbolic focus of a significant event or pattern of events that may not have been actively occupied. A site may

be the location of a ruined or now nonexistent building, structure, or object if the location itself possesses historic, cultural, or archaeological significance.

Historic Sites (Registered). Those buildings, structures, districts, sites and objects which are on the City Heritage Register or the State or National Register of Historic Places. (See also Archaeological Sites.)

Home Occupation. A commercial use within a residential dwelling unit which is clearly incidental and accessory to the residential use of the property and complies with applicable provisions of this Title.

Hospice Care Center. See Dwelling, Assisted Living.

Hospital. A medical institution or facility within an integrated campus setting for the purpose of diagnosis, care, and treatment of human illness, including surgery, long-term and emergency medical treatment. (See also Office, Medical.)

Hotel. See Dwelling, Transient.

Human Scale. The size or proportion of a building element or space, or an article of furniture, relative to the structural or functional dimensions of the human body. For example, a brick is approximately the size of a human hand.

Hydric Soil. A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. (USDA - NRCS 1995, Federal Register, 7/13/94, Vol. 59, No. 133, pp 35680-83). Hydric soils that occur in areas having positive indicators of hydrophytic vegetation and wetland hydrology are wetland soils, as defined by the Washington State Wetlands Identification and Delineation Manual (1997), Ecology Publication #96-94, as amended or revised.

Section 5. Amendment of OMC 18.04.040. Olympia Municipal Code Section 18.04.040, Table 4, is hereby amended to read as follows:

18.04.040 TABLES: Permitted and Conditional Uses

TABLE 4.01 PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXIMUM HOUSING DENSITY (in units per acre)	1/5	4	4	4	8	12	24	30	24	30	---	---	12	---	18.04.080(A)
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	4	4	4	8	12	13	18	18	24	---	---	12	---	18.04.080(A)(2)
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	---	---	2	4	6	7	10	8 Manufactured Housing Parks = 5	18 Manufactured Housing Parks = 5	---	---	5	---	18.04.080(B)
MINIMUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	2,000 SF minimum 3,000 SF average = townhouse 5,000 SF = other	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract of at least 65% in the same	2,000 SF minimum 3,000 SF average = townhouse 4,000 SF = other 6,000 SF = duplex 7,200 SF = multi-family	2,500 SF = cottage 2,000 SF minimum, 3,000 SF average = townhouse 4,000 SF = other	2,000 SF = cottage 1,600 SF minimum, 2,400 SF average = townhouse 7,200 SF = duplex, triplex 9,600 SF = fourplex	1,600 SF = cottage 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 9,000 SF = multifamily 3,000 SF = other	1,600 SF = cottage 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multifamily 3,000 SF = other	1,600 SF = cottage 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multifamily 3,000 SF = other	1,600 SF minimum, 2,400 SF average = townhouse 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse 7,200 SF = duplex 2,500 SF = mobile home park 3,500 SF = other	2,000 SF = cottage 1,600 SF minimum 2,400 SF average = townhouse 7,200 SF = duplex 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter 18.64 (townhouses) 18.04.060(P) (mobile home parks)

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
			subdivision plat.			3,500 SF = other									
MINIMUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	100'	30' except: 16' = townhouse; 60' = duplex 80' = multi-family	45' except: 35' = cottage 18' = townhouse	40' except: 30' = cottage 16' = townhouse 80' = duplex, triplex, fourplex	40' except: 30' = cottage 16' = townhouse 70' = duplex 80' = multifamily	40' except: 30' = cottage 40' = zero lot 16' = townhouse 70' = duplex 80' = multifamily	30' = mobile home park	30' = mobile home park	---	---	40' except: 30' = cottage 16' = townhouse 80' = duplex 30' = mobile home park	---	18.04.080(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)
MINIMUM FRONT YARD SETBACKS	20' except: 5' for agricultural buildings with farm animals	20'	20'	20' except: 10' with side or rear parking; 10' for flag lots 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	15' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	10'	5'	5' except: 10' for structures 35' or taller	10' except: 20' along Legion Way	20' except: 10' with side or rear parking; 5' for agricultural buildings with farm animals	0-10' except: 10' on Capitol House Block	18.04.080(H) 18.04.080(I)
MINIMUM REAR YARD SETBACKS	10' except: 5' for agricultural	25'	50'	10' except: 5' for agricultural	20' except: 5' for agricultural buildings	20' except: 5' for agricultural buildings	20' except: 15' for multifamily; 10' for	15' except: 10' for cottages,	10' except: 15' for multifamily	10' except: 20' next to an R 4-8 or R-12 district	5' except: 20' for structure	5'	20' except: 5' for agricultural buildings	5' except: 10' for	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
	al buildings with farm animals			al buildings with farm animals.	with farm animals; 10' for cottages, and wedge shaped lots	with farm animals 10' for cottages, and wedge shaped lots	cottages, and wedge shaped lots	and wedge shaped lots, 20' with alley access			s 35' or higher		with farm animals; 10' for cottages	structure s over 42'	
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provided garages are set back 20' 5' for agricultural buildings with farm animals	5' except: 10' along flanking street; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 5' for agricultural building with farm animals	10' minimum each side, and minimum total of 60' for both side yards.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	5' except: 10' for triplex, fourplex 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 20' next to R 4-8, R 6-12 district. 10' - mobile home park	5' except: 10' along flanking streets; 6' on one side of zero lot;	---	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals; 10' - mobile home park	No minimum 10' on Capitol House Block	18.04.080(H)
MAXIMUM BUILDING HEIGHT	35'	35', except: 16' for	40' except: 16' for	40' except: 16' for	35', except: 16' for accessory	35', except: 16' for accessory	45', except: 25' for cottage; 16'	45', except: 25' for cottage; 16'	35, except: 16' for accessory	42'	60'	See 18.04.080 (I)	2 stories or 35' whichever is	42' or as shown on Figure 4-	18.04.080(I)

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
		accessory buildings	accessory buildings	accessory buildings	buildings; 25' for cottage 35' on sites 1 acre or more, if setbacks equal or exceed building height	buildings; 25' for cottages	for accessory buildings	for accessory buildings	buildings; 25' for cottage				less, except: 16' for accessory buildings; 25' for cottages	5A & 18.04.080 (3)	
MAXIMUM BUILDING COVERAGE	45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more	35% 60% = townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	Refer to Maximum Coverage below	45% = .25 acre or less 40% = .26 acres or more 60% = townhouses	55% = .25 acre or less 40% = .26 acres or more 60% = townhouses	45%	50%	50%	55%	85%	85%	45% = .25 acres or less 30% = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more	85% except for stoops, porches or balconies	
MAXIMUM ABOVE-GRADE STORIES		2 stories	3 stories	3 stories	2 stories	2 stories, 3 stories = triplex, fourplex	4 stories	4 stories	3 stories	3 stories	5 stories			5 stories	
MAXIMUM IMPERVIO	45% or 10,000sf	35%	6%; increased	2,500 SF or 6%	45% = .25 acre or less	55% = .25 acre or less	65%	65%	65%	75%	85%	85%	65% = .25 acre or less	85% except	<u>18.04.080(k)</u>

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
US SURFACE COVERAGE	(whichever is greater) = lots greater <u>less</u> than 4 acres; 6%=4.1 acre or more	60% = Townhouses	to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	coverage whichever is greater.	40% = .26 acre or more 60% = Townhouses	40% = .26 acres or more 60% = Townhouses							40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = townhouses	for stoops, porches or balconies	
MAXIMUM HARD SURFACE	45_65% or 10,000sf (whichever is greater) = lots less than 4 acres; 625% =4.1 acre or more	45% <u>70_65%</u> <u>80%</u> = Townhouses	65% <u>increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.</u> <u>25%</u>	2,500 SF <u>55_55%</u> or <u>6%</u> coverage; <u>3,500sf</u> (whichever is greater) <u>= .25 acre or less;</u> <u>25% or 6,000sf</u> (whichever is greater) <u>= .26 acre or more.</u>	55_65% = .25 acre or less 50_70% = .26 acre or more 70_80% = Townhouses	65_75% = .25 acre or less 50_70% = .26 acre or more 70_80% = Townhouses	70_75%	70_75%	70_75%	75_80%	85_90%	85_90%	65_85% = .25 acre or less 40_60% = .26 to 1 acre 35_55% = 1.01 to 3 acres 25% = 3.01+ acres 70_90% = townhouses	85% <u>except for stoops, porches or balconies</u> <u>95%</u>	<u>18.04.080(k)</u>
MINIMUM OPEN SPACE	220 tree units per		65% drainage dispersal		450 SF/unit for cottage	450 SF/unit for cottage	30% <u>25%</u> ; for multifamily;	30% <u>25%</u> for multifamily;	30% <u>25%</u> for multifamily;	25% <u>20%</u> for multifamily;	15% <u>10%</u> for	15%	450 SF/unit for cottage	15% may include stoops,	18.04.080(J)

