



# Preliminary Comprehensive Plan Amendment

## OFFICIAL USE ONLY

Case #: \_\_\_\_\_ Master File #: \_\_\_\_\_ Date: \_\_\_\_\_  
Received By: \_\_\_\_\_ Related Cases: \_\_\_\_\_ Project Planner: \_\_\_\_\_

**Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)**

(Attach separate sheets if necessary)

This preliminary application may be submitted at any time. Each year the City Council establishes a schedule for review of Comprehensive Plan amendments proposed by the public and City staff. Once established, this schedule is posted on the City website. If you would like the City of Olympia to consider a specific amendment of its Comprehensive Plan, please complete this form and submit it as described below and with any other attachments or maps. You will be notified when the next review schedule has been established.

Note that there is no charge for submitting a preliminary application. If the Council decides the City should consider your proposal, then payment of a \$240 fee will be required. Additional fees will be charged if a development (zoning) code or map amendment is associated with the proposed Plan amendment. (All fees are subject to change without notice.)

Applications shall be submitted in person at City Hall or submitted via email to Joyce Phillips at [jphillip@ci.olympia.wa.us](mailto:jphillip@ci.olympia.wa.us).

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Project Name: Memorialize Downtown Views

Project Address: N/A - downtown-wide policy text amendment

Assessor's Parcel Number(s): N/A

Legal Description(s): N/A

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**NAME OF APPLICANT:** City of Olympia Community Planning & Development c/o Amy Buckler

Mailing Address: 601 4<sup>th</sup> Ave E, Olympia WA 98502

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E-mail Address: abuckler@ci.olympia.wa.us

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**NAME OF OWNER(S)** N/A

Mailing Address: \_\_\_\_\_

Area Code and Phone #: \_\_\_\_\_

Email Address: \_\_\_\_\_

**NAME OF AUTHORIZED REPRESENTATIVE** (if different from above) \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Area Code and Phone #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**A. Type of proposed amendment**

- ☒ Comprehensive Plan Text Amendment  
Comprehensive Plan Map Amendment  
☐ Development Code (Zoning) Text Amendment  
☐ Zoning Map Amendment (Rezone)

**B. Project Description, including size of property involved:** \_\_\_\_\_ Action D.1 of Olympia's Downtown Strategy guides the City to memorialize the list of important landmark views from public places in or through downtown in the Comprehensive Plan. Supporting documentation is attached.

Views listed will be existing downtown views (i.e., where the observation point is in downtown, or the view looks through downtown) and will consist only of such views identified in the Downtown Strategy process.

Zoning: N/A \_\_\_\_\_

Shoreline Designation (if applicable): \_\_\_\_\_

Special Areas on or near Site (show areas on site plan):

- |   |  |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____  |  |
| <input type="checkbox"/> Lake or Pond (name): _____     |  |
| <input type="checkbox"/> Swamp/Bog/Wetland              | <input type="checkbox"/> Historic Site or Structure            |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Scenic Vistas                  | <input type="checkbox"/> None                                  |

Water Supply (name of utility if applicable): \_\_\_\_\_

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Sewage Disposal (name of utility if applicable): \_\_\_\_\_

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Access (name of street(s) from which access will be gained): \_\_\_\_\_

**C. What issue is addressed or problem solved by the proposed amendment?** This Comprehensive Plan policy amendment will help guide future actions related to view protection. Memorializing landmark views that were identified as important during the Downtown Strategy in the Comp Plan will guide that these views should continue to be preserved.

**D. Proposed map amendment (if any)**

If any associated map amendments are proposed, please list which map and describe the purpose.  
No maps need to be edited.

**E. Please describe the specific proposed map designation change(s) and related information.**

N/A – see above

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):			
Zoning or other Development Code Map(s):			

**F. Submit the following** with the specific site highlighted on the following maps or excerpts and a list of tax parcel numbers for all of the properties directly affected by the proposed map amendment(s):

N/A

- Comprehensive Plan Future Land Use Map
- Zoning Map
- Other relevant maps: see attached page 6. Additional sites from 8-9 may be included

**G. Other information (please feel free to attach any additional information)**

- If a text amendment is proposed, please describe the proposed Comprehensive Plan amendment and provide any specific proposed wording. Please be as specific as possible regarding any text to be deleted, added, etc.  
See attached – highlighted text on page 1. We will add a table that lists important landmark views from public observation points. This might be inserted under goal #8 of the Comprehensive Plan or in the appendix at the end of the Land Use chapter.
- Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.  
Most of the views identified in the Downtown Strategy process are already protected as the community has taken steps to preserve them through public ownership of the shoreline, or through the zoning/development code or Shoreline Master Program. The Downtown Strategy also guides the City to update the design guidelines and zoning code to preserve three additional views, and these code amendments will take place in early 2018.
- Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain.  
None.

