

Comp Plan Goal GL8

- Public process with digital analysis
- Views from **PUBLIC observation points to landmark views:**
 - Mt Rainier
 - Puget Sound
 - Olympic Mts
 - Capitol Dome
 - Black Hills/Capitol Forest



Photo: Nancy Partlow

Scope of Work

- Determine up to 10 views for analysis
- Conduct analysis via 3D modeling.
- Relate to economic, housing, and urban design goals.
- Recommend updates to view protection standards



Photo: Nancy Partlow

Downtown Views

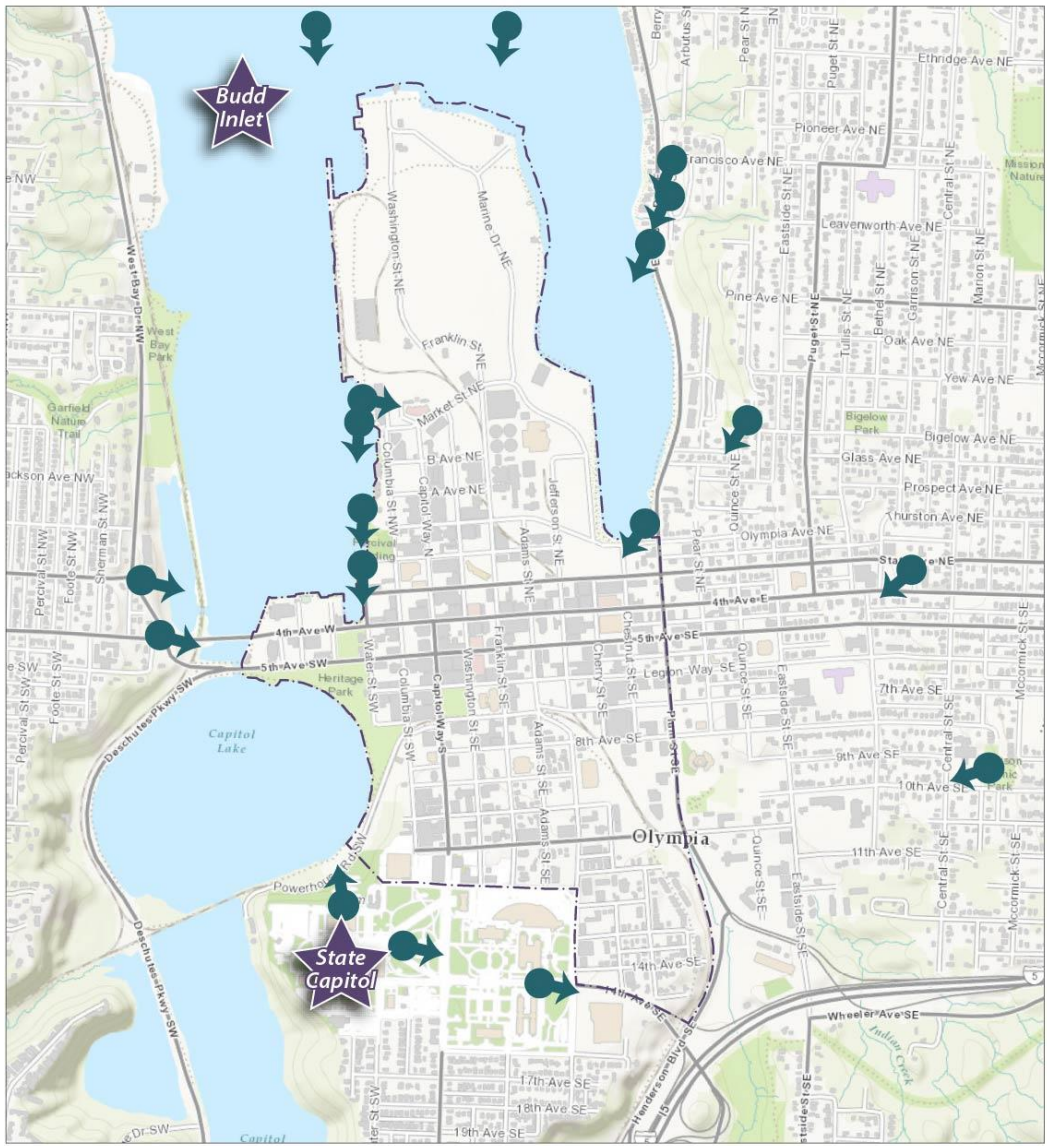
- Looked at almost 50 potential views
- 27 views unlikely to be blocked
- 10 recommended for further analysis



