



# Downtown Olympia Design Guideline Update



Land Use & Environment Committee  
Amy Buckler, Senior Planner  
November 16, 2017

# What are Design Guidelines?

- Development Regulations
- Influence functional and aesthetic issues
- Address:
  1. Site Planning (orientation, entries)
  2. Site elements (lighting, landscaping)
  3. Building details (wall treatments, materials)
- Apply to:
  - New construction
  - Exterior rehabs
  - Most projects in Downtown





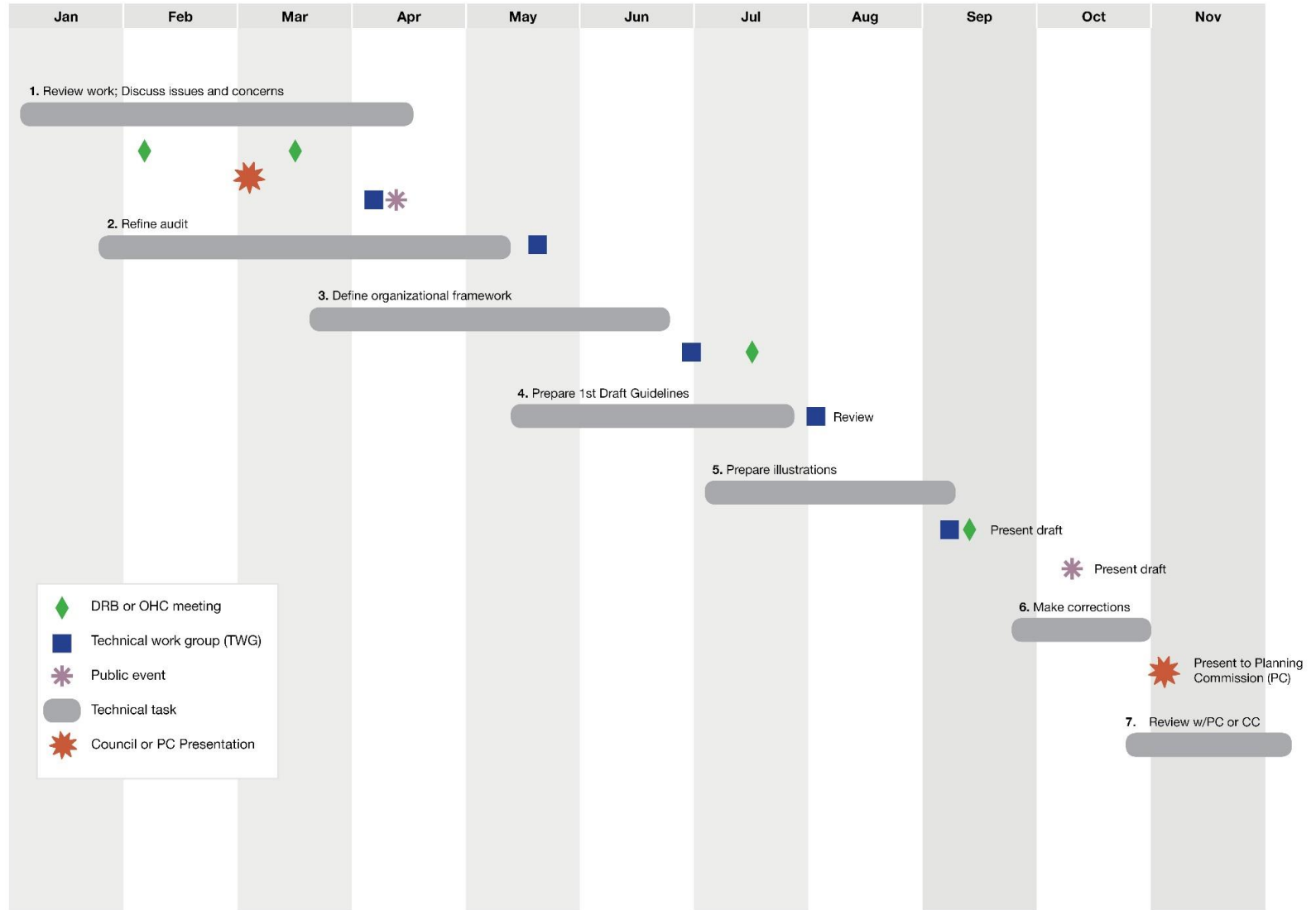
# Objectives

- Implement Comprehensive Plan & Downtown Strategy
- Promote high quality urban design
- Enhance the human realm
- Activate the streetscape
- Encourage private investment
- Foster a mixed income neighborhood
- Reinforce unique character areas
- Protect historic character
- Increase safety, security