**Note:** City staff may contact you for additional information or clarification of your proposal.

I affirm that all answers, statements, and information submitted with this request are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this request. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this request.

**Print Name**

**Signature(s)**

**Date**

Amy Buckler

Amy Buckler

11-7-17

## D.7 Implement view protection objectives by memorializing designated views in the Comprehensive Plan, updating view protection standards, and taking moderate action to protect views of concern.

### Timeframe

Update design guidelines in 2017

Update Comprehensive Plan in 2018

### Lead

Community Planning and Development

### Partners and Participants

- Same as D.1
- Property owners for any regulatory action

### Description and Intent

The views analysis and associated public feedback identified significant public views, some of which may need additional protection measures for their preservation. The City will update the Comprehensive Plan to memorialize the following landmark views:

- State Capitol Campus Promontory to Budd Inlet
- Madison Scenic Park to Capitol Dome/Black Hills
- Puget Sound Navigation Channel to Capitol Dome
- West Bay Park to Mount Rainier
- Percival Landing to Capitol Dome
- East Bay Overlook to Capitol Dome
- Deschutes Parkway to Mount Rainier
- Views identified early in the process that were unlikely to be blocked (list to be confirmed as part of the Comprehensive Plan update (see Appendix D.2))

Of these, a few require additional measures as current zoning allows development that could potentially impact the view. These views and their associated actions are as follows:

- **West Bay Park to Mount Rainier:** Eliminate the 2-story bonus option and emphasize tower separation and roofline modulation in the design guidelines;
- **East Bay Overlook to Capitol Dome:** Eliminate the 2-story bonus option and emphasize tower separation and roofline modulation in design guideline;
- **Deschutes Parkway to Mount Rainier:** Analyze further to determine appropriate “moderate” measures to protect or frame this view. Options include: 1) implementing a view corridor where required separation between buildings, setbacks, and upper story step backs preserve and/or frame the view and/or 2) design guidelines that require roofline modulation and tower separation to improve the view (while not fully protecting the existing view).

If height increases are considered in the CHD's 42' height limit area to facilitate housing development in the Southeast Downtown Neighborhood, further analysis is warranted for the following views:

- Madison Scenic Park to Capitol Dome, and
- I-5 South to Capitol Dome.

Additionally, update the Code to clarify that in terms of view protection, the Capitol Dome is defined as the dome only, not including the drum.

See maps in [Appendix D.3](#) for properties that may be affected by these measures. The City will update view protection standards and guidelines as part of the 2017 Design Guidelines update.



## Appendix D.2

### Background on Views Analysis *(updated December 1, 2016)*

In Olympia, important views are protected through public ownership of the shoreline, as well as through design and development regulations, including those included in the Shoreline Master Program. The recently updated Comprehensive Plan shifted an emphasis from protecting certain views from public streets to protecting and enhancing views from certain public observation points. The intention was for these observation points to be more like public gathering places rather than auto-centric areas. The Plan guides the City to implement a public process to identify viewsheds (*line of sight between an observation point and important view.*) Part of the scope of work for the Downtown Strategy is to complete this for viewsheds related to downtown.

**Land Use Chapter, Goal #8:** Community views are protected, preserved, and enhanced.

**PL8.1:** Implement public processes, including the use of digital simulation software, to identify important **landmark views** and **observation points**.

**PL8.2:** Use visualization tools to identify view planes and sightline heights between the landmark view and observation point.