From Park of the 7 Oars

Context of Viewshed Analysis

EXISTING VIEWS



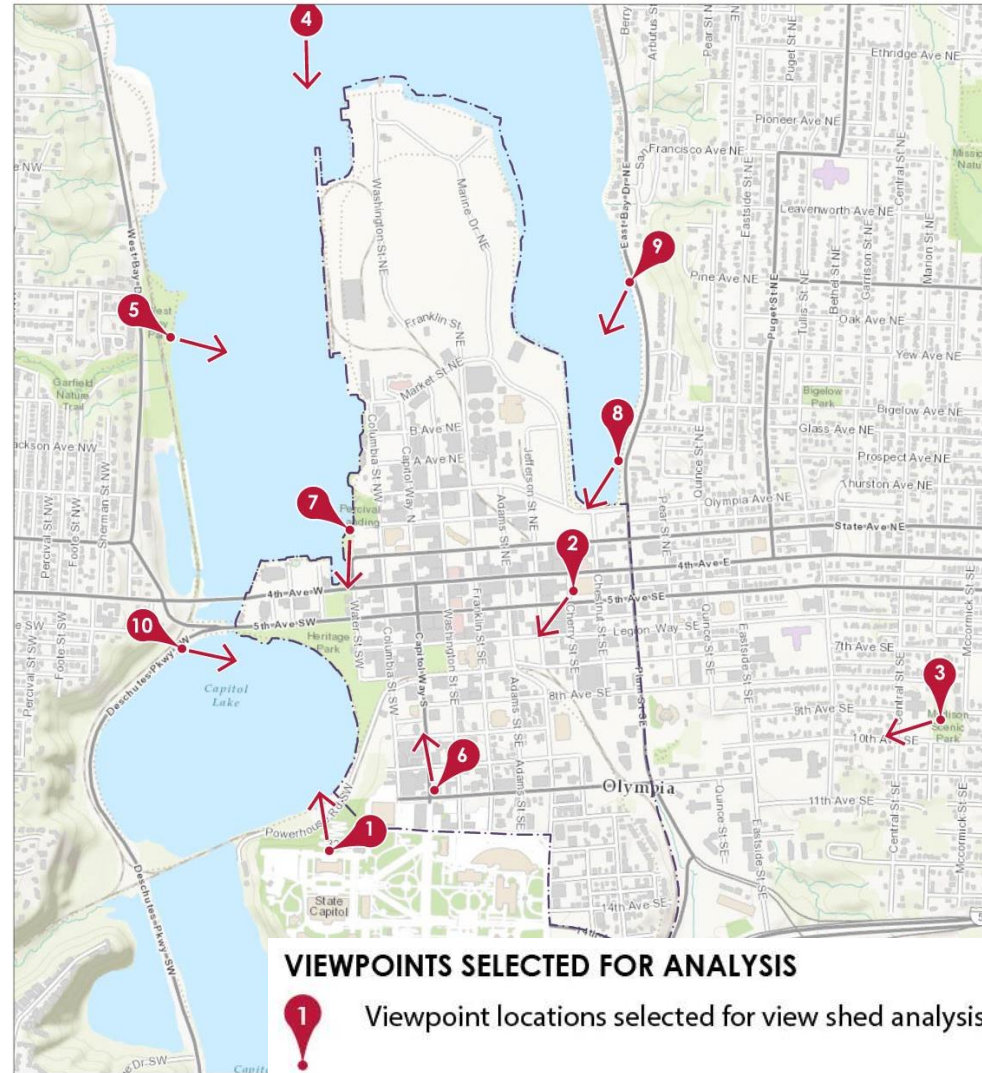
MAXIMUM POTENTIAL DOWNTOWN DEVELOPMENT UNDER CURRENT ZONING WOULD:

● Not block the view

Note: Only views that pass through the downtown study area are included on this map. For example, views from Percival Landing to Budd Inlet are not included as there is no potential downtown development between the viewpoint and landmark.

Views selected for analysis

Public Observation Point		Landmark View
FROM	TO	
1	State Capitol Campus Promontory	Budd Inlet
2	Cherry Street	Capitol Dome
3	Madison Scenic Park	Capitol Dome, Black Hills
4	Puget Sound Navigation Channel	Capitol Dome and/or Mt. Rainer
5	West Bay Park Lookout	Mt. Rainier
6	Capitol Way & Union Ave	Olympic Mountains
7	Percival Landing	Capitol Dome
8	East Bay LOOKOUT	Capitol Dome
9	East Bay OVERLOOK	Capitol Dome
10	Deschutes Parkway	Mt. Rainier



VIEWPOINTS SELECTED FOR ANALYSIS

1 Viewpoint locations selected for view shed analysis

→ View direction

View Analysis

- Could the view be affected under current zoning?
- If so, what would it take to preserve it?
- How important is this view to the public?
- Since actions taken to protect views may have tradeoffs, potentially limiting future housing and business opportunities ...
- **How should we balance multiple priorities?**

Views Analysis

- Moderate Action Recommended -

The following images of 3 views for which action is recommended in the DTS depict:

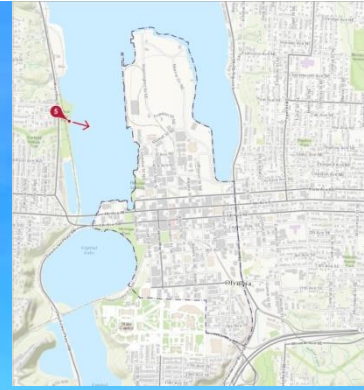
- The existing view
- Illustration of the maximum massing possible under current zoning (in yellow/pink.) Massing represents a maximum scenario, and not conceptual design.
- Blocks that if developed under current maximum massing would significantly or partially block view