# Accomplishments & Next Steps

## Olympia Downtown Guidelines Work Schedule - 3.29.2017



# What's Next

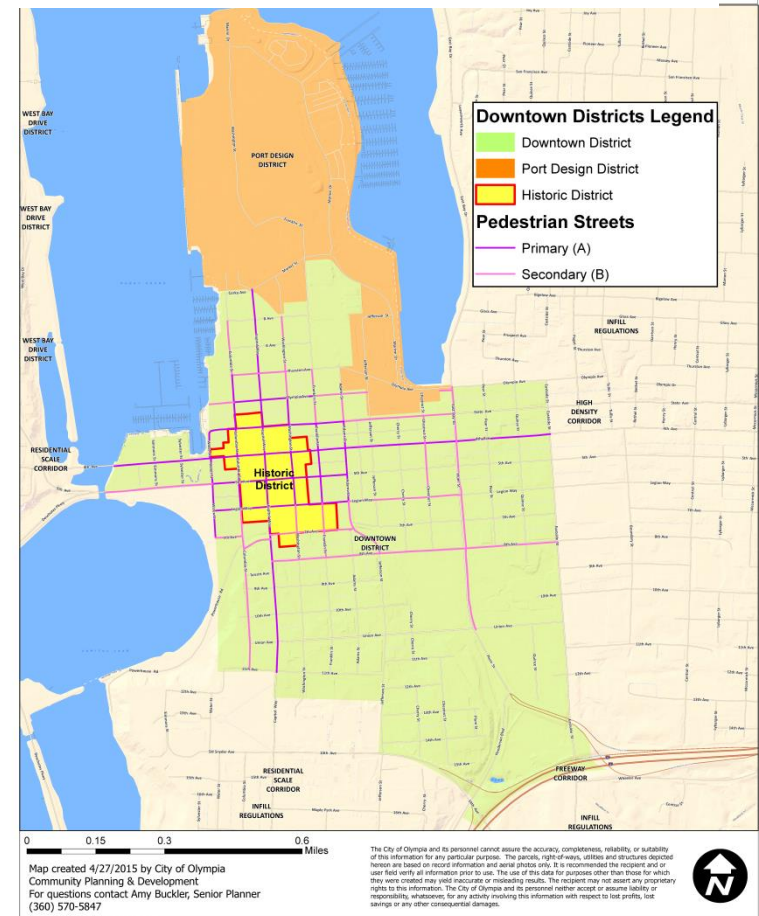
- Brief key advisory boards (DRB, OHC, PRAC, PBIA) and ODA design comm.
- Targeted outreach to development community
- Legal and Port of Olympia review draft
- One more TWG meeting
- Public Open House (March)
- Planning Commission briefing and Public Hearing (March-April)
- Forward ordinance and OPC recommendation to City Council (April-May)



# Key Changes

- Reorganization: all downtown design guidelines in one chapter (instead of 7)
- More specific (must, not should)
- More flexible (appropriate discretion)
- Port: subject to same guidelines, but no guidelines in the marine terminal
- Still analyzing what to do with area between Plum & Eastside