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
	acre required		area <u>may</u> <u>be</u> required; <u>it</u> may double as tree tract or critical areas buffer.		developmen ts	developmen ts	450 SF/unit for cottage developmen ts	450 SF/unit for cottage developmen ts	500 SF/space for mobile home park	500 SF/space for mobile home park	<u>multifamil</u> <u>y</u>	<u>10% for</u> <u>multifamil</u> <u>y</u> ; 500 SF/space for mobile home park	development s; 500 SF/space for mobile home park	porches or balcony areas	

LEGEND

SF = Square Feet

RL1 = Residential Low Impact

R-4 = Residential - 4

MR 7-13 = Mixed Residential 7-13

MR 7-13 = Mixed Residential 7-13

Zero Lot = A Lot with Only One Side Yard

R 4-8 = Residential 4-8

MR 10-18 = Mixed Residential 10-18

RMH = Residential Multifamily High Rise

--- = No Regulation

R 6-12 = Residential 6-12

RM 18 = Residential Multifamily - 18

RMU = Residential Mixed Use

UR - Urban Residential

Section 6. Amendment of OMC 18.04.080. A NEW SUBSECTION K is hereby added the Olympia Municipal Code Subsection 18.04.080 to read as follows:

18.04.080 Residential districts' development standards

K. Surface Coverage Limits:

1. Increased Surface Coverage Limits: Non-residential uses such, as schools, parks, and places of worship, located in residential zones may increase the total amount of impervious or hard surfaces above the established maximum by up to ten percent (10%) for impervious surfaces, and twenty percent (20%) for hard surfaces, provided all of the following criteria are met:

- a) The project site is greater than one (1) acre in size.
- b) The increase is not caused by a desire for additional surface parking areas in excess of the range established in table 38.01 of OMC 18.38.100.
- c) Low impact development requirements in the Drainage Design and Erosion Control Manual are determined feasible and are implemented.

2. Existing Surfaces: An existing lot, which was legally built under regulations applicable at the time of its building, but which exceeds current impervious or hard surface coverage limits, may be replaced within the existing lot footprint, but cannot be expanded in a way that would increase the nonconformity. Replacement of such surfaces must comply with the Drainage Design and Erosion Control Manual, including, providing stormwater control measures.

3. Calculation Exclusions: The following are excluded from the impervious and hard surface coverage limit calculations. Note: these exclusions do not apply to calculations or requirements related to the Drainage Design and Erosion Control Manual.

- a) Ingress/egress easements serving a neighboring property;
- b) Areas excluded from the minimum lot area calculations (OMC 18.04.080(c)(4)), such as the panhandle of a flag lot;
- c) Portions of the driveway that extend beyond the required setback area when the additional length is caused by compliance with municipal code requirements, such as critical area and buffer protections.

Section 7. Amendment of OMC 18.04.080.H. Olympia Municipal Code Subsection 18.04.080.H is hereby amended to read as follows:

18.04.080 Residential ~~districts'~~districts development standards

H. Setbacks.

1. Measurement. The required setback area shall be measured from the outermost edge of the building foundation to the closest point on the applicable lot line.
2. Reduced Front Yard Setbacks. Front yard setbacks in the R-4, R 4-8, R 6-12, MR 7-13 and MR 10-18 districts may be reduced to a minimum of ten (10) feet under the following conditions:
 - a. When garage or parking lot access is from the rear of the lot;
 - b. When the garage is located at least ten (10) feet behind the front facade of the primary structure on the lot; or
 - c. When the driveway will be aligned to provide at least a twenty (20) foot long parking space between the sidewalk edge (closest to lot) and the garage. (See Chapter [18.100](#) Design Review and Chapter [18.175](#) Infill and Other Residential.)

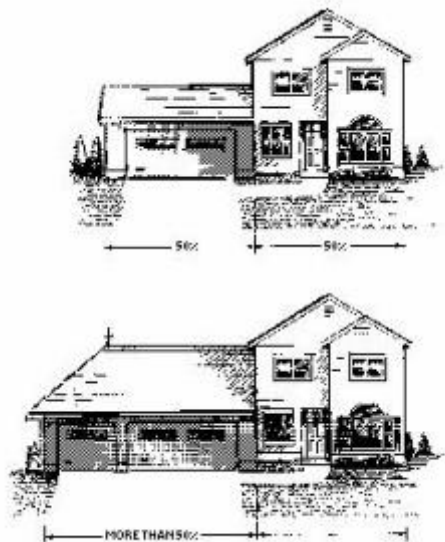
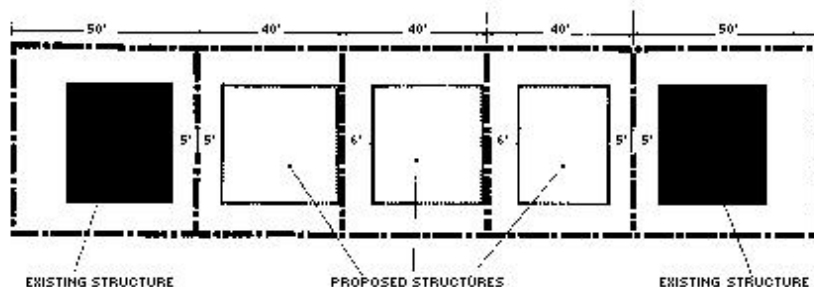


FIGURE 4-3

3. Rear Yard Setbacks. See Section [18.04.080\(H\)\(5\)](#), Encroachments into Setbacks, Section [18.04.080\(D\)\(2\)](#), Transitional Lots, and Table 4.04.
4. Side Yard Setbacks.
 - a. Reduced side yard setbacks. ~~Except for the R-4CB district, a~~ side yard building setback ~~shall~~ is not be required for a lot, served by an alley (such alley must be open, improved and accessible, not solely a right-of-way) provided it meets the following conditions:
 - i. Provision for reduced or zero setbacks shall specifically appear upon the face of a final short or long plat. Such plat shall provide that the minimum distance between residences will be six (6) feet. If the distance between a proposed dwelling and a property line is less than three (3) feet, the applicant shall provide evidence of a maintenance easement, at least

three (3) feet in width, which provides sufficient access for the owner of the dwelling to maintain the applicable exterior wall and roof of the dwelling. (Except as expressly provided, any reduced side yard provision appearing on a final plat shall withstand later amendments of this Title and shall be considered conforming.)

ii. Side yard setbacks shall not be less than five (5) feet along a property line adjoining a lot which is not developed or approved for reduced setbacks (e.g., a conventional lot with two (2) five (5) foot wide side yard setbacks). Side yard setbacks shall not be less than ten (10) feet along property lines which abut a public rights-of-way.



ZERO LOT LINE

FIGURE 4.4

b. The minimum side yard setback from bikepaths and walkways shall comply with the side yard setback from the lot line as specified for the district in Table 4.04.

5. Encroachment Into Setbacks. The buildings and projections listed below shall be allowed outside of utility, access or other easements. See 18.04.080(H)(5) for additional exceptions.

a. Except for Accessory Dwelling Units, any accessory structures may be located in a required rear yard and/or in the rear twenty (20) feet of a required interior side yard; however, if a garage entrance faces a rear or side property line, it shall be setback at least ten (10) feet from that property line. Accessory dwelling units may not encroach into required side yard setbacks. Accessory dwelling units may encroach into rear yards however, if the rear yard does not abut an alley, the accessory unit must be set back ten (10) feet from the rear property line. Further, any garage attached to any accessory dwelling unit shall conform with this Section.

- b. Up to fifty (50) percent of a rear yards width may be occupied by a dwelling (primary residence or ADU) provided that the structure (foundation) is located at least ten (10) feet from the rear property line. For purposes of this section the rear yards width shall be measured in a straight line between the side property lines at the point of intersection with the rear property line.

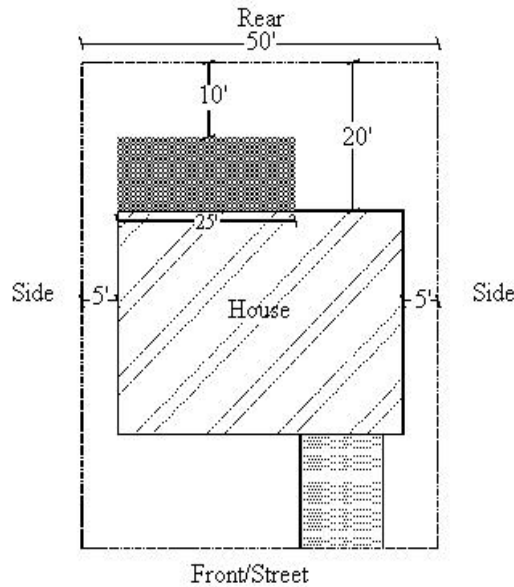


Figure 4-4a

- c. Townhouse garages may share a common rear property line provided that access for interior lots is from a single common driveway to not more than one public street entrance.