**PL8.3:** Prevent blockage of landmark views by limiting the heights of buildings or structures on the west and east Olympia ridge lines (*areas are outside the scope of the Downtown Strategy*)

**PL8.4:** Avoid height bonuses and incentives that interfere with landmark views.

**PL8.5:** Set absolute maximum building heights to preserve publicly-identified observation points and landmark views.

Per the scope of the DTS, the MAKERS team could conduct a digital analysis of up to ten viewsheds. Early on, the planning looked at 52 potential views that were identified with help from the public. Of these, the team found:

- Some were redundant or outside of the planning area; thus were not further considered (see page 8).
- 29 views were unlikely to be affected by development under current standards; the community has already taken steps to secure these through existing regulation and public ownership of the shoreline (see page 6).
- 10 views that could potentially be affected; thus were selected for further analysis using 3D modeling (see page 5).

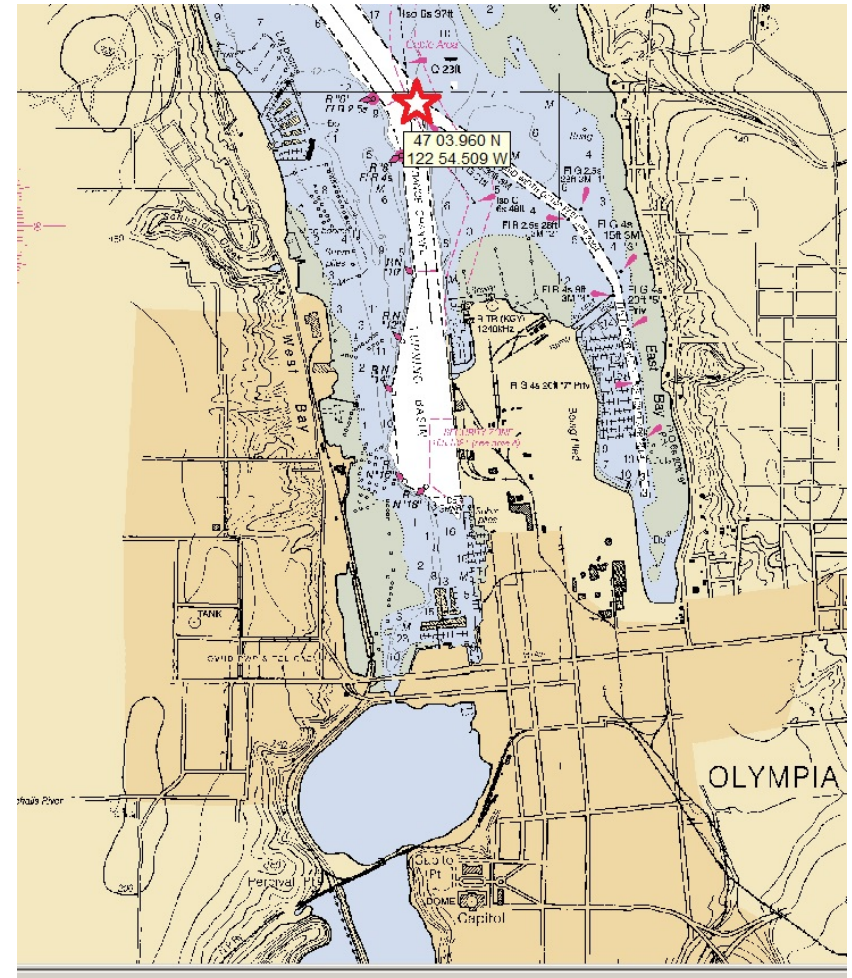




## Steps to Determining Views to be Analyzed

The process to determine views for analysis was built on past views planning efforts. The following steps were completed:

- Potential landmark views and observation points identified during the Comprehensive Plan and Shoreline Master Plan updates were used to identify a preliminary list of views to be analyzed.
- An exercise at DTS Workshop #1 (11/21/15) had participants prioritize certain viewsheds (*only those with observation points within the downtown*) that were most important to them. Participants also had an opportunity to provide write-in comments. The exercise confirmed:
  - Views of the Olympic Mountains, Capitol Dome, Budd Inlet, and Capitol Lake are particularly valued.
  - View from the Capitol Campus Promontory to Budd Inlet is a priority which should be analyzed.
  - Many valued views are unlikely to be blocked by future development because the observation point is adjacent to the landmark or over the water.
- Staff reviewed prior work by Mithun consultants, which had identified an observation point where two marine channels on Puget Sound converge - a point from which we can analyze impacts to certain views.