West Bay Park to Mt Rainier



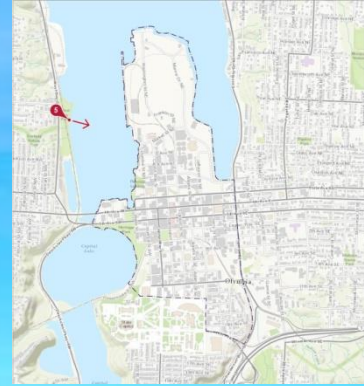
West Bay to Rainier

Current zoning + 2-story bonus

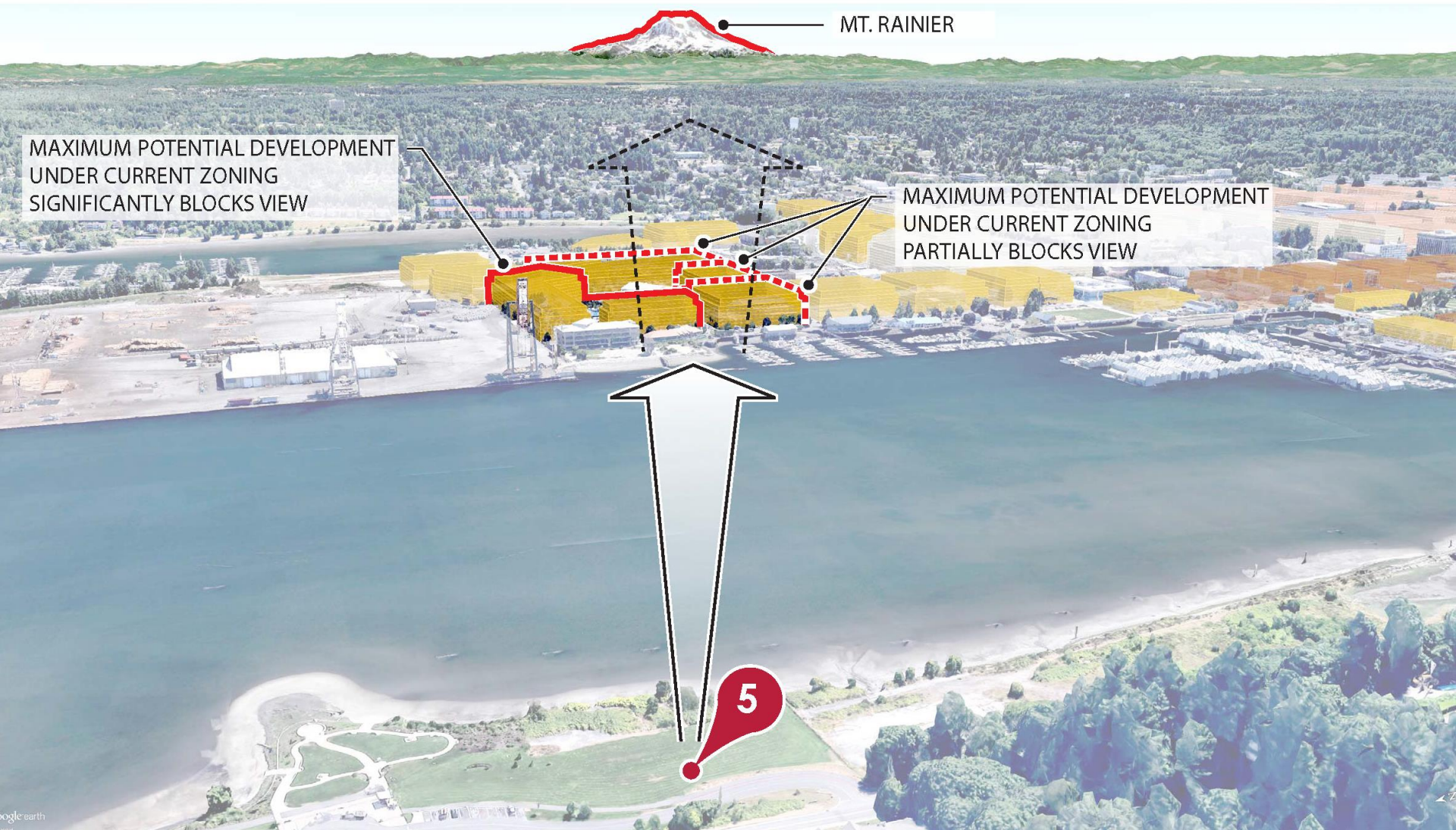


West Bay to Rainier

Current zoning without 2 story height bonus



5 Existing Zoning – Aerial View



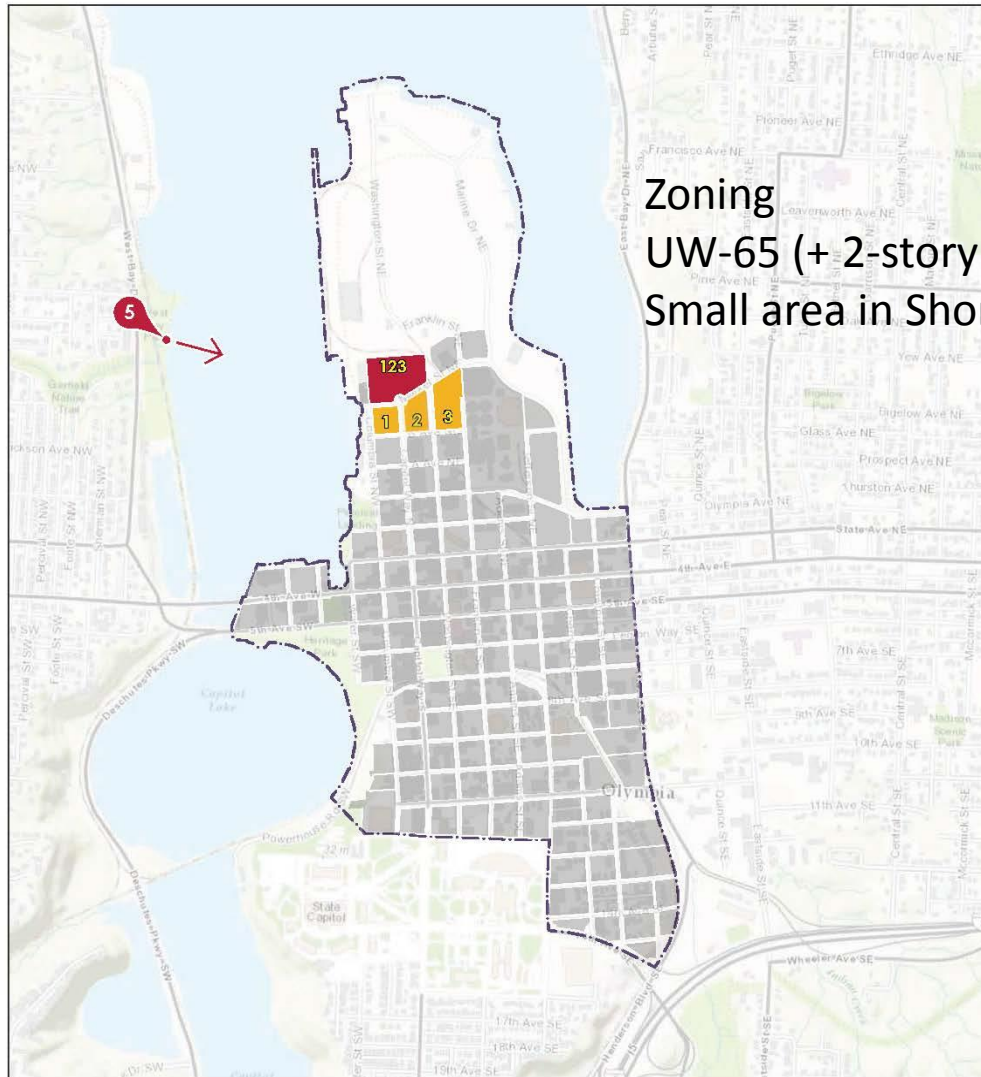
MT. RAINIER

MAXIMUM POTENTIAL DEVELOPMENT UNDER CURRENT ZONING SIGNIFICANTLY BLOCKS VIEW

MAXIMUM POTENTIAL DEVELOPMENT UNDER CURRENT ZONING PARTIALLY BLOCKS VIEW

5

VIEWPOINT VIEWSHED PROTECTION ANALYSIS



Zoning
UW-65 (+ 2-story residential)
Small area in Shoreline Budd 5A 35'