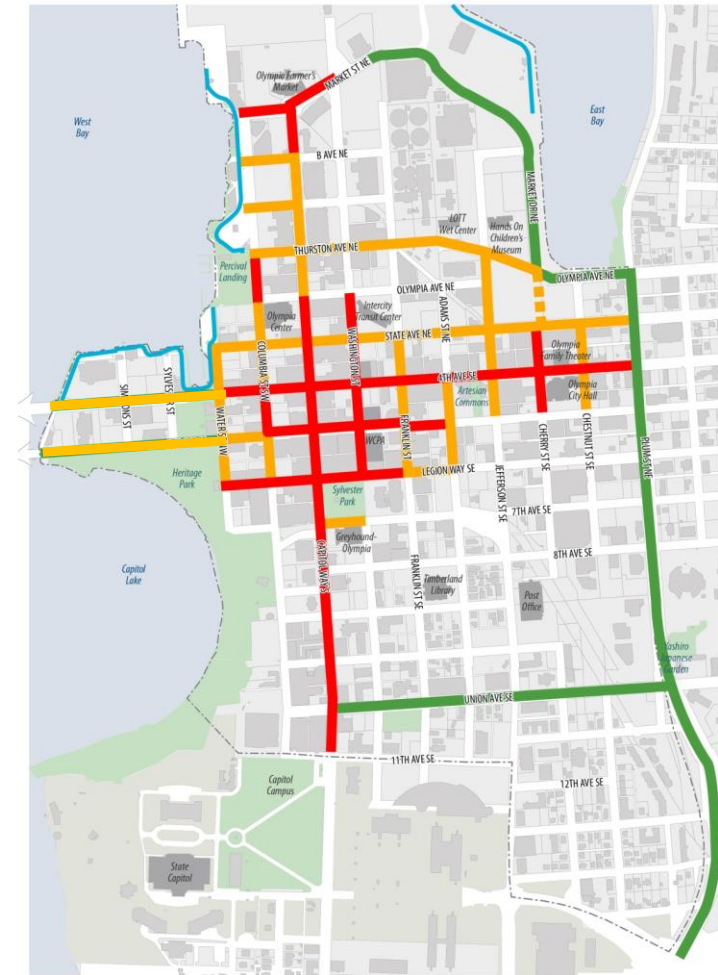
## Current design district map



# Pedestrian Overlay Streets

## PROPOSED Specially Designated Streets

- Type A (red)  
Most pedestrian oriented
- Type B (yellow)  
Next most pedestrian oriented
- Type C  
No special designation
- Entry Streets (green)  
Prominent vehicle travel
- Waterfront Sites (blue)  
Directly front the water



0 200 400 800 Feet

# Key Pedestrian Overlay Requirements

- **Ground floor setbacks**  
12' min distance between structure & curb
- **Vehicle access and parking**  
Limits locations for driveways, surface parking
- **Upper story step back**  
A streets: Increase from 8' to 15' when over 65'
- **Ground floor use**  
A streets: non-residential use required on ground floor
- **Parking structure location**  
Limits on ground floor parking garages and increased screening requirements

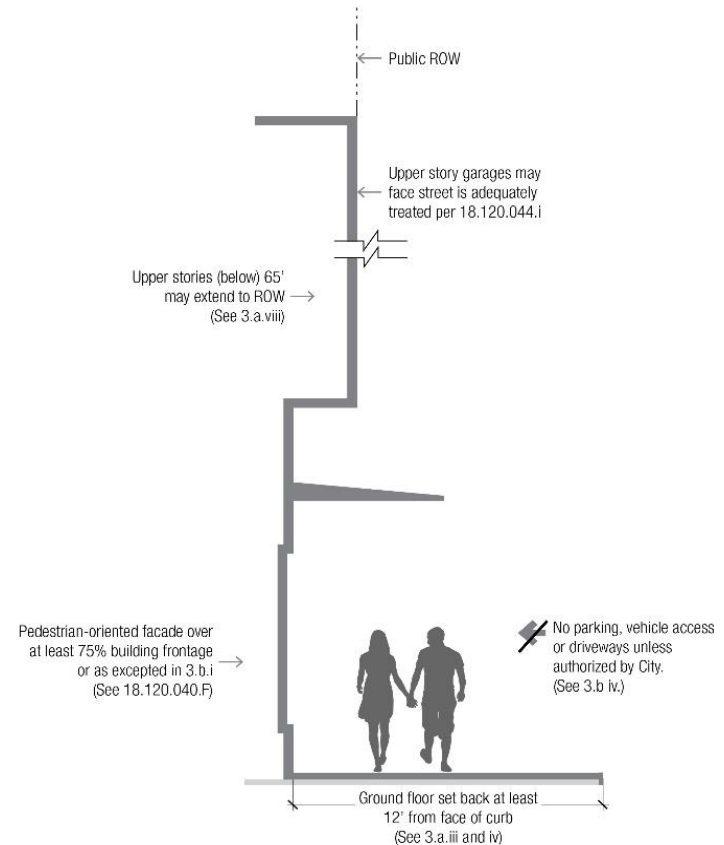


figure 18.120.020.B.3.b Summary of requirements for building facades facing a Type B Pedestrian-oriented Street. (This diagram for illustrative purpose only. See section 18.120.020.3.B for stated requirements.)



# Key Changes

- Special building design and landscaping provisions for each character area
- Privacy provisions for buildings featuring ground floor residential units
- 10% open space required for new multifamily (balconies, stopes, common rooms, etc.)
- Site security/crime prevention through environmental design (CPTED)
- Permitted materials chart