Point where two marine channels converge on Puget Sound





- Between March 17-27, 2016, 482 people responded to online Survey 2; Results included:
  1. The respondents' rank of the following views in order of importance:
    - Very important/important:
      - Capitol Campus Promontory to Budd Inlet
      - West Bay Park to Mt Rainier
      - Park of the Seven Oars to Mt Rainier
    - Important:
      - East Bay Drive to Capitol Dome
      - Puget Sound Navigation Channel to Capitol Dome
      - Priest Point Park to Capitol Dome
    - Somewhat important:
      - Madison Scenic Park to Capitol Dome/Black Hills
      - Capitol Way/Union to Olympic Mountains
    - Not important:
      - Cherry Street to Capitol Dome
  2. Views are important to respondents for the following reasons (in order of popularity):
    - Sense of beauty (67%),
    - Connection to natural landscape (66%),
    - Sense of place (58%), and
    - Connection to historic fabric (39%).
    - "Other" responses coalesced around the theme that protecting the natural views is important.
  3. Community members made (17) additional suggestions for views to analyze (*see lists starting on page 4*)
- MAKERS completed a preliminary analysis of the suggested views for analysis, and with help from staff formed a recommendation for which of these should be analyzed further.
- On May 4, the recommendation was shared with the Stakeholder Work Group, who agreed with the list.
- On May 10, the City Council gave direction on the 10 views for analysis so that an exercise using the digital analysis could be presented to the public at a subsequent workshop.