Section 8. Amendment of OMC 18.06.080. Olympia Municipal Code OMC 18.06.080 Table 6.02 is hereby amended to read as follows:

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
MINIMUM LOT SIZE	7,200 Sq. Ft.	No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse 6,000 sq. ft. = duplex 7,200 sq. ft. = multifamily 4,000 = other	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse 6,000 sq. ft. = duplex 7,200 sq. ft. = multifamily 4,000 = other	No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse 6,000 sq. ft. = duplex 7,200 sq. ft. = multifamily 4,000 = other	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	No minimum, except 1,600 sq. ft minimum 2,400 sq. ft. average = townhouse	See also 18.06.100(D) for regulations on existing undersized lots of record.
FRONT YARD SETBACK	See Chapter 18.110 , Basic Commercial Design Criteria	10' maximum, if located in a High Density Corridor; 10' minimum otherwise.	5' minimum for residential otherwise none.	0-10' See 18.130	0-10' See 18.130	0-10' See 18.130	0-10' See 18.130	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060 (C).

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
								3. Must comply with site design standards, Chapter 18.100 .
REAR YARD SETBACK	15' minimum.	10' minimum; Except: 1. Next to an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each	10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-1 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-2 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24, or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an RLI, R4, R4-8, or R6-12 district - 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with site design standards, Chapter 18.100 .

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
			bldg. floor above 2 stories.					
SIDE YARD SETBACK	15' minimum.	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R 4, R 4-8, or R 6- 12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10- 18, RM-18, RM- 24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding	No Minimum; Except: 1. Next to R 4, R 4-8, or R 6- 12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10- 18, RM-18, RM- 24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7- 13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures:	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7- 13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each building floor above 2 stories. 3. Residential excluding mixed use structures:	No Minimum; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7- 13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.	No Minimum; Except: 1. Next to RLI, R4, R4-8, or R6- 12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7- 13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one size of zero lot.	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section <u>18.40.060(C)</u> . 3. Residential sideyards can be reduced consistent with 18.04.080(H)(5). 4. Must comply with site design standards, Chapter <u>18.100</u> .

TABLE 6.02**COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
		mixed use structures: 5' except 6' on one side of zero lot.	one side of zero lot.	5' except 6' on one side of zero lot.	5' except 6' on one side of zero lot.			
MAXIMUM BUILDING HEIGHT	Up to 35', whichever is less.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	1. Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus. 2. Must comply with site design standards, Chapter 18.100 . 3. HDC-1 and HDC-2 additional story must comply with OMC 18.06.100.A.6.

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
				Up to 60' otherwise. Provided that one additional story may be built for residential development only.	Up to 60' otherwise. Provided that one additional story may be built for residential development only.	Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential. See 18.130.060 Significant Building Entry tower exemption (allows an additional 30' for a tower element at Capital Mall). Up to 75' for HDC-4 zoned properties where the proposed project provides for the development of	

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
							replacement dwelling units in a development agreement and the project site is all or part of an area of 40 acres or more that was in contiguous common ownership in 2009.	
MAXIMUM BUILDING COVERAGE	45%	70%, except 55% for residential only structures	70%; or 85% if at least 50% of the required parking is under the building.	70% for all structures	70% for all structures	70% for all structures, 85% if at least 50% of the required parking is under the building.	70% for all structures. 85% of the site if at least 50% of the required parking is under the building. On redeveloped sites, 85% if at least 50% of new required parking is under	For projects in the GC and HDC-4 zones west of Yauger Way, limitations of building size per 18.06.100(C) and 18.130.020 apply.

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
							the building or in a structured parking form. 85% for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling units in a development agreement and the project site is all or part of an area of 40 acres or more that was in contiguous common ownership in 2009.	
MAXIMUM IMPERVIOUS	50%	70%	85%	85% for all structures	85% for all structures	85% for all structures	85% for all structures	See OMC 18.06.100(D) .

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
SURFACE COVERAGE								
MAXIMUM HARD SURFACE	60 <u>70</u> %	85%, except 75% for residential structures <u>85%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	
ADDITIONAL DISTRICT- WIDE DEVELOPMENT STANDARDS	Maximum building size (gross sq. ft.): 3,000 for single use; 6,000 for mixed use.	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B) and Figure 6- 3).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building Floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	For properties in the vicinity of the Downtown or Kaiser Road and Harrison Ave NE, also see Pedestrian Streets Overlay District, Chapter 18.16 . For retail uses over 25,000 square feet in gross floor area, see Section 18.06.100(G) Large Scale Retail Uses. EXCEPTION: Section 18.06.100(G) shall not apply to motor vehicle sales.

LEGEND

NR = Neighborhood Retail
GC = General Commercial

PO/RM = Professional
Office/Residential Multifamily

HDC-1=High Density Corridor-1
HDC-2=High Density Corridor-2
HDC-3=High Density Corridor-3
HDC-4=High Density Corridor-4

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
MINIMUM LOT AREA	7,200 Sq. Ft.	No minimum.	No minimum.	No minimum.	7,200 Sq. Ft. if bldg. height is 35' or less. 12,500 Sq. Ft. if bldg. height is over 35'.	No minimum.	
FRONT YARD SETBACK	10' maximum.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	No minimum.	30' minimum for buildings; 15' for other structures except signs	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C) . 3. See Design Guidelines, Chapter 18.100 .

TABLE 6.02**COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
REAR YARD SETBACK	15' minimum; If next to a residential zone, 15' minimum plus 5' for every story over 3 stories.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories.	15' minimum.	50' minimum from property line for agriculture buildings (or structures) which house animals other than pets.
SIDE YARD SETBACK	10' minimum; 15' minimum plus 5' for every story over 3 stories if next to a residential zone.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories; AND the sum of the 2 side yards shall be no less than 1/2 the building height.	5' minimum 30' minimum for buildings and 15' minimum for other structures from flanking streets.	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C) . 3. See Design Guidelines, Chapter 18.100 .
MAXIMUM BUILDING HEIGHT	75'; except hospitals, which may exceed that height.	See Figure 6-2, Urban Waterfront District Height Limits Exceptions:	Refer to Figure 6-2 and 6-2B for specific height and building configurations	75'; PROVIDED, however, that two additional stories may be built, if they are	75' Exception: Up to 100' may be allowed with conditional approval by the	40' accessory building limited to 20'.	Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
		1) In the portion of the area Downtown with a height limit of 65', two additional residential stories may be built. See 18.06.100(A)(2)(b). 2) In the portion of the area on West Bay Drive with a height limit of 42' to 65', the taller height limit is conditioned upon the provision of certain waterfront amenities. See 18.06.100(A)(2)(c).	required on specific blocks.	residential. There are also restrictions around Sylvester Park. For details, see 18.06.100(C)(6) Height, Downtown Business District.	City Council, upon recommendation of the Hearing Examiner. For details, see 18.06.100(C)(5), Height, Commercial Services-High Density.		properties near the State Capitol Campus.
MAXIMUM BUILDING COVERAGE	50%	60% for properties between the shoreline and the nearest upland street. 100% for properties not between the shoreline and the nearest upland street. See also Chapter <u>18.100</u> for design guidelines for pedestrian access and view corridors.	100%	No requirement.	No requirement.	85%	
MAXIMUM IMPERVIOUS	60%	100% development coverage.	100%	100%	100%	85%	See OMC <u>18.06.100(D)</u> .

TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
SURFACE COVERAGE							
MAXIMUM HARD SURFACE	65 <u>80</u> %	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(F)). Residential uses (Section 5 of Table 6.01) may not be constructed within 600 feet of Lilly Road except in upper stories of mixed use building; all	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to Section <u>12.16.050(D)</u> OMC. See also Chapter <u>18.100</u> for Downtown design guidelines for Pedestrian Access and View Corridors and Waterfront Public Access; Chapter <u>18.100</u> for Port Peninsula design guidelines for Pedestrian Connections and View Corridors; Section <u>18.06.100(A)(2)(c)</u> for West Bay Drive building height and view blockage limits; and Chapter <u>18.100</u> for West Bay Drive view corridors. See also	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to OMC Section <u>12.16.050(D)</u> .		Residential uses must comply with High Rise Multi-family (RM-H) development standards.	6' of sight-screening buffer shall be provided along north, east, and west district boundaries. See Olympia Park Replat covenants for access, and other standards applicable to replat lots.	For properties in the vicinity of the Downtown, also see Pedestrian Streets Overlay District, Chapter <u>18.16</u> . For retail uses over 25,000 square feet in gross floor area, see Section <u>18.06.100</u> (G) Large Scale Retail Uses. EXCEPTION: Section <u>18.06.100</u> (G) shall not apply to motor vehicle sales.