VIEWPOINT 5 - WEST BAY PARK TO MT. RAINIER

■ Blocks with significant blockage of view: #123

■ Blocks with partial blockage of view: #1, #2, #3

View direction: East, Southeast toward Mt. Rainier

West Bay Park to Rainier

BUDD-5B

BUDD-5C

Franklin St

Capitol Way
Market St
Corky Ave

Washington St

BUDE SA

B Ave

A Ave

Franklin St



50m
200ft



Deschutes Parkway to Rainier

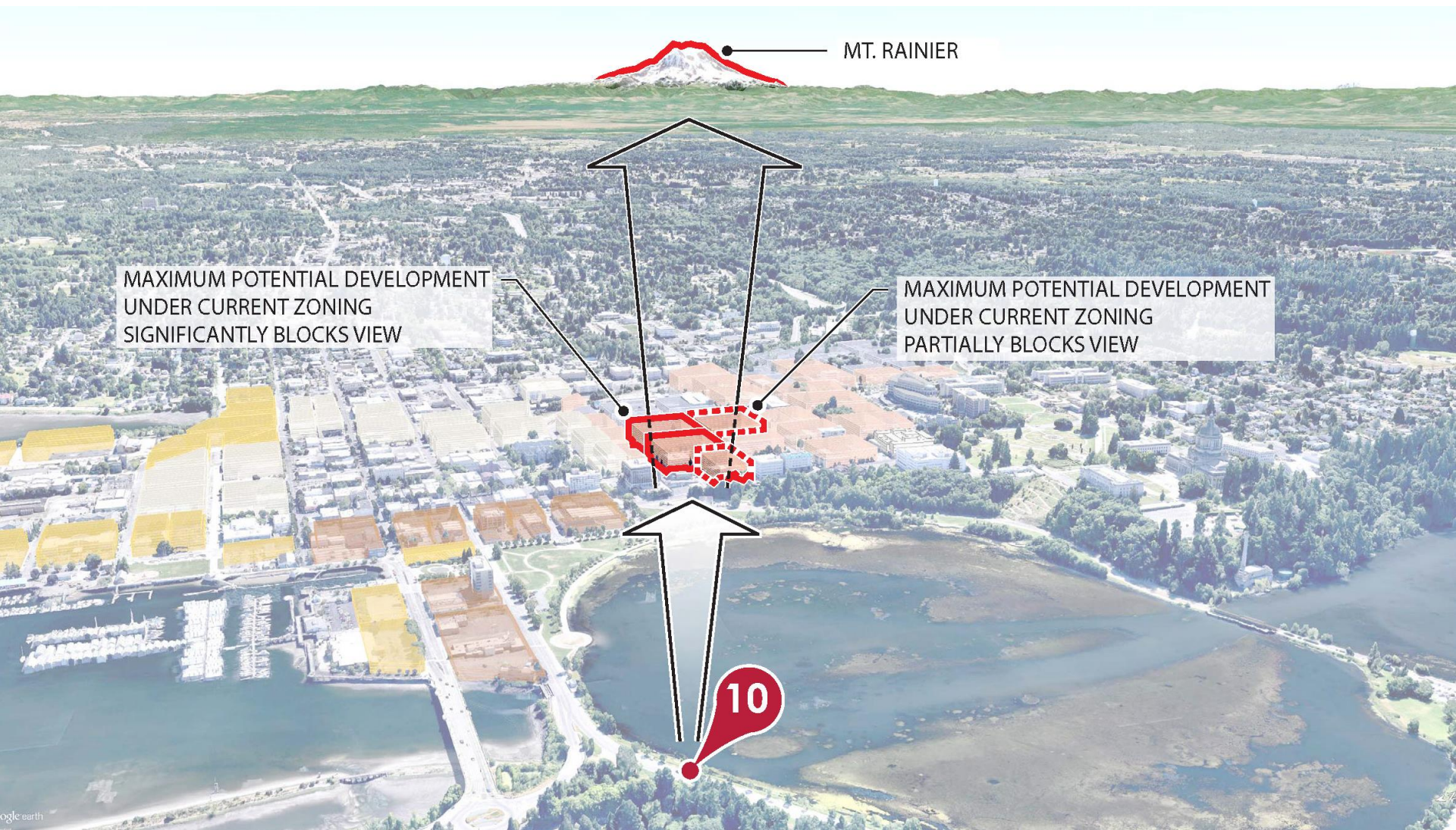


Credit: Nancy Partlow