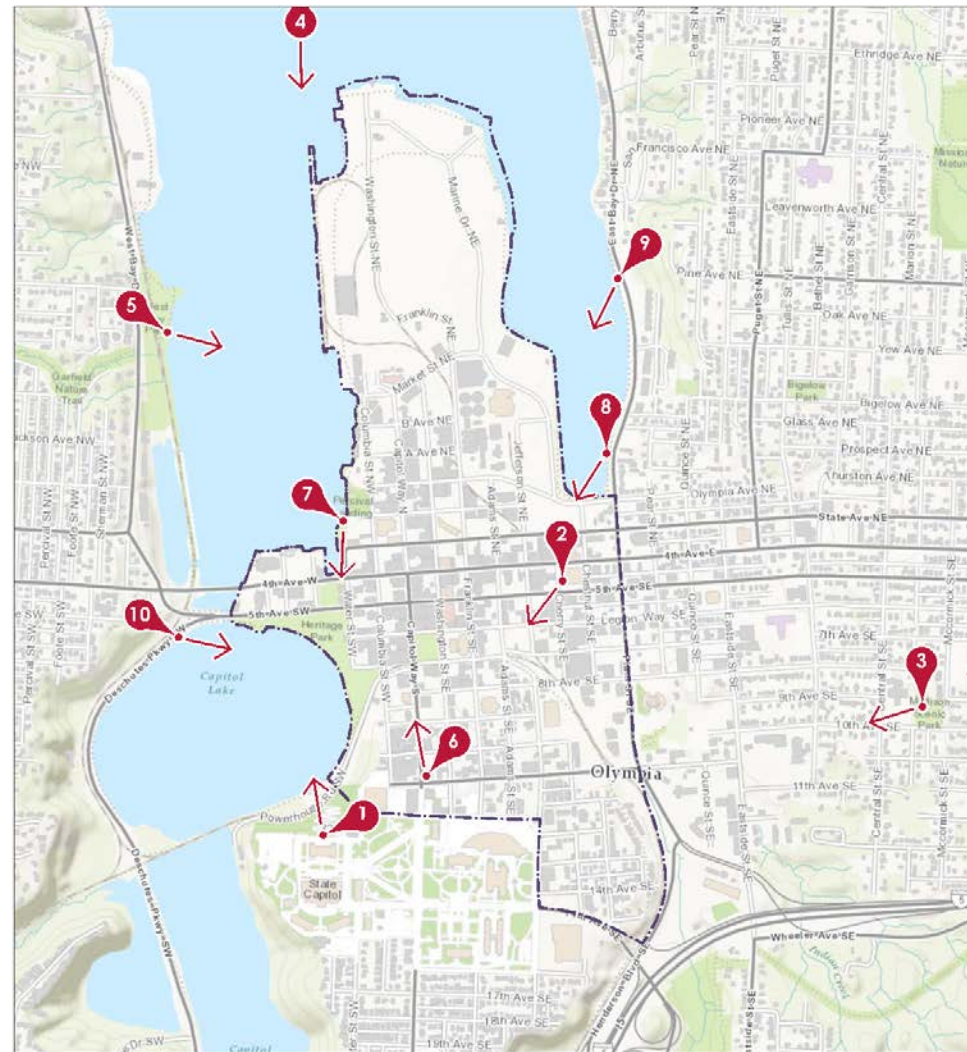
## Views Selected for Further Analysis

The Downtown Strategy scope of work calls for up to 10 downtown-related views to be analyzed regarding how they could be protected or enhanced, along with trade-offs to economic, housing and other goals.

On May 10, the City Council gave direction to move forward with the following 10 views for further analysis.

Our community has already taken steps to preserve over 25 additional views related to downtown. While those views may continue to be preserved, the Downtown Strategy team did not find a need to conduct further analysis on them as part of this process.

## VIEWPOINTS KEY MAP



### VIEWPOINTS SELECTED FOR ANALYSIS



Viewpoint locations selected for view shed analysis



View direction



## Views Selected for Further Analysis (see map on preceding page for locations)

Public Observation Point FROM		Landmark View TO	NOTES:
1	State Capitol Campus Promontory	Budd Inlet	View is across the Isthmus. Observation point on Capitol Campus is top of the north campus trail in front of the Temple of Justice/Law Enforcement Memorial. Most important view on Survey 2.
2	Cherry Street	Capitol Dome	Useful for exploring potential effect of 1063 Building. Considered "not important" on Survey 2.
3	Madison Scenic Park	Capitol Dome, Black Hills	Turns out this view is unlikely to be blocked. Considered "somewhat important" on Survey 2.
4	Puget Sound Navigation Channel	Capitol Dome and/or Mt. Rainer	Prior work by Mithun consultants identified observation point in the water where 2 navigation channels meet. Considered "important" on Survey 2.
5	West Bay Park Lookout	Mt. Rainier	View is thru dt. Considered "important" on Survey 2.
6	Capitol Way & Union Ave	Olympic Mountains	Considered "somewhat important" on Survey 2.
7	Percival Landing	Capitol Dome	Existing zoning would not block this view. Development along Water Street on the Heritage Park Block - if allowed heights greater than current limit of 35' could potentially block views, but it's possible that a modest height increase of 7'-10' would not. Team will analyze potential for modest height increase while continuing to protect view of Capitol Dome, including the dome and drum.
8	East Bay LOOKOUT	Capitol Dome	Observation point at the benches about 400' from the intersection of Olympia Ave & East Bay Dr. Note there are substantial and extensive street trees along Marine Drive and Olympia Avenue adjacent to the water. These trees would block seasonal views (spring, summer, fall) from East Bay Waterfront Park at the south end of the basin. Considered "important" on Survey 2.
9	East Bay OVERLOOK	Capitol Dome	Observation point at Overlook pocket park about 2,200' from intersection of East Bay Drive and State Ave.
10	Deschutes Parkway	Mt. Rainier	There is a nice view of Mt. Rainier as you travel from 5th Ave southwest along Deschutes Parkway. By the time you reach the first bench south of the bus stop, the view is blocked by trees and the 9th & Columbia Building, and is barely visible along the parkway from that point forward due to trees and existing development.



Our community has already taken steps to preserve the following views, thus these are not recommended for further analysis.

Downtown Views - Unlikely to be Blocked						
Unlikely to Be Blocked Because ...			Viewshed is:			
Public Observation Point		Landmark View	Over	Over or adjacent to public ROW/park public/park land	(Existing regulation) Potential build out under current regulations would retain view	NOTES:
FROM	TO		the water			
1	4 <sup>th</sup> Ave Bridge to	Capitol Lake	X	X		State controlled lands
2	"	Olympic Mountains	X			
3	"	Mt. Rainer	X	X	X	
4	"	Capitol Dome	X	X		State controlled lands
5	"	Budd Inlet	X			
6	Capitol Way & 11th	Budd Inlet (looking north)		X	X	
7	Capitol Way & Talcott Ave	Capitol Lake	X	X		
8	Capitol Way & Amanda Smith Way	Capitol Lake	X	X		
9	Chestnut & 4th	Budd Inlet (looking north)		X		
10	Deschutes Parkway	Budd Inlet	X	X		Various views along this path. State controlled lands
11	"	Capitol Lake	X	X		"
12	"	Capitol Dome	X	X		"
13	East Bay Dr. Lookout	Budd Inlet	X			
14	"	Olympic Mountains	X			thru Swantown Marina
15	Northpoint	Budd Inlet	X			Lookout ID'd by Port