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
	other development standards are the same as for commercial uses.	Chapter 18.100 for Downtown design guidelines for Pedestrian Access and View Corridors and Waterfront Public Access; Chapter 18.100 for Port Peninsula design guidelines for Pedestrian Connections and View Corridors; Section 18.06.100(A)(2)(c) for West Bay Drive building height and view blockage limits; and Chapter 18.100 for West Bay Drive view corridors.					

LEGEND

MS = Medical Services

CS-H = Commercial Services -

UW = Urban Waterfront

DB = Downtown Business

High Density

UW-H = Urban Waterfront-Housing

AS=Auto Services

Section 9. Amendment of OMC 18.36.060.C. Olympia Municipal Code Subsection 18.36.060.C is hereby amended to read as follows:

18.36.060 General requirements

C. Irrigation.

1. Irrigation, if used, ~~shall must~~ be ~~temporary~~ the minimum necessary for the purposes of plant establishment- and maintenance.
2. All irrigation systems shall be adequate to ensure survival of all retained and new plants and may be equipped with a controller capable of dual or multiple programming. Controllers must have multiple start capability and flexible calendar programming. They must also allow for at least seven day timing cycles. Timers should be set to water during evening hours after sundown.
3. Irrigation systems shall be designed and operated to minimize runoff and overspray to non-irrigated areas.
4. The water schedule for each circuit identified on the approved landscape plan must be posted inside the corresponding controller.

Section 10. Amendment of OMC 18.36.180.C. Olympia Municipal Code Subsection 18.36.180.C is hereby amended to read as follows:

18.36.180 Parking lot landscape and screening.

C. Interior Parking Lot Landscaping.

1. The following interior parking lot landscape area is required for all development covered by 18.36.180(A). Space requirements are considered minimums, additional landscape area may be necessary to meet design requirements below.

Required landscape area per parking stall.

Stall size	(1-20)	(21-30)	(31-40)	(41 +)
Standard	23 sq.ft. (8.25%)	27 sq.ft. (9.75%)	31 sq.ft. (11.25%)	35 sq.ft. (12.75%)
Small Space	17 sq.ft. (8.3%)	20 sq.ft. (9.8%)	23 sq.ft. (11.3%)	26 sq.ft. (12.7%)

2. Landscape Islands - Design.

a. ~~Landscape Islands~~The applicant shall install landscape islands which must be a minimum of one hundred forty-four (144) square feet ~~and no more than five hundred (500) square feet in size.~~ Islands ~~shall~~ must be designed so that trees will be planted a minimum of ~~four (4)~~ six (6) feet from any hard scape surface. The minimum island size may be reduced, ~~on a case by case basis, if appropriate 'structural soil' is provided to ensure that trees can achieve maturity.~~ The maximum allowable size of five hundred (500) square feet may be increased to allow for the preservation of existing trees and associated vegetation pursuant to OMC ~~16.60~~ or to accommodate stormwater infiltration/treatment/conveyance practices if appropriate accommodations for the trees and roots to mature to full size are provided. Accommodations can include 'structural soil' or other methods that provide adequate soil volume as provided by the City.

b. Islands shall be provided in the following location:

i. Landscaping islands shall be placed at the end of every parking row and with a spacing of approximately one (1) island for every nine (9) parking spaces consistent with a goal of maximizing canopy tree coverage at maturity; and

ii. Between loading doors/maneuvering areas and parking area; and

iii. Any remaining required landscaping shall be dispersed throughout the parking lot interior to reduce visual impact.

c. Permanent curbing shall be provided in all landscape areas within or abutting parking areas. Based on appropriate surface water considerations, other structural barriers such as concrete wheel stops may be substituted for curbing.

3. Landscape Islands - Materials.

a. One tree ~~shall~~ must be planted for every two hundred (200) square feet of landscape island area; provided that every landscape island must contain at least one (1) tree. Two (2) trees are required in islands separating or ending a double row of parking, regardless of the island size. Planting areas ~~shall~~ must be provided with the maximum number of trees possible given recommended spacing for species type, and the estimated mature size of the tree.

b. All landscape islands within parking areas shall be comprised of a minimum of 60% native vegetation, or well-adapted drought-tolerant vegetation, where site conditions are appropriate for establishment and long-term survival. Grass lawn is prohibited except as needed and approved for stormwater conveyance.

- c. No plant material greater than twelve inches in height shall be located within two (2) feet of a curb or other protective barrier in landscape areas adjacent to parking spaces and vehicle use areas.
- d. Deciduous and/or evergreen trees shall be used which form a canopy. Deciduous trees shall have a minimum size of two (2) inches in caliper measured six (6) inches above the base. Evergreen trees shall be a minimum six (6) feet in height at planting.
- e. Shrubs and ground cover. Ground cover shall be planted and spaced in a triangular pattern which will result in eighty (80) percent coverage in three (3) years. The mature size of shrubs and trees whose canopy is no more than two (2) feet above the ground may also be included in total ground cover calculations.
- f. Motor vehicle overhang. Parked motor vehicles may overhang landscaped areas up to two (2) feet when wheel stops or curbing are provided. Plants more than twelve (12) inches tall are not allowed within the overhang area.

Section 11. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 12. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 13. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 14. Effective Date. This Ordinance shall take effect thirty (30) days after publication, as provided by law.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


DEPUTY CITY ATTORNEY

PASSED: September 15, 2020

APPROVED: September 15, 2020

PUBLISHED: September 18, 2020



2020 Long Range Plan Review

In order to meet the intent of the NPDES permit for Stormwater Planning, we convened an interjurisdictional team to discuss the idea of elevating stormwater actions for water quality protection into long range plans. While many existing plans have water quality program management elements, this review will help to identify any gaps and changes considered for future plan updates.

The beginning step included review of permit section S5.C.1.b.i.(a) *to identify how anticipated stormwater impacts on water quality were addressed, if at all, during the 2013-2019 permit term in updates to Comprehensive Plan (or equivalent) and in other locally initiated or state-mandated, long-range land use plans that are used to accommodate growth or transportation.*

Plans included in the review:

- Comprehensive Plan (adopted December 16, 2014, and current through amendment passed July 19, 2019)
- Parks Arts & Recreation Plan (2016)
- Wastewater Management Plan (2020)
- Waste Management Plan (2015-2020) This plan did not have any reference of stormwater impacts on water quality
- Water System Plan (2015-2020) also had no reference of stormwater impacts on water quality.
- [Storm and Surface Water Plan](#) (2018) This plan sets strategic goals for the Storm and Surface Water Utility. The details are not provided in the tables below. See link to complete document.

Below are tables that identify specific sections with mention of stormwater impacts on water quality related planning efforts.

Comprehensive Plan Review

Chapter	Section	Sub Section	Excerpt (text describing stormwater management)
Utilities Chapter	GU1	PU1.2	Require new developments to construct drinking water, wastewater and stormwater utilities in ways that meet the community development, environmental protection, and resource protection goals of this Plan, and that are consistent with adopted utility plans and extension policies
Utilities Chapter	GU8	PU8.7	Separate combined wastewater/stormwater pipes in conjunction with stormwater and road improvements or residential repairs, when economically feasible.
Utilities Chapter	GU10	PU10.1	Improve stormwater systems in areas that are vulnerable to flooding.
Utilities Chapter	GU10	PU10.3	Evaluate the structural integrity of aging stormwater pipes and repair as needed.
Utilities Chapter	GU10	PU10.4	Inspect private and public stormwater systems to identify required maintenance and repairs.
Natural Environment Chapter	GN1	PN1.6	Establish regulations and design standards for new developments that will minimize impacts to stormwater runoff, environmentally sensitive areas, wildlife habitat, and trees.