Deschutes Parkway to Rainier



10 Existing Zoning – Aerial View



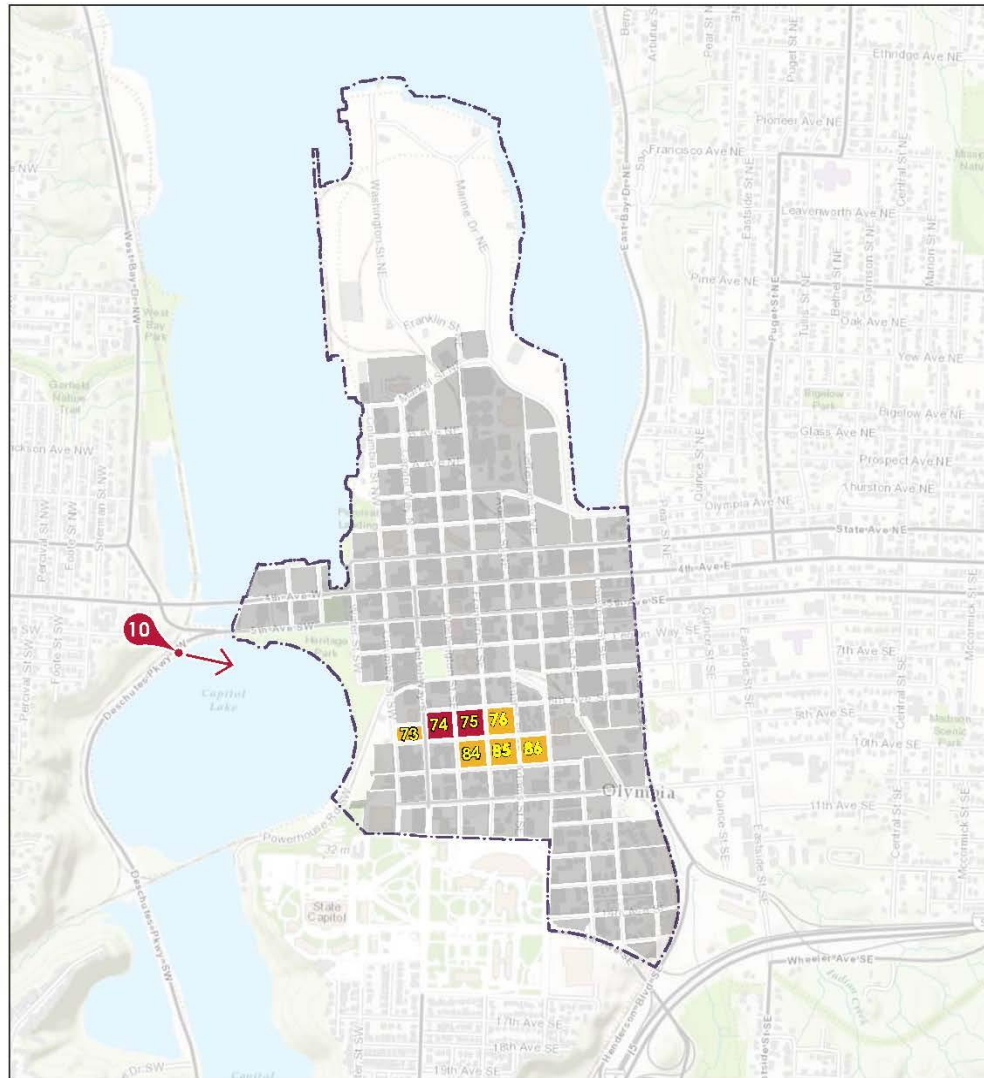
MT. RAINIER

MAXIMUM POTENTIAL DEVELOPMENT UNDER CURRENT ZONING SIGNIFICANTLY BLOCKS VIEW

MAXIMUM POTENTIAL DEVELOPMENT UNDER CURRENT ZONING PARTIALLY BLOCKS VIEW

10

VIEWPOINT VIEWSHED PROTECTION ANALYSIS



Zoning

DB (blocks #73-75 & 84)

UR (blocks #76, 85-86)

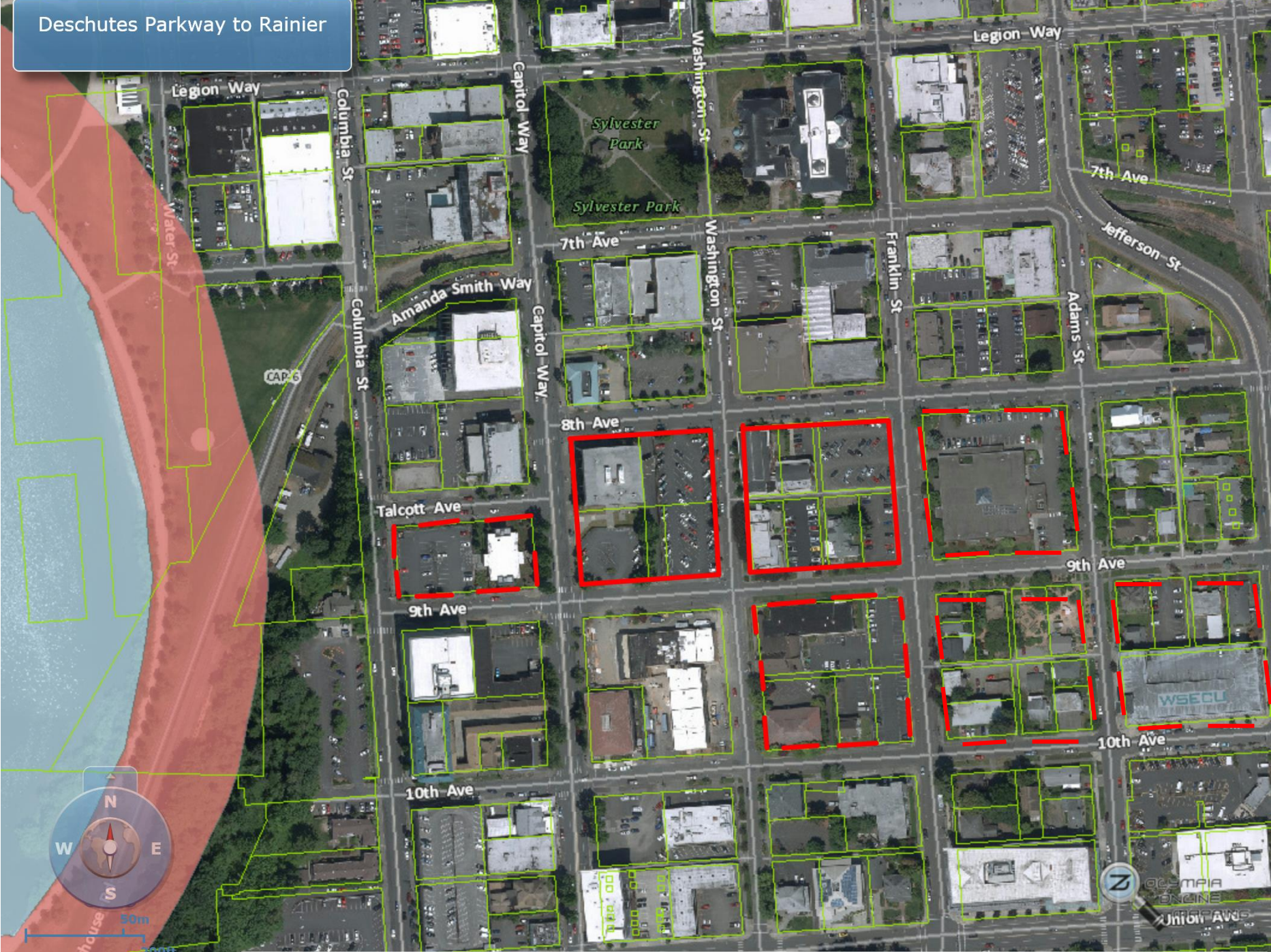
But heights directed by
Capitol Heights District
(75'-80')