OLYMPIA DESIGN GUIDELINES

JULY 18, 2017

## PROPOSED Downtown Design Districts (DDD)

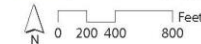
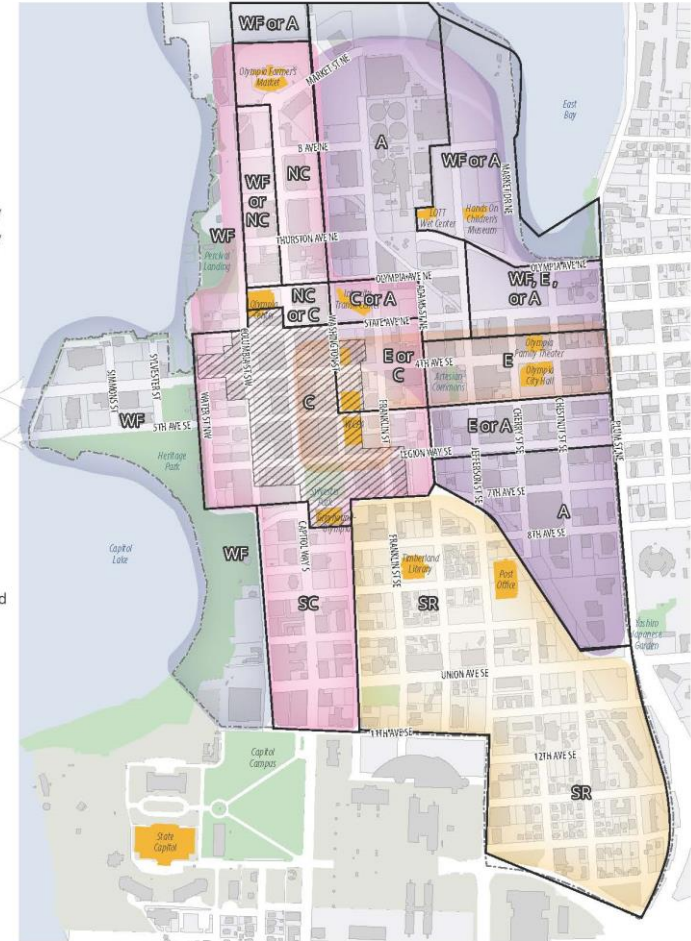
HISTORIC DISTRICT

### DESIGN DISTRICTS

- C: Core
- A: Art/Tech
- E: Entertainment
- WF: Waterfront
- NC: North Capitol Way
- SC: South Capitol Way
- SR: South residential neighborhood

### CHARACTER AREAS

- WATERFRONT**  
Enhance and connect to waterfront attractions.
- CAPITOL TO MARKET**  
Encourage a high activity mix of uses from the Capitol to the Farmers Market.
- ARTISAN/TECH**  
Encourage an eclectic mix of commercial activities and residences to support a creative neighborhood.
- ENTERTAINMENT**  
Continue the core's energy eastward in a safe and lively entertainment district.
- SE NEIGHBORHOOD**  
Build a holistic neighborhood with services and amenities.