Chapter	Section	Sub Section	Excerpt (text describing stormwater management)
Natural Environment Chapter	GN2	PN2.1	Acquire and preserve land by a set of priorities that considers environmental benefits, such as stormwater management, wildlife habitat, or access to recreation opportunities
Natural Environment Chapter	GN5	PN5.3	Retrofit existing infrastructure for stormwater treatment in areas with little or no treatment.
Natural Environment Chapter	GN5	PN5.4	Require prevention and treatment practices for businesses and land uses that have the potential to contaminate stormwater.
Natural Environment Chapter	GN5	PN5.5	Improve programs and management strategies designed to prevent and reduce contamination of street runoff and other sources of stormwater
Natural Environment Chapter	SMP -Shoreline Use and Development	PN12.4	The City should collaborate with private property owners, business owners and citizens 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.
Natural Environment Chapter	SMP - Parking	PN12.14	Parking facilities or lots within the shoreline jurisdiction should utilize low impact best management practices where feasible to reduce stormwater impacts
Natural Environment Chapter	SMP -Water Quality	PN12.20	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.
Natural Environment Chapter	SMP – Residential Dev.	PN12.27	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.
Land use and Urban Design Chapter	GL1	PL1.5	Require new development to meet appropriate minimum standards, such as landscaping and design guidelines, stormwater and other engineering standards, and buildings codes, and address risks, such as geologically hazardous areas; and require existing development to be gradually improved to such standards.
Land use and Urban Design Chapter	GL24	PL24.6	Require that villages retain the natural topography and major environmental features of the site and incorporate water bodies and stormwater ponds into the design to minimize environmental degradation.
Transportation Chapter	GT2	PT2.10	Use innovative designs to reduce or eliminate stormwater run-off

Parks Arts & Recreation Plan Review

Page Number	Section	Sub Section	Excerpt (text describing stormwater management)
15	Public Involvement	Survey	Respondents rated several reasons as equally important for preserving open space. • Water quality, wildlife habitat, public access and scenic value were each rated by more than 90% as important reasons to preserve open space.
38	Olympia Downtown Parks	Percival Landing	Restoring the remaining shoreline in conjunction with future phases of Percival Landing reconstruction will provide an opportunity to improve water quality and shoreline habitat in Budd Inlet and strengthen Olympian's connection to the marine environment.
59	Goals and Policies		Several polices from the natural resources chapter of the Comp Plan that relate to parks were reprinted including: PN2.1 Acquire and preserve land by a set of priorities that considers environmental benefits, such as stormwater management, wildlife habitat, or access to recreation opportunities.
60			GN5 Ground and surface waters are protected from land uses and activities that harm water quality and quantity. PN5.2 Increase the use of permeable materials and environmentally-beneficial vegetation in construction projects.
95	Park Land and Development		A pilot Disc Golf course was removed from Yauger park in 2011 as a result of accommodate stormwater improvements.
99	New Programs		Paragraph discussing new environmental initiatives in parks includes the following sentence: "The Department will continue to research and utilize other means of vegetation management to further reduce chemical applications and will explore making the Pesticide-Free Parks initiative permanent and expand it to other parks. OPARD will explore the potential for adding edible landscaping to parks and will continue to explore ways to minimize stormwater runoff in parks."

Wastewater Management Plan Review

Page/Chapter	Section	Sub Section	Excerpt (text describing stormwater management)
2-7	2.4	WRIA	Description of TMDLs and relationship to OSS and sewer service.
2-12	2.7	Olympia 2017 SSW Plan	Description of SSW Management Plan.
Chapter 5			Chapter 5 Watershed Basins include a description of surface water drainage patterns and water quality concerns for the 6 identified regional wastewater basins.
8-3	8.2		Description of long-term challenge of OSS on water quality, including surface water contamination.
8-5	8.4		Description of long-term challenge of climate change, including increased flows into the downtown combined storm/sewer system.

Page/Chapter	Section	Sub Section	Excerpt (text describing stormwater management)
8-7	8.7		Description of long-term challenge of inflow and infiltration into the wastewater system causing backup.
9-4	9.1		Water Quality goals, objectives and strategies including relating to partnering with the SSW to provide timely investigation and response to illicit discharges and expanding the sewer system to address water quality issues.
9-6	9.2		Public health protection goals, objectives and strategies including relating to reducing inflow and infiltration.
10-4	10.1	Illicit Cross Connections	Description of how the WW utility partners with SSW to inspect system for cross-connections.
10-5	10.2	Capacity Analysis of Gravity System	Description of modeling of the WW system to determine the capacity of infrastructure into the future. Includes the identification of sections of the WW system predicted to have some risk of flooding/overflow due to future capacity issues.

Stormwater Projects



Storm and surface water management is a key environmental service provided by the City. Capital projects funded by the Storm and Surface Water Utility reflect a local responsibility to correct flooding problems, protect water quality, and enhance aquatic habitat in local creeks, wetlands, and marine waters. Typical projects include:

- Stormwater pipe systems
- Regional stormwater storage ponds
- Neighborhood stormwater treatment facilities
- Storm and surface water planning
- Culvert replacements
- Stream bank stabilization
- Riparian forest and wetland revegetation
- Fish passage improvements
- Sea level rise adaptation
- Demonstration projects using new technologies
- Environmental land purchase and stewardship

The effectiveness of the City's stormwater system at managing flooding and protecting the natural environment varies depending on location. Private developments and City capital projects

constructed prior to the mid-1980s were required to provide modest stormwater conveyance capacity, no water quality treatment, and very minimal storage of runoff in constructed ponds. Numerous complex flooding problems and irreversible habitat loss were caused by these early developments. Until recently, the majority of stormwater project funding has been spent addressing these historical concerns. Community expectations and regulations for managing stormwater have shifted dramatically in recent years, resulting in a more holistic look at stormwater management.

The Storm and Surface Water program's success at resolving flooding problems during the last fifteen years has provided the City an opportunity to focus on water quality improvement, habitat protection, sea level rise adaptation, and scheduled replacement of aging pipe systems. The 2018 Storm and Surface Water Plan emphasizes the role of the Utility in environmental protection. The Plan provides guidance on Utility goals, implementation strategies, and expected outcomes. Capital projects, in concert with other elements of the Storm and Surface Water program, help meet these Utility goals:

Flooding

Reduce the frequency and severity of flooding so hazards are eliminated, except during major storm events. The Utility will minimize potential flooding associated with new development through regulations for onsite stormwater systems. Flooding arising from existing inadequate public infrastructure will be addressed in a timely manner.

Water Quality

Improve water quality Citywide, while focusing infrastructure upgrades to reduce stormwater contaminant loads from untreated areas of the City. Improving water quality in local streams, lakes, wetlands and Budd Inlet by retrofitting older high-traffic arterials and adjacent areas for stormwater treatment is a high priority.

Aquatic Habitat

Improve aquatic habitat functions Citywide, while focusing on protecting intact habitat, restoring degraded aquatic habitats, and improving Budd Inlet's shoreline. The relationship between aquatic habitat conditions and land-use impacts in urbanizing basins is scientifically complex and challenging to manage in an urban context. Efforts include protecting high quality habitats while providing tangible improvements to other aquatic systems. Existing aquatic habitats also provide many tangible flood attenuation and water quality improvement functions. Work to quantify opportunities for land acquisition and stewardship that protect and improve aquatic habitat condition and function is ongoing. This work helps prioritize future efforts.

Several new capital needs are facing the Utility including new State and Federal regulations and long-term infrastructure replacement. Regulations stemming from the Federal Clean Water Act (e.g., Total Maximum Daily Loads, National Pollution Discharge Elimination System) have led to new areas of water quality work. Equally significant from a financial perspective is the acknowledgement that numerous major stormwater conveyance systems are reaching, or have exceeded, their life expectancy. Efforts are underway to evaluate and document aging pipe systems. Prioritized pipe upgrades and replacements have become a regular component of the CFP.

Several culverts that are approaching the end of their life expectancy are on fish bearing streams. State and Federal regulations require that those crossings are replaced that they be replaced with fish passable structures. These projects will be prioritized according to need and by the pipe's remaining service life. Fish passage upgrades to existing stream crossings that result in significant habitat gains might qualify for partial grant funding.

Property acquisition projects are focused on preserving intact habitats or acquiring strategic properties that will provide multiple functions for the City and rate payers. For example, it is more cost effective to restore headwater wetlands and floodplain habitats to improve flood attenuation, than it is to use developable lands to build stormwater detention facilities. These projects may be listed in the program for aquatic habitat improvements, but they also provide water quality and flood storage benefits. The utility is exploring the establishment of a Fee-In-Lieu program that will allow funding for these projects to come from developments paying a Fee-In-Lieu for environmental and stormwater mitigation.

The projects contained in the Plan are financed annually through Storm and Surface Water Utility rates and General Facilities Charges. Loans and grants are used, especially for water quality projects. Debt financing has been only nominally used by the Utility.

Growth-Related Projects

Projects that fall under this category are associated with work to accommodate new development and are funded by General Facility Charge revenue. When a project serves both new and existing development, a portion of the project cost will also be funded through Stormwater Utility rates.

Aquatic Habitat Improvements—Stormwater (Program #9024)

Where is this project happening?

Various Locations Citywide

Are there other CFP projects that impact this project?

