

4.0 CAPITAL IMPROVEMENT PROGRAM AND MAINTENANCE PROGRAMS

This chapter summarizes Lacey's stormwater Capital Improvement Program (CIP) and Maintenance Programs. The purpose of the stormwater CIP and Maintenance Programs is to define capital and maintenance projects that make progress towards Lacey's long-term goals related to the following program elements of the SWMP:





Flood Reduction



Surface Water Quality Improvement



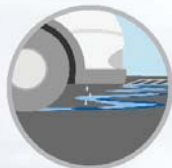
Groundwater Protection and Recharge



Habitat Improvement



Public Participation (Education, Outreach, and Involvement)



Pollutant Source Control



Infrastructure Operations and Maintenance



Development Practices



Stormwater Planning, Administration, and Funding

4.1 Capital Improvement Program

Lacey maintains and regularly updates a list of needed stormwater capital projects. The following section describes the process used to identify stormwater problems and develop and prioritize solutions. A map of stormwater CIP projects is included.

4.1.1 Problem Identification and Solution Development

The stormwater capital projects from the 2020 Stormwater Comprehensive Plan (Lacey 2020) were updated using input from Lacey staff on completed projects and new problems. Problems were evaluated using desktop methods and field evaluation to assess site-specific opportunities and constraints. New project concepts were developed using desktop methods and an estimated cost was defined for each project. Each project was also assigned a unique identification number (#). The identification number was assigned based on the order in which the problem was identified and does not relate to project priority. A summary of the stormwater capital projects is included in Table 4-1 and shown in Figure 2-9.

However, there are some known issues that are not being addressed by the stormwater capital projects due to lack of public support, political barriers, or coordination with other projects with uncertain timing. These problems are expected to persist and potentially worsen during the planning period. These issues are briefly summarized below:

- Nuisance flooding caused by ditches that have been filled in by adjacent property owners.
- Corrosion of the Hicks-Pattison culvert just outside the city limits
- Future collaboration with Washington State Department of Transportation (WSDOT) to upsize the College Regional Storm Facility outfall pipe under I-5
- Infiltration and flooding issues near Homann Park and Sierra Court SE
- Conveyance capacity issues on Midway Drive NE
- Conveyance access issues on 5th Court SE & 5th Way
- Lack of drainage infrastructure along Alder Street, Gemini Street, and White Fir Drive NE

Table 4-1. Stormwater Capital Projects.

#	Project Name	Cost Estimate (2026)	Goals Addressed (By Priority)
13-12	Pattison Lake Drive SE Conveyance Improvements	\$2,800,000	Flood Reduction
13-17	Stormwater Lift Station 01 Improvements (SW LS-01)	\$1,700,000	Infrastructure Operations and Maintenance, Surface Water Quality Improvement
13-9	Clearbrook Drainage System	\$5,600,000	Flood Reduction, Groundwater Protection and Recharge, Surface Water Quality Improvement
25-11	Pattison Lake Drive SE Conveyance Improvements	\$160,000	Flood Reduction
25-12	Stormwater Lift Station 01 Improvements (SW LS-01)	\$2,300,000	Infrastructure Operations and Maintenance
25-13	Woodland Creek at Martin Way Stormwater Improvements Study	\$280,000	Surface Water Quality Improvement
25-2	Ruddell & 32nd Facility Retrofit	\$12,000,000	Surface Water Quality Improvement, Infrastructure Operations and Maintenance
25-21	Glen Mary Drive Stormwater Improvements	\$320,000	Flood Reduction, Surface Water Quality Improvement
25-3	28th Court NE Pond Rehabilitation	\$1,200,000	Surface Water Quality Improvement
25-5	Hawks Ridge Neighborhood Drywell Repair	\$4,200,000	Flood Reduction, Surface Water Quality Improvement, Groundwater Protection and Recharge
25-6	Wedgewood Manor – Clearwater Court Flood Reduction	\$340,000	Flood Reduction, Surface Water Quality Improvement, Groundwater Protection and Recharge
25-9	Lacey Street Stormwater Improvements	\$4,500,000	Flood Reduction, Surface Water Quality Improvement
25-X1	Stormwater Design Manual Update	\$200,000	Comprehensive Planning, Administration, and Funding; Development Practices
25-X2	Stormwater Strategic Plan Update	\$350,000	Comprehensive Planning, Administration, and Funding

Refer to Appendix E for more detailed information on stormwater capital project design development.

Figure 4-1. Stormwater CIPs in the City of Lacey.