VIEWPOINT 10 - DESCHUTES PARKWAY TO MT. RAINIER

- Blocks with significant blockage of view: #74, #75
- Blocks with partial blockage of view: #73, #76, #84, #85, #86

View direction: East toward Mt. Rainier

Deschutes Parkway to Rainier



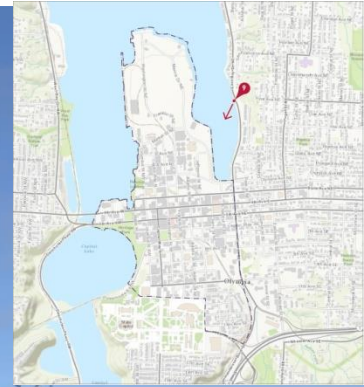
The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

East Bay Overlook to Dome



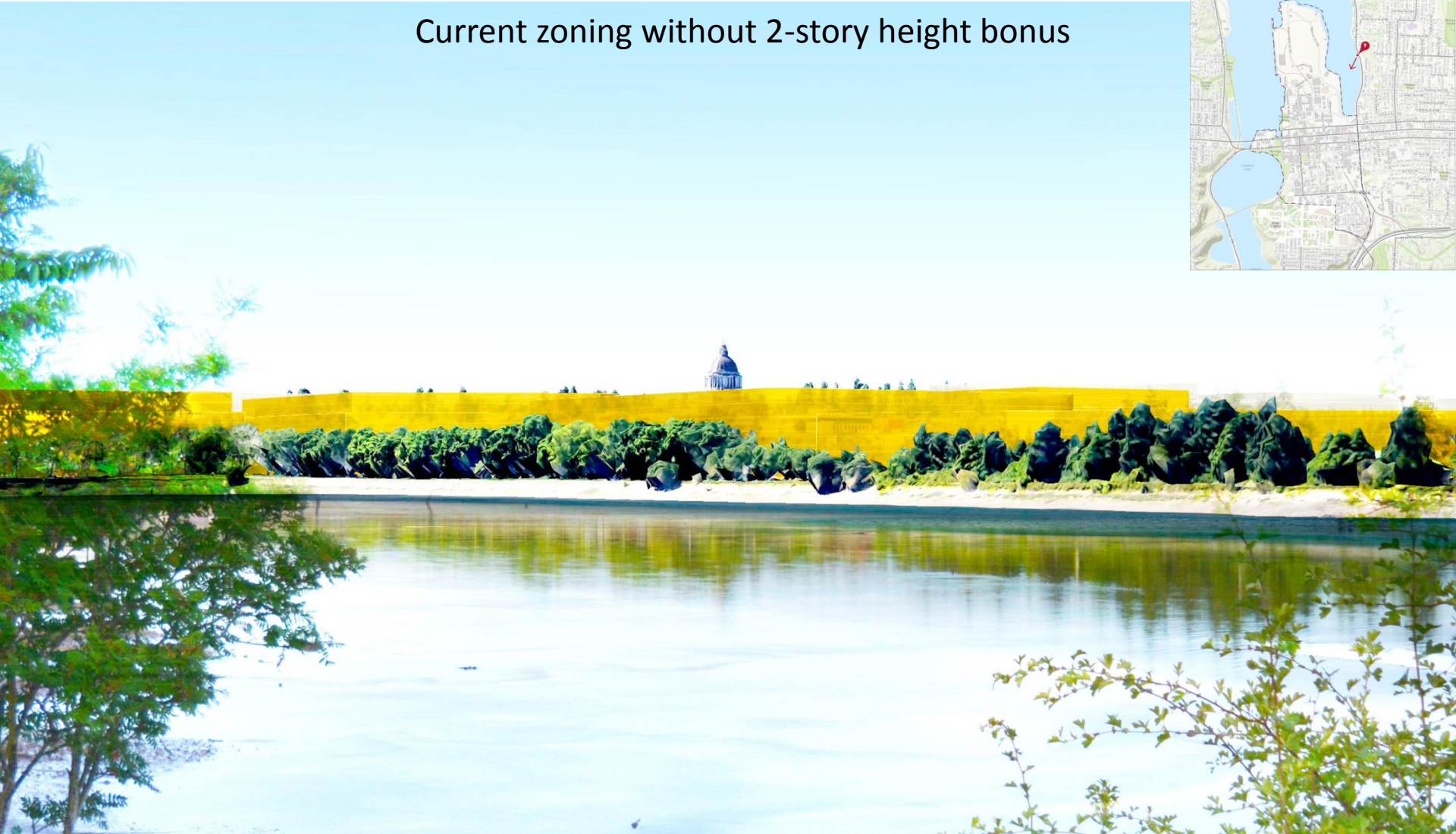
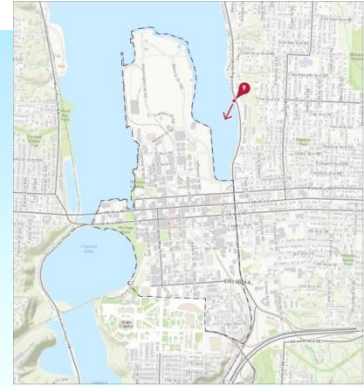
East Bay Overlook to Dome