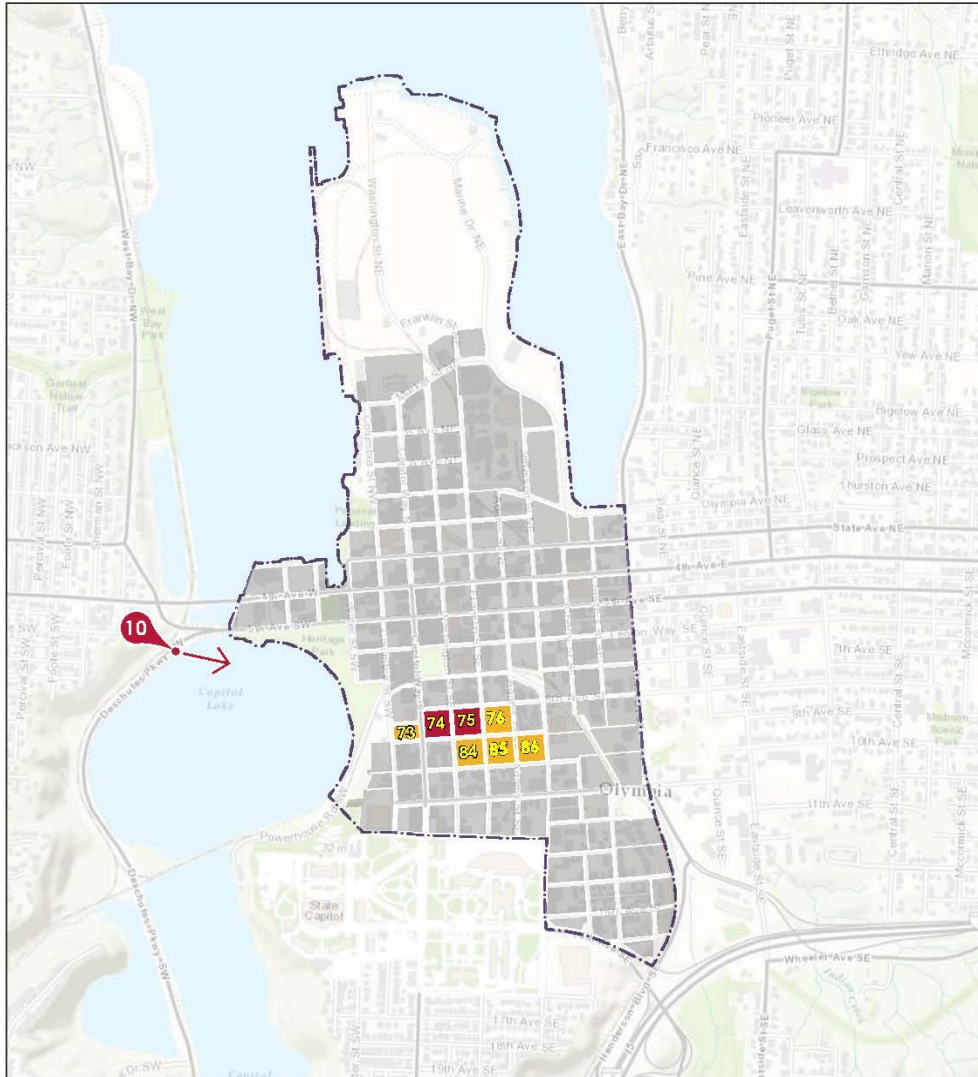


# Related Topics

- Related housekeeping to other code sections
- Sign Design
- Siting solid waste
- View Protection
  - West Bay Park to Rainier
  - East Bay Lookout to Capitol Dome
  - Deschutes Parkway to Rainier



# VIEWPOINT VIEWSHED PROTECTION ANALYSIS



## 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

## Zoning

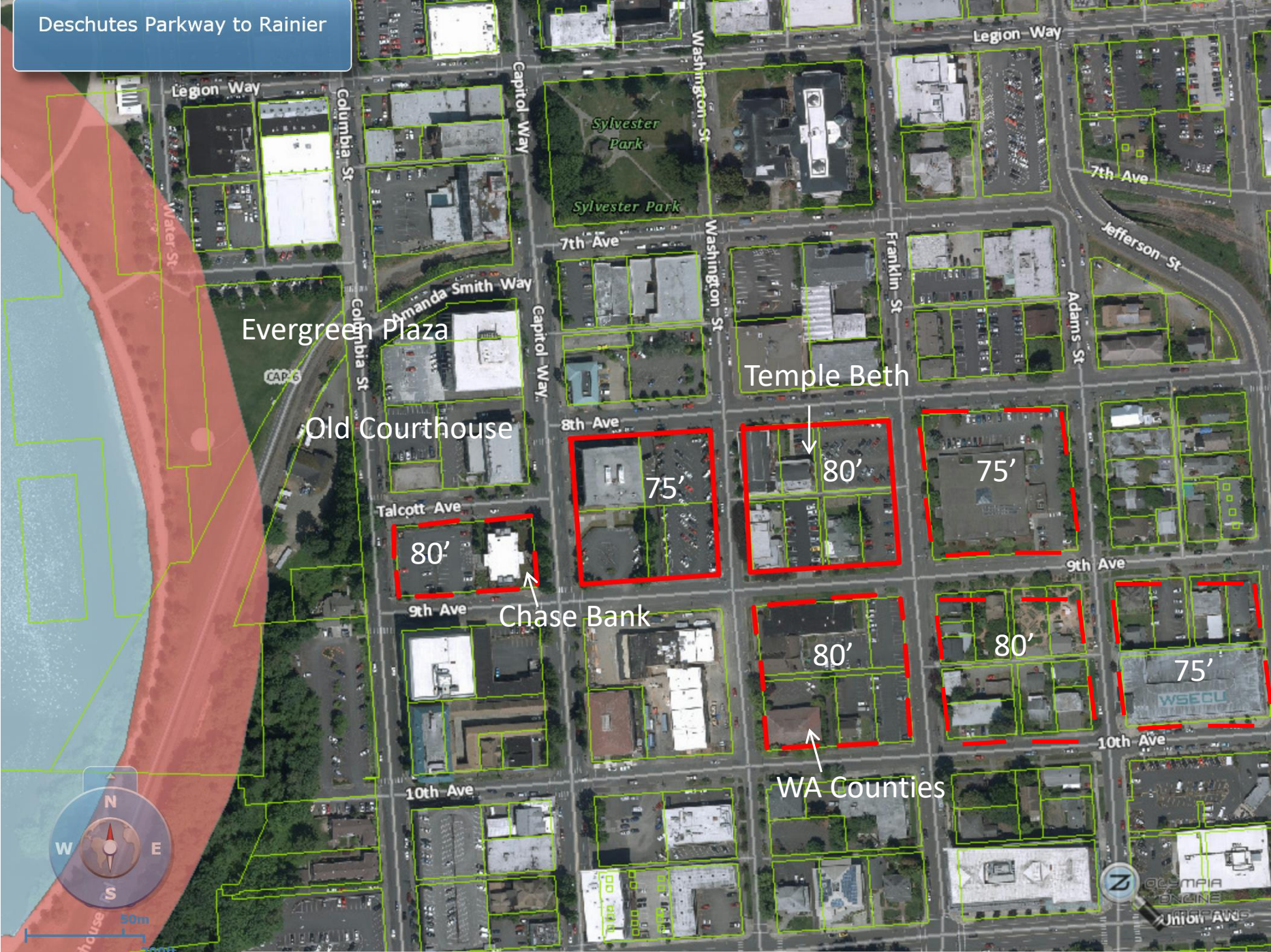
DB (blocks #73-75 & 84)