- Water Quality Improvements—Storm and Surface Water Section
- Flood Mitigation and Collection – Storm and Surface Water Section
- Open Space Expansion—Parks, Arts and Recreation Section

Description

Implement habitat restoration projects that protect and enhance aquatic and associated terrestrial habitat in Olympia. This work involves preserving and/or restoring shorelines, streams, wetlands and associated buffer habitats. This work may also involve replacing undersized culverts on fish bearing streams with fish passable structures. Collaboration with Olympia Parks, neighborhoods, private landowners and local community organizations allows the Utility to target properties containing aquatic resources and adjacent forested buffer areas across the landscape.

Project List

Year	Project Description	Cost Estimated
2021-2026	Property Acquisition – This project identifies strategic properties to acquire that preserve or restore aquatic functions and provide additional functions, such as water quality improvement and flood attenuation. This project will be funded mostly through grants and loans.	\$750,000
2021-2023	Ellis Creek/East Bay Drive Fish Passage - This project will replace an undersized culvert with a fish passable structure, located near the estuary in Priest Point Park. This project will be funded mostly through grants and loans.	\$2,000,000
2024-2026	Mission Creek/East Bay Drive Fish Passage - This project will replace an undersized and substandard culvert with a fish passable structure, located near the recently restored estuary in Priest Point Park. This project will be funded mostly through grants and loans.	\$1,400,000
2022	26 th Avenue E, Woodland to Woodard Stormwater Reroute – This project involves re-routing stormwater from the Woodland Creek basin to Woodard Creek basin to improve groundwater recharge. The work would construct a stormwater conveyance system along 26 th Avenue E. This project will be funded mostly through grants and loans.	\$500,000
2024-2025	Woodard Creek/Woodland Trail Fish Passage – This project would replace an undersized culvert with a fish passable structure and reduce the need for beaver management at this location. This project will be funded mostly through grants and loans.	\$800,000
2023-2024	Indian Creek Fish Passage in the Vicinity of Boulevard Road – This project replaces three of the easier fish passage barriers on Indian Creek and helps to restore the upper wetlands for resident fish. This project will be funded mostly through grants and loans.	\$680,000
2026	Indian Creek Fish Passage in the Vicinity of Wheeler Ave and Central Street – This project replaces a fish passage barrier on Indian Creek. This project will be funded mostly through grants and loans.	\$1,200,000

Why is this project a priority?

The quality of aquatic habitat within Olympia continues to be challenged as land is developed for urban uses. The Storm and Surface Water Utility mission includes a responsibility to manage and enhance our aquatic habitats. The Planning Commission and Utility Advisory Committee have recently encouraged the Utility to increase emphasis on, and funding for, aquatic habitat land acquisition and stewardship.

What Comprehensive Plan goals and policies does this project address?

This program implements the following Olympia Comprehensive Plan goals and policies:

- **Goal Natural Environment 6**
Healthy aquatic habitat is protected and restored.
 - **Policy Natural Environment 6.1**
Restore and manage vegetation next to streams, with an emphasis on native vegetation, to greatly improve or provide new fish and wildlife habitat.
 - **Policy Natural Environment 6.3**
Establish and monitor water quality and aquatic habitat health indicators based on the best scientific information available.
 - **Policy Natural Environment 6.6**
Preserve and restore the aquatic habitat of Budd Inlet and other local marine waters.
 - **Policy Natural Environment 6.7**
Partner with other regional agencies and community groups to restore aquatic habitat through coordinated planning, funding, and implementation.

Long Term Needs & Financial Planning

The following table lists future capital projects expected to occur in 7 – 20 years. The projects identified are needed to meet anticipated growth or to replace existing infrastructure that is beyond its useful life.

The scope, costs, and revenue projections are estimates. Timing for these projects may be impacted by the pace of growth and other factors. Most of the projects are listed in the 2019 Stormwater Master Plan and are not in priority order.

7 – 20 Year Future Needs

Description		Cost	Probable Funding
Name of Project	Planning Level Estimate		Grants, Rates, Fees, Bonds
Habitat Improvement/Stewardship	\$600,000		Rates
Property Acquisition	\$1,750,000		Grants, Rates, Fees
Mission Creek/Bethel Street Fish Passage and Water Quality Retrofit	\$850,000		Grants, Rates, Fees
West Bay Shoreline Improvements (Garfield Creek/Lagoon Reaches)	\$750,000		Grants, Rates, Fees
East Bay Shoreline and Salt Marsh	\$1,250,000		Grants, Rates, Fees
Mission Creek/Etheridge Ave Fish Passage and Water Quality Retrofit	\$700,000		Grants, Rates, Fees
Mission Creek/Pine Ave Fish Passage and Water Quality Retrofit	\$700,000		Grants, Rates, Fees
Woodard Creek/Martin Way Fish Passage	\$3,000,000		Grants, Rates, Fees
Woodard Creek Trib/Martin Way Fish Passage	\$2,000,000		Grants, Rates, Fees
Woodard Creek/Ensign Road Fish Passage	\$800,000		Grants, Rates, Fees

Description	Cost	Probable Funding
Indian Creek/Wheeler Avenue Fish Passage (Pipe IDN 4047)	\$700,000	Grants, Rates, Fees
Indian Creek/Woodland Trail Fish Passage (Pipes IDN 4049 and 15863)	\$900,000	Grants, Rates, Fees
Indian Creek/Woodland Trail Fish Passage (Pipe IDN 12645)	\$700,000	Grants, Rates, Fees
Indian Creek/Martin Way Fish Passage	\$1,200,000	Grants, Rates, Fees
Indian Creek/Pacific Avenue Fish Passage	\$1,200,000	Grants, Rates, Fees

Flood Mitigation—Stormwater (Program#9028)

Where is this project happening?

Various Locations Citywide (see project list)

Are there other CFP projects that impact this project?

- Infrastructure Pre-design and Planning—Storm and Surface Water Section

Description

Stormwater pipe systems collect and convey runoff to appropriate locations in order to prevent or mitigate flooding. Some projects identified in the program anticipate or correct flooding; others provide for the timely replacement of old, problematic pipe systems.

The replacement of aging and deteriorating pipe systems is an increasingly important financial responsibility of the Utility. Problematic pipes are identified through ongoing Citywide pipe televising and condition rating programs. Several pipes have been identified that are currently failing or are expected to fail within five years. Some of the problems involve long sections of pipes; others involve only isolated spot repairs. These pipes are prioritized and repaired.

Project List

The following project list and priorities are subject to change. Priority is based on a condition rating system.

Year	Project Description	Cost Estimated
2021-2026	Conveyance Spot Repairs (Pipe Rehabilitation or Replacement, and safety upgrades). This project provides for relatively minor spot repairs to the stormwater conveyance systems at locations prioritized by the condition-rating database. Repairs to the worst portions of storm systems are typically accomplished within two years of problem identification.	\$498,000
2021-2026	Condition Rating of Existing Conveyance. Television inspection and condition rating is provided for existing stormwater conveyance systems. Condition rating outcomes are used to determine replacement and repair schedules. There are approximately 172 miles of storm sewer owned and operated by the Storm and Surface Water Utility.	\$456,800
2021-2026	City-Owned Stormwater Pond Rehabilitation. These projects rehabilitate City-owned stormwater facilities including the replacement of failing components, amending soils, establishing attractive low maintenance landscaping, and modifying the structures within the facility as needed. Rehabilitation involves more work than is typically performed during routine maintenance and is intended to enhance the function of the facility. This project will provide for the rehabilitation of one facility per year, on average.	\$318,000
2021	Fiddlehead Outfall Tide Gate – Safety Upgrades. This project will develop a design to replace a small circular lid with a new hatch cover that will improve inspection and service access for equipment and personnel, and improve worker safety by devising a better way to secure the heavy cast iron flap-gate during inspection. Construction will follow with separate project funding when we have a better cost estimate.	\$74,000

Year	Project Description	Cost Estimated
2021-2026	Downtown Flood Mitigation. Olympia's downtown is currently vulnerable to tidal flooding. In the years to come, the problem could be exacerbated by sea level rise. This project will install tide gates on key stormwater out falls to Budd Inlet thereby preventing tides from flowing up the pipes and discharging to low lying downtown streets.	\$750,000
2022-2023	Ascension and 4th Avenue Pond Construction. This project will construct a stormwater facility on City-owned land between 4th and Ascension Avenues. It will provide flow control and water quality treatment to flows generated from existing developed areas that discharge to the downstream stormwater conveyance system in the Schneider Creek basin. This project will be mostly funded by grants and loans.	\$300,000
2022-2023	Wiggins Road Conveyance Modifications. In coordination with the Transportation line of business, this project will reconstruct the stormwater conveyance system along Wiggins Road south of Morse-Merryman Road. This project will improve safety and conveyance capacity. This project will be mostly funded by grants and loans.	\$750,000
2025-2026	Pacific Avenue at Chambers Street Pipe Replacement – This project will replace a failing conveyance pipe located under a busy arterial. This project will be mostly funded by grants and loans.	\$430,000
2026	1400 Block Frederick Street SE/Indian Creek Fish Passage – This project will replace a failing and undersized culvert on Indian Creek with a fish passable culvert at the 1400 block of Frederick Street SE. This project will be mostly funded by grants and loans.	\$300,000
2024-2025	Ken Lake Flood Conveyance Design – This project will design and construct a stormwater conveyance system which will reduce historical overland flooding associated with the Gruen and Stonewall Swales that are upstream tributaries to Ken Lake. This project is partially funded by GFCs.	\$684,000