Current zoning + 2-story bonus

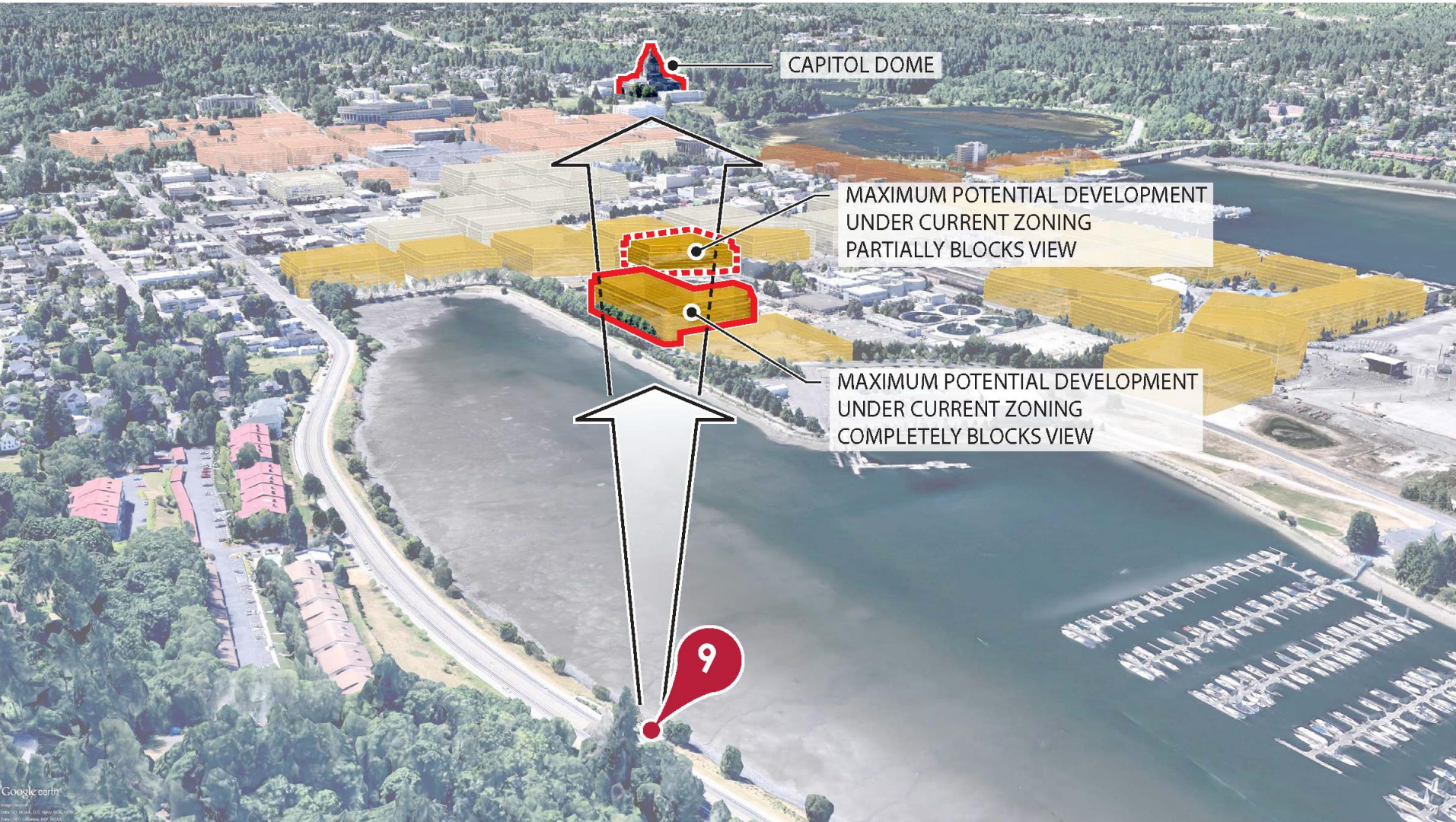


East Bay Overlook to Dome

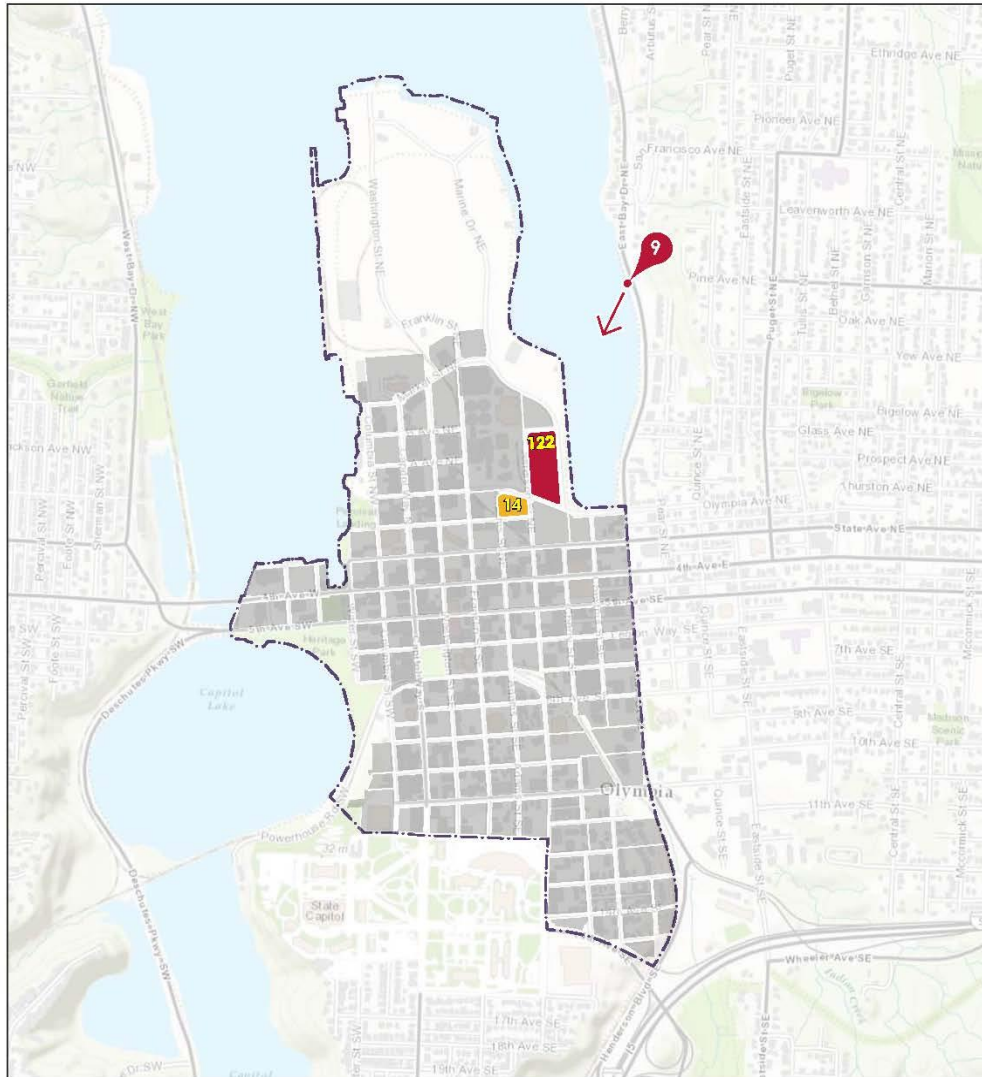
Current zoning without 2-story height bonus