Woodard
Creek

Woodland
Creek

Fox
Creek

Eagle
Creek

Nisqually
Reach

25-3

McAllister
Creek

25-13

25-12

25-5

Long's
Pond

25-9

Lois
Lake

25-21

13-9

13-17

Little
McAlliste
Creek

Chambers
Lake

13-12

Hicks
Lake

25-2

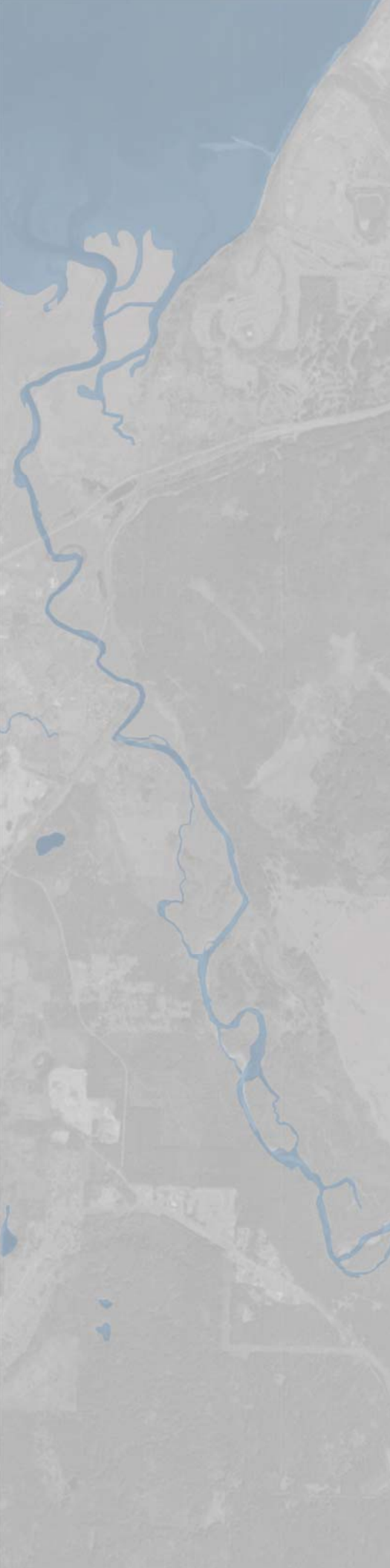
Long
Lake

Chambers
Creek

25-6

25-11

Pattison
Lake



13-9 Clearbrook Drainage System

13-12 Belair-Impala Stormwater Improvements

13-17 Shady Lane Treatment Facility Improvements

25-11 Pattison Lake Drive SE Conveyance Improvements

25-12 Stormwater Lift Station 01 Improvements (SW LS-01)

25-13 Woodland Creek at Martin Way Stormwater Improvements Study

25-2 Ruddell & 32nd Facility Retrofit

25-21 Glen Mary Drive Stormwater Improvements

25-3 28th Court NE Pond Rehabilitation

25-5 Hawks Ridge Neighborhood Drywell Repair

25-6 Wedgewood Manor - Clearwater Court Flood Reduction

25-9 Lacey Street Stormwater Improvements

4.1.2 Capital Improvement Program Project Prioritization

The stormwater capital projects in Table 4-1 were prioritized using Lacey Public Works Department's Project Request and Rating Form. The Project Request and Rating Form includes two steps:

1. **Project Request Form.** A project requester fills out the Project Request Form and submits it for supervisor approval. and
2. **Project Scoring Rubric.** A project requester fills out the Project Request Form and submits it for supervisor approval. If the Project Request Form is approved, the supervisor and engineer, with input from the project requester, fill out the Project Scoring Rubric.

The Project Scoring Rubric evaluates Public Works capital projects based on five categories and associated goals:

1. **Capacity Impact:** Ensure Lacey's utility systems have sufficient/sustainable capacity for existing and future customers.
2. **Functional and Reliable Infrastructure:** Ensure Lacey has functional, efficient, infrastructure operating as needed, without excessive maintenance.
3. **Public Health/Safety/Regulatory:** Ensure Lacey systems and infrastructure prioritizes safety and meets regulatory requirements.
4. **Operations and Maintenance Capital and Revenue Impacts (\$\$):** Ensure Lacey is being a good steward of public funds.
5. **Scheduling:** Ensure Lacey is prepared for the future through delivering projects in an efficient and coordinated manner.

The supervisor and engineer each provide a score for each category, which are then combined into a total score. A Public Works manager must then approve the completed form.

The stormwater capital projects were assigned a total score based on the Project Scoring Rubric in February 2026. The total scores were then used to develop a stormwater capital project implementation schedule. This implementation schedule emphasizes early completion of the projects providing the greatest benefit (refer to Chapter 5, Plan Implementation, for the implementation schedule).



Infiltration Gallery

4.2 Maintenance Programs

Lacey is required to perform inspections and maintenance of stormwater assets in accordance with the Phase II Permit. Ongoing inspection and maintenance requirements included in the Operations and Maintenance section of the 2024-2029 Phase II Permit are summarized below:

- Inspection and maintenance of Lacey-owned and operated stormwater BMP/facilities and catch basins
- Inspection of privately-owned stormwater BMPs/facilities
- Inspection of all heavy equipment maintenance or storage yards and material storage facilities owned or operated by the City that have a Stormwater Pollution Prevention Plan (SWPPP)

However, the Phase II Permit does not cover all maintenance that is needed for Lacey's stormwater system. Without a more proactive approach, stormwater assets are more likely to deteriorate over time and lead to failure. Asset failure can result in more complicated and expensive repairs for Lacey staff to manage in addition to regular job responsibilities.

To address this gap and maximize the longevity of the stormwater system, Lacey has developed ongoing maintenance programs. These maintenance programs will allow Lacey to perform proactive inspections, preventative maintenance, and early intervention for failing stormwater assets. More information about these maintenance programs is included in Table 4-2 and Appendix F.

Table 4-2. Maintenance Programs.

#	Maintenance Programs	Cost Estimate (2026)	Goals Addressed (By Priority)
25-MP1	Private Facility Maintenance Program for Major Maintenance Projects ^a	\$0 ^a	Infrastructure Operations and Maintenance
25-MP2	Catch Basin Grouting Program	\$600,000	Infrastructure Operations and Maintenance
25-MP3	Ditch and Culvert Maintenance Program	\$500,000	Infrastructure Operations and Maintenance, Flood Reduction
25-MP4	Stormwater Conveyance Condition Assessment and Rehabilitation/Replacement Program	\$4,800,000	Infrastructure Operations and Maintenance, Flood Reduction
25-MP5	Pond Maintenance Program ^a	\$0	Infrastructure Operations and Maintenance, Surface Water Quality Improvement

^a This program is currently ongoing and is not anticipated to require additional outside funding support at the time of publication. Additional outside funding will be reevaluated as the program progresses and new information becomes available.