UR (blocks #76, 85-86)

Heights are directed by  
Capitol Heights District  
(75'-80')

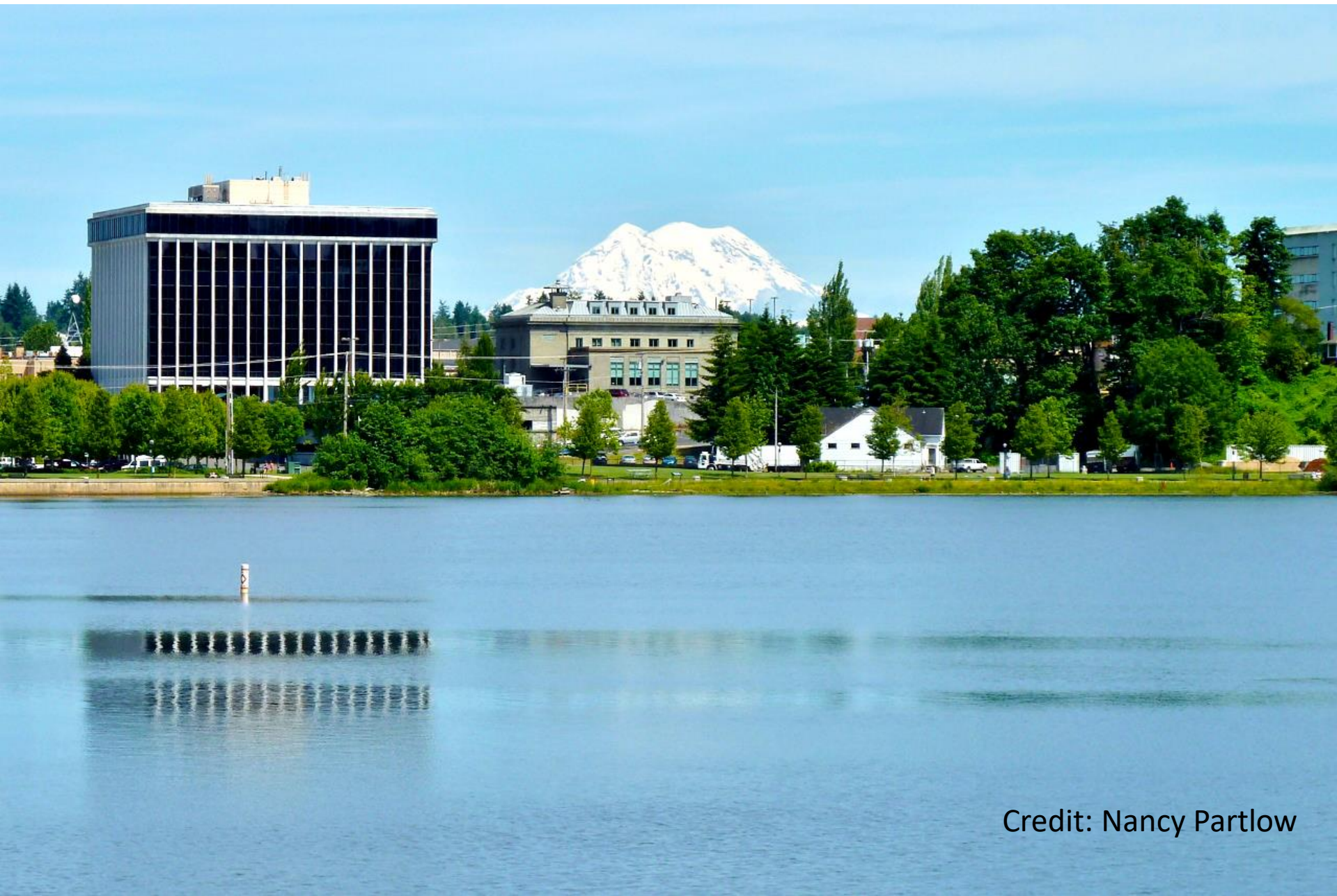
No height bonus here

Deschutes Parkway to Rainier



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# Deschutes Parkway to Rainier