9 Existing Zoning – Aerial View



VIEWPOINT VIEWSHED PROTECTION ANALYSIS



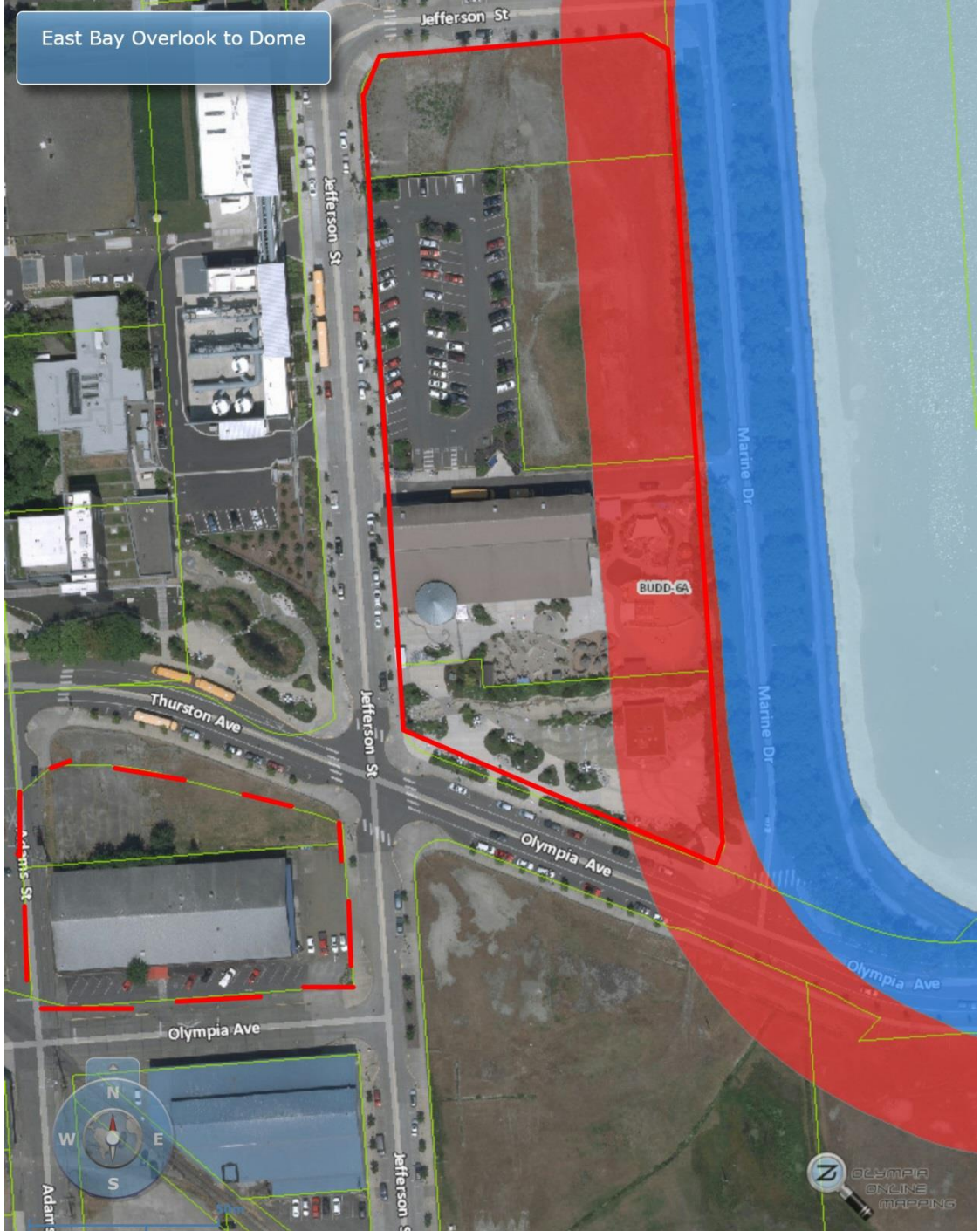
Zoning
UW-65 (+ 2-story residential)
Some area in Shoreline Budd 6A (65')

VIEWPOINT 9 - EAST BAY OVERLOOK TO CAPITOL DOME

- Blocks with significant blockage of view: #122
- Blocks with partial blockage of view: #14

View direction: Southwest toward Capitol Dome

East Bay Overlook to Dome



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on record information and aerial photos only. It is recommended the recipient verify all information presented. This use of this data for purposes other than those for which it was created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept nor assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.