	Public Observation Point	Landmark View	Over the water	Over or adjacent to public ROW/park	Potential build out under current regulations would retain view	
16	"	Olympic Mountains	X			
17	Percival Landing	Capitol Dome	X	X	X	Expansive views along this path
18	"	Olympic Mountains	X	X		"
19	"	Budd Inlet	X	X		"
20	Simmons St	Capitol Dome	X	X		
21	"	Capitol Lake	X	X		
23	West Bay Park Lookout	Budd Inlet	X	X		
24	"	Capitol Dome	X	X	X	
25	Henry & State Street	Capitol Dome			X	Zoning within dt would not affect. Outside DT should be analyzed in future citywide process
26	Quince & Bigelow (Park)	Capitol Dome			X	
27	Park of the Seven Oars	Mt. Rainier	X		X	
28	Priest Point Park	Capitol Dome	X		X	
29	Port Plaza	Capitol Dome	X	X	X	

Based on further 3D analysis, the following views were also found unlikely to be blocked:

30	State Capitol Campus Promontory	Budd Inlet		X	X	35' heights on isthmus result in slight obstruction to view of shoreline
31	Madison Scenic Park	Capitol Dome, Black Hills			X	
32	Puget Sound Navigation Channel	Capitol Dome and/or Mt. Rainer		X	X	
33	Percival Landing	Capitol Dome		X	X	





Preliminary analysis was also conducted on additional views suggested by the public during workshop #1 and survey #2. These views were ultimately not recommended for further analysis as part of this process:

Additional Views Suggested from Public Input						Not within study area	Unlikely to be blocked due to location or current regs	Proximity to similar view	Highly contained or no view
Public Observation Point		Landmark View	Redundant with previous views	View corridor inside study area	NOTES:				
FROM		TO							
1	Capitol Campus (two possible observation points were looked at A1 & A2)	Mt. Rainier	NO	YES, Only affects 3 blocks	This is a very constrained view due to development on the East Capitol Campus and in some cases blocked by trees. Most of the land between the observation point and view are on the Campus, where the City does not have zoning authority. The A-1 viewshed barely clips 2 blocks within the south end of the study area. Not recommended for further analysis toward protection due to the minimal existing view and existing potential to be blocked by development on the capitol campus.	X - MOST AREAS			X
2	Port Plaza	Capitol Dome	Yes, view to Dome from Puget Sound Navigation Channel and Priest Point Park	YES	Development along Water Street on the Heritage Park Block - if allowed heights greater than current limit of 35' - would be the only areas that could impact the view.		X		
3	Route 101 at Red Lion Inn	Mt. Rainier	NA	NO	View corridors from this viewpoint would be outside of the study area.	X			





4	Harrison Roundabout	Mt. Rainier	YES, view from Park of the Seven Oars	YES	There are large evergreen and deciduous trees that frame this view similar to Seven Oars Park. As you walk along the east side of the street south toward the lower roundabout at 4th and Olympic Way, your view will be blocked by trees for most of the year(Spring, Summer, Fall) until you start to turn the corner at the roundabout and head onto the 4th Avenue Bridge. Not recommended for further analysis as intent is not to protect views from auto-oriented locations such as roundabouts and due to close proximity to Park of the Seven Oars, which is already on the list of potential viewsheds to analyze.			X	X
5	4th Avenue (Lower) Roundabout	Mt. Rainier	NO	YES	The view from the 4th Ave Bridge to Mt. Rainier (near the roundabout) is already on the list of views unlikely to be blocked by future development - preliminary 3D analysis also demonstrates this as the mountain is higher than the potential development heights within the viewshed. View from the roundabout not recommended for further analysis as intent is not to protect views from auto-oriented locations such as roundabouts and proximity to view from 4th Ave Bridge.		X		
6	Lakeridge Drive	Capitol Dome & Capitol Lake	NA	NO	View corridors from this viewpoint would be outside of the study area.	X			
7	San Francisco Street	Capitol Dome	NO	YES	The Capitol Dome is not visible at the intersection of East Bay Drive and San Francisco Street. It becomes visible above the tree-line as you travel up the hill until it becomes blocked by taller trees along the west side of East Bay Drive.				