Year	Project Description	Cost Estimated
2026	Maringo Road and Lorne Street Drainage Improvements – This project will address substandard street drainage on Maringo Road and Lorne Street. This project will be mostly funded by grants and loans.	\$350,000
2026	2300 Block Crestline Blvd Conveyance and Street Improvements. This project will address ditch flooding on Crestline Blvd and improve the downstream conveyance system. This project will be mostly funded by grants and loans.	\$450,000
2025-2026	Pacific Avenue at Chambers – Pipe Replacement. This project will replace sections of an old storm main that is deteriorating. This project will be mostly funded by grants and loans.	\$430,000

Why is this project a priority?

The stormwater infrastructure needs repairs and upgrades to prevent flooding and to update aging components. This program replaces parts of the existing system based on televising and a condition pipe rating system. Flooding problems have been reduced in recent years through capital development. However, some regional and localized problems still exist.

Is there a level of service standard or measurable outcome?

Most of the level of service standards are described in Drainage Design and Erosion Control Manual, Volume 1, Appendix 1-F. Some of the more typical standards for flood mitigation are as follows:

- Public roads shall maintain a minimum 12 foot wide dry travel lane, except for an allowable 0.5 foot ponding depth at sags (low points), during a 10-year storm event.
- Stormwater conveyance pipes shall be sized for the 25-year storm event.
- Fish bearing culverts, bridges, and stream channels shall be designed using the Washington State Department of Fish and Wildlife – Stream Simulation criteria and shall be sized to survive the 100-year storm and pass all expected sediment and debris.

What Comprehensive Plan goals and policies does this project address?

This program implements the following Olympia Comprehensive Plan goals and policies:

- **Goal Utilities 10**
The frequency and severity of flooding are reduced, and hazards are eliminated, except during major storm events.
 - **Policy Utilities 10.1**
Improve stormwater systems in areas that are vulnerable to flooding.

- **Policy Utilities 10.3**
Evaluate the structural integrity of aging stormwater pipes and repair as needed.
- **Policy Utilities 10.6**
Ensure that private pipe and pond systems are maintained.
- Long Term Needs & Financial Planning (program 9028)
- The following table lists future capital projects expected to occur in 7 – 20 years. The projects identified are needed to meet anticipated growth or to replace existing infrastructure that is beyond its useful life.
- The scope, costs, and revenue projections are estimates. Timing for these projects may be impacted by the pace of growth and other factors. Most of the projects are listed in the 2019 Stormwater Master Plan and are not in priority order.

Long Term Needs & Financial Planning

The following table lists future capital projects expected to occur in 7 – 20 years. The projects identified are needed to meet anticipated growth or to replace existing infrastructure that is beyond its useful life.

The scope, costs, and revenue projections are estimates. Timing for these projects may be impacted by the pace of growth and other factors. Most of the projects are listed in the 2019 Stormwater Master Plan and are not in priority order.

Projects that help the City adapt to rising sea levels are listed in the Olympia Sea Level Rise Response Plan and are expected to be cost-shared with others such as the Port of Olympia, the LOTT Clean Water Alliance and the Washington State Department of Enterprise Services. The City of Olympia, the Port of Olympia and the LOTT Clean Water Alliance will continue to work together to implement the Olympia Sea Level Rise consistent with a joint-interlocal agreement executed in 2020.

7 – 20 Year Future Needs

Description	Cost	Probable Funding
Name of Project	Planning Level Estimate	Grants, Rates, Fees, Bonds
Conveyance Spot Repairs	\$1,162,000	Rates
Condition Rating Existing Conveyance	\$560,000	Rates
Public Pond Rehabilitation (City Owned Stormwater Facilities)	\$742,000	Rates

Downtown Flood Mitigation and Sea Level Rise	\$1,750,000	Rates
2900 block 28 th Avenue NW – Street and Storm Reconstruction	\$200,000	GFCs, Rates, Fees
900 block Poplar St SE/Woodland Trail Swale Closed Depression	\$70,000	GFCs, Rates, Fees
1300 block Kaiser Road at Green Cove Creek Culvert Replacement	\$150,000	GFCs, Rates, Fees
4800 block Harrison Road Closed Depression Emergency Overflow	\$300,000	GFCs, Rates, Fees
Indian Creek Culverts at Plum Street	\$800,000	GFCs, Rates, Fees
Coleman, Bing and Walnut Conveyance	\$320,000	GFCs, Rates, Fees
Division and Scammel Conveyance	\$250,000	GFCs, Rates, Fees
Description	Cost	Probable Funding
North Trunk Line (Sea Level Rise Adaptation)	\$1,600,000	Rates, Fees
North Trunk Line Laterals (Sea Level Rise Adaptation)	\$716,000	Rates, Fees
South Trunk Line (Sea Level Rise Adaptation)	\$2,500,000	Rates, Fees
South Trunk Line Laterals (Sea Level Rise Adaptation)	\$250,000	Rates, Fees
Capitol Lake & Heritage Park Flood Barrier (Sea Level Rise Adaptation)	\$636,000	Grants,, Rates, Fees
West Bay Marina Flood Barrier (Sea Level Rise Adaptation)	\$868,000	Grants, Rates, Fees
Yacht Club Peninsula Flood Barrier (Sea Level Rise Adaptation)	\$1,642,000	Grants, Rates, Fees
West Side Peninsula Flood Barrier (Sea Level Rise Adaptation)	\$3,628,000	Grants, Rates, Fees

North Shoreline Port Peninsula Flood Barrier (Sea Level Rise Adaptation)	\$2,205,000	Grants, Rates, Fees
East Shoreline Port Peninsula Flood Barrier (Sea Level Rise Adaptation)	\$915,000	Grants, Rates, Fees
500 cfs Pump Station (Sea Level Rise Adaptation)	\$37,500,000	Grants, Rates, Fees
50 cfs Pump Station (Sea Level Rise Adaptation)	\$563,000	Grants, Rates, Fees

Infrastructure Pre-design & Planning—Stormwater (Program #9903)

Where is this project happening?

Various Locations Citywide. See Project List.

Are there other CFP projects that impact this project?

- Flood Mitigation and Collection—Storm and Surface Water Section

Description

This program provides funds for specific pre-design and planning efforts associated with the stormwater system construction, including emergency projects. Additional funding is provided under the program for pervious pavement contingency/repair work. Funding for pre-design is not needed at the present time but could be requested in future CFPs.

Project List

Year	Project Description	Cost Estimated
2021-2026	Infrastructure Predesign and Planning. This project provides the means for the Storm and Surface Water utility to contract with consultants for professional services such as soils and geotechnical investigations, hydraulic modeling and computer simulations of the storm network, and project feasibility analyses for capital projects.	\$480,000

Year	Project Description	Cost Estimated
2021, 2026	Drainage Design and Erosion Control Manual updates. This project will update the City's Drainage Design and Erosion Control Manual to be the technical equivalent of the Washington State Department of Ecology's stormwater manual following their update.	\$130,000
2023	Storm and Surface Water Utility Master Plan Update. This project will update the Storm and Surface Water Utility Master Plan.	\$150,000
2021-2022	Cooper Pt & Black Lake Stormwater Conveyance. This project is developing a design to eliminate or reduce flooding at the intersection of Cooper Point Road and Black Lake Boulevard. Timing of construction of the project will be determined after completion of the design work. Funding for the construction is expected to require bonds.	\$210,000
2021	Wiggins Road Roadway and Storm Drainage. This project is helping to develop better drainage alternatives to the existing Wiggins Road Ditch.	\$48,000
2022	Schneider Creek Fish Passage Design. This project will design a fish passage for Schneider Creek under West Bay Drive and will design a sediment trap and collection facility upstream of the fish passage culvert.	\$130,648
2021-2026	Bioretention Hydrologic Performance Study. This project is part of a regional effort to study the performance of bioretention facilities in Western Washington that were designed using the Department of Ecology guidelines. The project is funded by grants.	\$670,000

Why is this project a priority?