Credit: Nancy Partlow

# Deschutes Parkway to Rainier

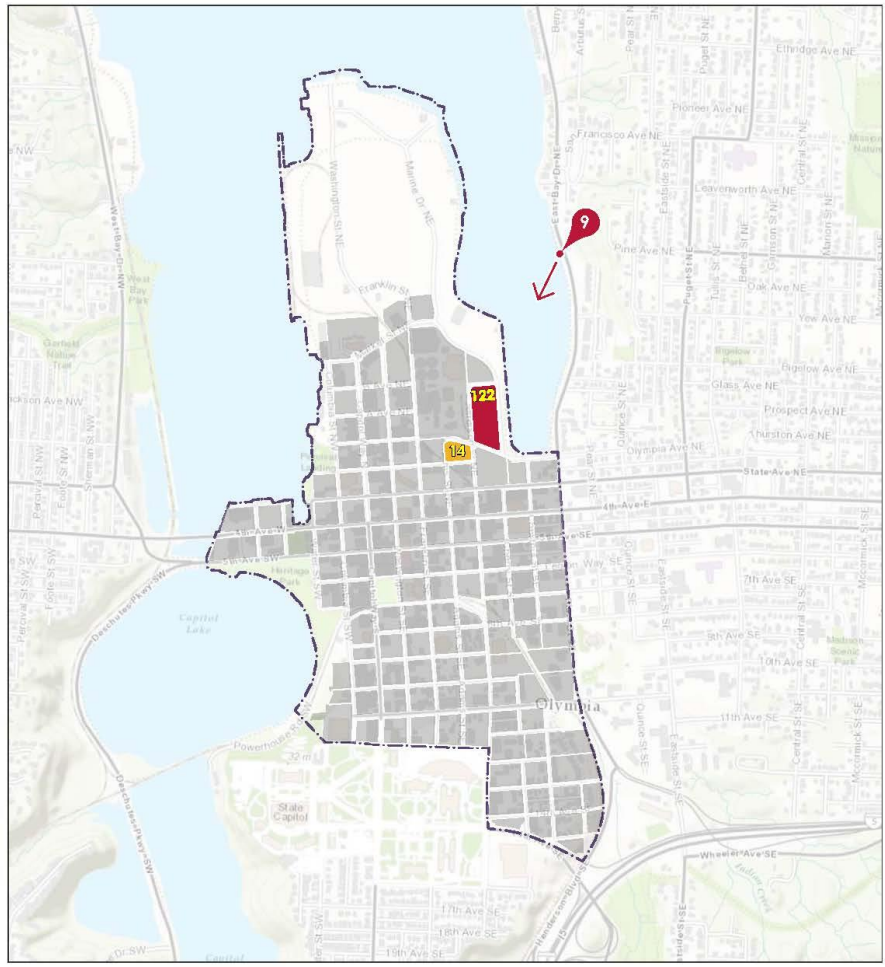


Evergreen Plaza

Old Courthouse

# East Bay Overlook to Dome

## VIEWPOINT VIEWSHED PROTECTION ANALYSIS



Zoning  
UW-65 (+ 2 story residential height bonus)  
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



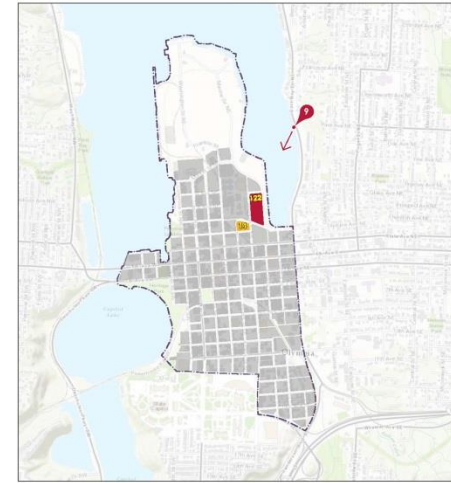
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# East Bay Overlook to Dome



VIEWPOINT VIEWSHED PROTECTION ANALYSIS



VIEWPOINT 9 - EAST BAY OVERLOOK TO CAPITOL DOME

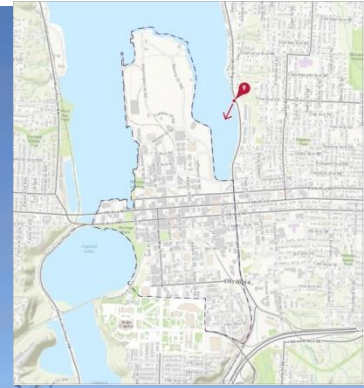
■ Blocks with significant blockage of view: #122