8	Eastern Washington Butte (Heritage Park)	Mt. Rainier	NO	YES	There is a view of the mountain between the Governor House Hotel (block 57) and Evergreen Plaza (block 65), although it is partially blocked by the Governor House Hotel.				
9	Port Plaza viewing tower	Mt. Rainier	Overlaps with view 5	YES	Mt. Rainier is only slightly visible above the 3 story Market Centre office/retail building south of the Farmers Market building. Not recommended for further analysis as there is barely a view to be seen.				X
10	Unknown viewpoints	East Bay & West Bay Ridgelines		YES	This seems like it would be exceptionally restrictive. What is the observation point? There is a policy in the Comp Plan that states, "PL8.3 Prevent blockage of landmark views by limiting the heights of buildings or structures on the west and east Olympia ridge lines" but limiting views on the ridgelines is outside of the scope for the Downtown Strategy. Not recommended for further analysis.	X			
11	County Courthouse	Capitol Dome	NA	NO	View corridors from this viewpoint would be outside of the study area.	X			
12	Henry & State	Capitol Dome	NO	YES	Generally, this area is elevated relative to most of the study area meaning current zoning within the study area would not block this view. Not recommended for further analysis at this time. Note: Probably should be looked at as part of future process to analyze citywide views as development outside of downtown could impact this view.		X		
13	Quince & Bigelow (Bigelow Springs Park)	Capitol Dome	NO	YES	This area is in R-4-8 zone. Generally, this area is elevated relative to most of the study area meaning current zoning within the study area would not block this view. Thus, not recommended for further analysis.		X		

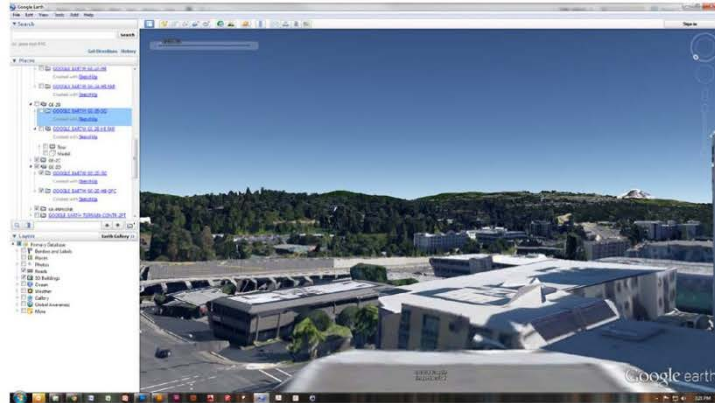


14	4th Avenue dam looking north under the bridge	Olympic Mountains	NO	NO	View corridors from this viewpoint would be outside of the study area.		X		
15	Water Tower	Capitol & 12th			Although the water tower site is currently open to the public, potential fencing has as previously come up as an issue of homeland security. With that and because Madison Scenic Park (where similar viewsheds are being recommended for further analysis) is within 300', this is not recommended as an observation point			X	
16	Capitol Dome	Peek-a-book over dt			This was suggested from the WKP#1 exercise. But we don't see a landmark view from this observation point - view appears to be simply a view of dt. Thus, not within the scope as perscribed by the Comp Plan policy.				X