New technologies for stormwater management are needed. This program supports applied research in the area of pervious pavement. The work is supported by City policy decisions.

Other potential projects in this program evaluate future projects prior to their appropriation in the annual Capital Facilities Plan to ensure accurate scope of work, cost estimates, and a full evaluation of project alternatives. Initial work on emergencies and other unanticipated needs can be funded at a limited level under this program.

Is there a level of service standard or measurable outcome?

None listed

What Comprehensive Plan goals and policies does this project address?

This program reflects the following goals and policies of the Olympia Comprehensive Plan.

- **Goal Natural Environment 4**

The waters and natural processes of Budd Inlet and other marine waters are protected from degrading impacts and significantly improved through upland and shoreline preservation and restoration.

- **Policy Utilities 3.9**

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

Long Term Needs & Financial Planning

The following table lists future capital projects expected to occur in 7 – 20 years. The projects identified are needed to meet anticipated growth or to replace existing infrastructure that is beyond its useful life.

The scope, costs, and revenue projections are estimates. Timing for these projects may be impacted by the pace of growth and other factors. The projects are listed in the 2019 Stormwater Master Plan and are not in priority order.

7 – 20 Year Future Needs

Description		Cost	Probable Funding
Name of Project	Planning Level Estimate		Grants, Rates, Fees, Bonds
Infrastructure Predesign and Planning		\$1,200,000	Rates
Storm and Surface Water Utility Master Plan Update		\$450,000	Rates
Drainage Design and Erosion Control Manual Updates		\$140,000	Rates

Water Quality Improvements (Program #9027)

Where is this project happening?

Various locations Citywide. See project list.

Are there other CFP projects that impact this project?

Aquatic Habitat Improvement Projects

Description

Continue to improve water quality in Olympia's creeks, wetlands, lakes, and marine environments through projects that treat contaminated stormwater runoff. Projects are identified and prioritized based on Citywide needs. Water quality projects are subject to grant and/or loan funding.

Project List

Year	Project Description	Cost Estimated
2021-2026	Expanded Street Sweeping Program. This project will use grant funding (25 percent match) to purchase and operate a second street sweeper to focus on removing sediment before it enters the City's stormwater conveyance system. The required 25 percent match is expected to be a loan.	\$1,449,568*
2021, 2023	Neighborhood LID. This project will improve water quality and flow control using low impact development (LID) best management practices such as bioretention, in a West Olympia neighborhood in the vicinity of Hays Avenue and Rogers Street.	\$546,000*
2021-2023	Brawne Avenue Basin Water Quality Retrofit. This project will design and construct a stormwater treatment facility for currently untreated runoff discharged to Budd Inlet from the West Olympia neighborhood that drains to the Brawne Avenue storm system.	\$470,000*
2024	Fones Road Swale Water Quality Retrofit – This project will improve an existing ditch that flows along the Woodland Trail, from Fones Road to I-5. The work would improve bioretention and water quality filtration.	\$200,000*

Year	Project Description	Cost Estimated
2025-2026	Capitol Way Water Quality Retrofit. The project would construct a water quality treatment facility to treat runoff from an area roughly bounded by Capitol Way, Adams Street, 7th Avenue, and Union Avenue. The drainage basin is tributary to Capitol Lake and comprises approximately 20 fully developed acres.	\$672,000*
2025-2026	Martin Way at Mary Elder Water Quality Retrofit . The project would construct water quality facilities providing treatment of stormwater runoff on Martin Way from Mary Elder Road to Sleater-Kinney Road. Martin Way is an arterial roadway located in a High-Density Corridor zone. Polluted street runoff from over eight acres of street right-of-way currently flows untreated to Woodard Creek just west of Mary Elder Road.	\$840,000*

2024-2025	Corky Avenue Water Quality Retrofit – This project will construct a water quality retrofit on the storm conveyance system in the vicinity of the round-about at the Farmers Market. This will improve water quality at the outfall to Budd Inlet at Corky Avenue.	\$500,000*
2026	East Bay Drive Water Quality Retrofit	\$650,000*
* These projects, if qualified, will be 75% funded with available stormwater grants and loans.		

Why is this project a priority?

Managing water quality problems associated with stormwater runoff is a primary responsibility of the Storm and Surface Water Utility. Increasingly stringent Federal and State requirements (e.g., National Pollutant Discharge Elimination System) necessitate increased efforts to manage water quality. Street sweeping is a cost-effective strategy for reducing the amount of sediment in treatment facilities and catch basins and the amount of pollution in local streams and Budd Inlet.

Is there a level of service standard or measurable outcome?

None Listed.

What Comprehensive Plan goals and policies does this project address?

This CFP reflects the goals and policies of the Olympia Comprehensive Plan.

- **Goal Natural Environment 4**
The waters and natural processes of Budd Inlet and other marine waters are protected from degrading impacts and significantly improved through upland and shoreline preservation and restoration.
- **Goal Natural Environment 5**
Ground and surface waters are protected from land uses and activities that harm water quality and quantity.
 - **Policy Natural Environment 5.3**
Retrofit existing infrastructure for stormwater treatment in areas with little or no treatment.

Long Term Needs & Financial Planning

The following table lists future capital projects expected to occur in 7 – 20 years. The projects identified are needed to meet anticipated growth or to replace existing infrastructure that is beyond its useful life.

The scope, costs, and revenue projections are estimates. Timing for these projects may be impacted by the pace of growth and other factors. The projects are listed in the 2019 Stormwater Master Plan and are not in priority order.

7 – 20 Year Future Needs

Description	Cost	Probable Funding
Name of Project	Planning Level Estimate	Grants, Rates, Fees, Bonds
Evergreen Park Drive Treatment Facility	\$800,000	Grants, Rates
Plum Street Water Quality Retrofit	\$580,000	Grants, Rates
South Capitol Combined Sewer/Storm Separation with LID	\$800,000	Grants, Rates
Downtown Outfall Consolidation	\$900,000	Grants, Rates
Arterial Roadway Retrofit	\$1,500,000	Grants, Rates
Description	Cost	Probable Funding
4 th Avenue West Water Quality Retrofit	\$600,000	Grants, Rates
West Bay Drive Water Quality Retrofit (West Bay #17)	\$3,081,000	Grants, Rates
Garfield Creek Water Quality Retrofit (West Bay #13 & #14)	\$1,890,000	Grants, Rates
Giles Facility Upgrade (West Bay #18)	\$1,176,000	Grants, Rates
Union Avenue at Plum Street Water Quality Retrofit	\$800,000	Grants, Rates



Henderson Inlet Watershed Fecal Coliform Bacteria Water Quality Improvement Project

Fecal coliform bacteria sampling continues in accordance with the requirements of the NPDES Permit, Appendix 2. In January 2020, the Cities of Lacey and Olympia updated and submitted their Henderson Inlet Coordinated Sampling Plan to the Washington Department of Ecology.

Below are the City of Olympia's wet season sampling results:

- **January 6th**

POC (IDN 2327)	291 CFU/100 mL
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- **October 13th**

POC (IDN 2327)	TNTC ~2170 CFU/100 mL
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Even though the sampling results were below the 5,000 CFU/100mL threshold requiring further sampling in the coordinated monitoring plan, these results were concerning enough for Lacey and Olympia staff to sample further. The below set of results showed no indications of a potential cross-connection.

- **December 21st**

POC (IDN 2327)	85 CFU/100 mL
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(IDN 693)	91 CFU/100 mL
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(IDN 2329)	98 CFU/100 mL
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(IDN 2330)	28 CFU/100 mL
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Sampling did not exceed the threshold for wet weather criteria as identified in the Henderson TMDL – Coordinated Sampling Plan (November 6, 2013; Revised January 29, 2016; 2nd Revision December 30, 2019), and the Illicit Connection and Illicit Discharge Field Screening and Source Tracing Guidance Manual (Ecology, May 7, 2013). Implementation of sampling efforts will continue during reporting year 2021, pursuant to the Henderson Inlet TMDL – Coordinated Sampling Plan.

Deschutes River Watershed

Required to report on temperature reduction measures in the watershed.

<i>Summary</i>		
Native Plants by Watershed (WRIA 13)		
<i>Installed 2018-2020</i>		
	Trees	Understory
Deschutes/Capitol Lake	544	1097
Budd	1506	3567
Eld	1724	1993
Henderson	228	267
<i>Total</i>	<i>4002</i>	<i>6924</i>
Native Plants by Basin		
<i>Installed 2018-2020</i>		
	Trees	Understory
Capitol Lake	25	75
Chambers	208	222
Green Cove	1724	1993
Indian	202	505
Mission	1259	2942
Percival	311	800
West Bay	45	120
Woodard	228	267
<i>Total</i>	<i>4002</i>	<i>6924</i>