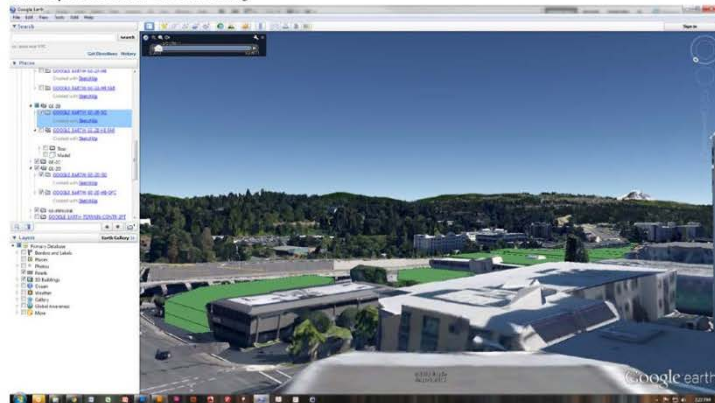


## Downtown Bellevue Viewshed Analysis: City Hall to Mt Rainier

### Existing view



### Development under current zoning



### Development with higher FAR



## Process for Analysis of the 10 Viewsheds

The MAKERS team will digitally analyze up to ten viewsheds. Public Workshop #3 on June 6 will include an exercise to gather feedback from the public on this digital analysis, and the relationship of protecting views to other downtown goals.

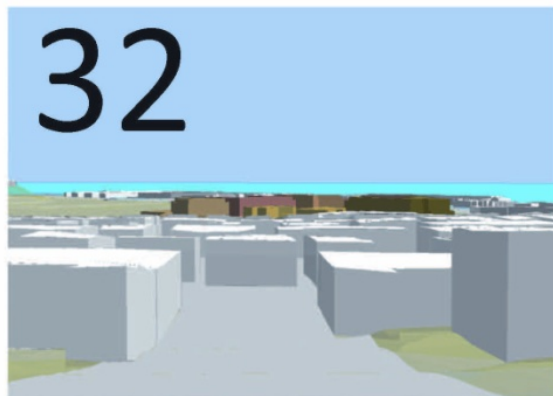
**Digital 3D modeling.** The analysis will include digital 3D modeling of buildings and landscape for the selected views. The views will likely fall under two types of analysis:

- Views affected by zone-wide height standards (e.g., view from Marine Channel across downtown to Mt Rainier), and
- Views affected by redevelopment at a specific site (e.g., 1063 blocking view of Capitol).

**Zone-wide height increases analysis.** For the first type of analysis, the models will show each view: 1) as it exists now, 2) if redeveloped under current zoning, and 3) under any zoning options being explored. Because of the number of buildings involved, the 3D model is built with a minimal level of detail to simply illustrate massing. (See the sample at right.)

**Site-specific analysis.** For the second type of analysis, and in some cases to integrate this analysis with additional urban design and character analyses, graphics may be provided that overlay a photo of the view with potential redevelopment. For example, the images below shows a view the Edmonds community wanted to protect. Potential development on the site in question was overlaid on the photo to demonstrate the reality of the potential development. This type of analysis can be more palatable for community members not accustomed to viewing massing models and is effective for exploring design guideline techniques to protect views. However, because it requires more detailed site analysis and building design, it can take more resources than the massing model. The team will need to judiciously select the 10 views for modeling and the type of analysis to perform on each.





Model (new buildings in color)



View with new building massing



Existing view



View with architectural detail



**Analyze effect on other priorities.** Economic feasibility, housing diversity, urban design, and character can be affected by view protection. If the 3D model illustrates that a view could be blocked by development, the strategies for view protection must be shaped with these other priorities in mind. The team will use the site-specific analysis described above for a limited number of sites to explore this range of priorities simultaneously. For example, the team may develop sample site designs with multiple variations to show the effect of different view protection techniques (e.g., setbacks, step backs, and height limits) on the economic feasibility of a housing development. The designs would simultaneously show various approaches to character and the development's effect on the overall urban design of the area.

**Public feedback at Workshop 3.** Applicable portions of the viewshed analysis will be presented at Workshop #3 and integrated with the related topics of economic development, housing diversity, urban design and character. Depending on the results of the analysis, workshop activities may ask participants to weigh in on the extent of views protection, especially when affecting other priorities. The full analysis and results may be displayed on boards and/or the summary report (see below) may be provided for people interested in more information.

**Viewshed analysis summary report.** The viewshed analysis results will be available in a summary report. It will illustrate each view's 3D modeling results, highlight where protection strategies are needed, and show sample strategies that would protect these views.

**Recommend protection standards.** Based on public feedback at Workshop #3, the team will refine the view protection strategies. View protection standards will likely be in the form of design guidelines and potentially development regulations. As part of the implementation tools for the Downtown Strategy, the team will provide design guideline recommendations and graphics, as well as land use and development code recommendations as needed, to address views protection.