■ Blocks with partial blockage of view: #14

View direction: Southwest toward Capitol Dome

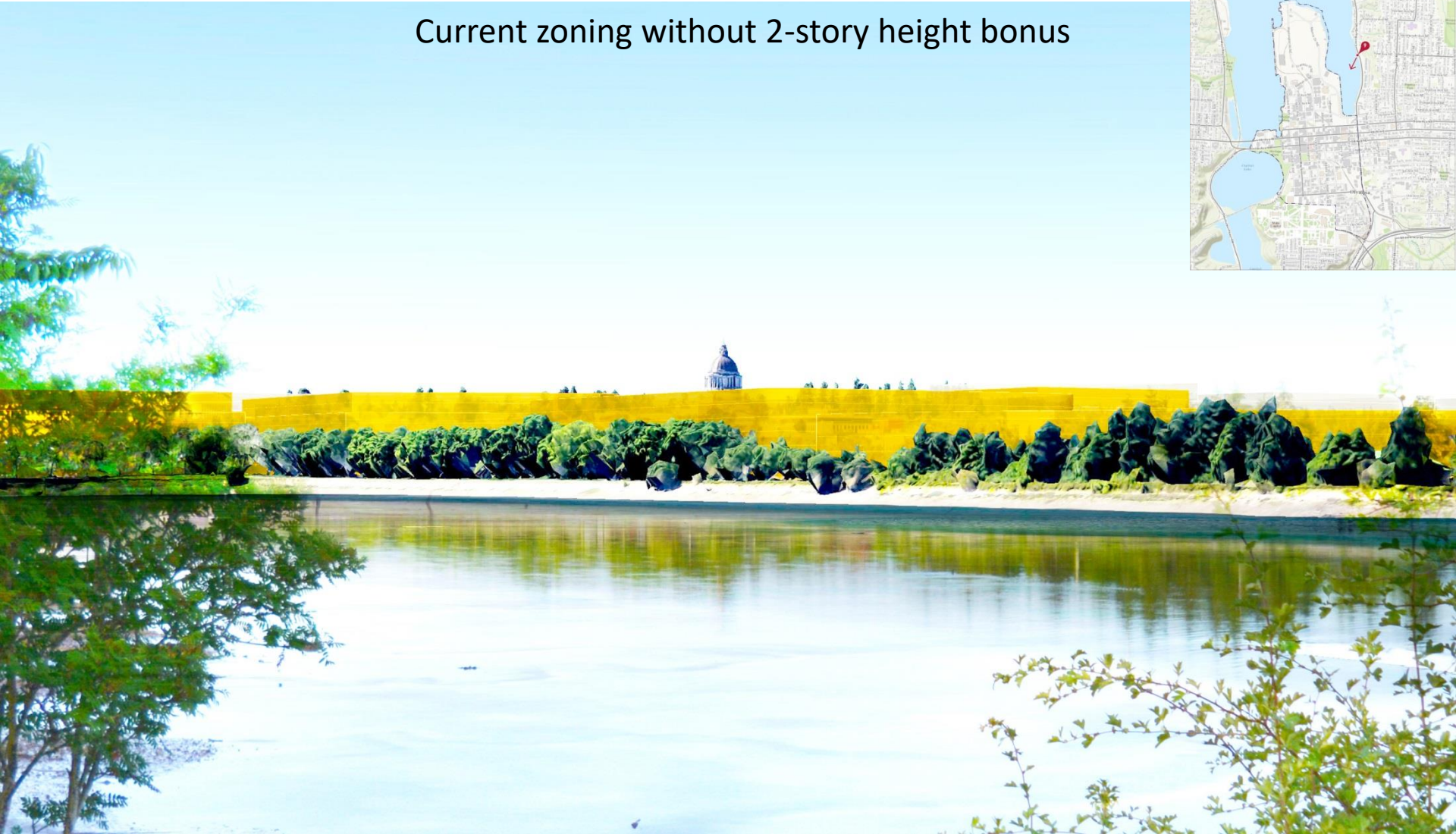
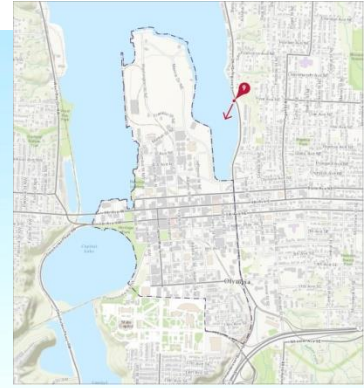
# East Bay Overlook to Dome

Current zoning + 2-story bonus



# East Bay Overlook to Dome

Current zoning without 2-story height bonus



# 9 Existing Zoning – Aerial View

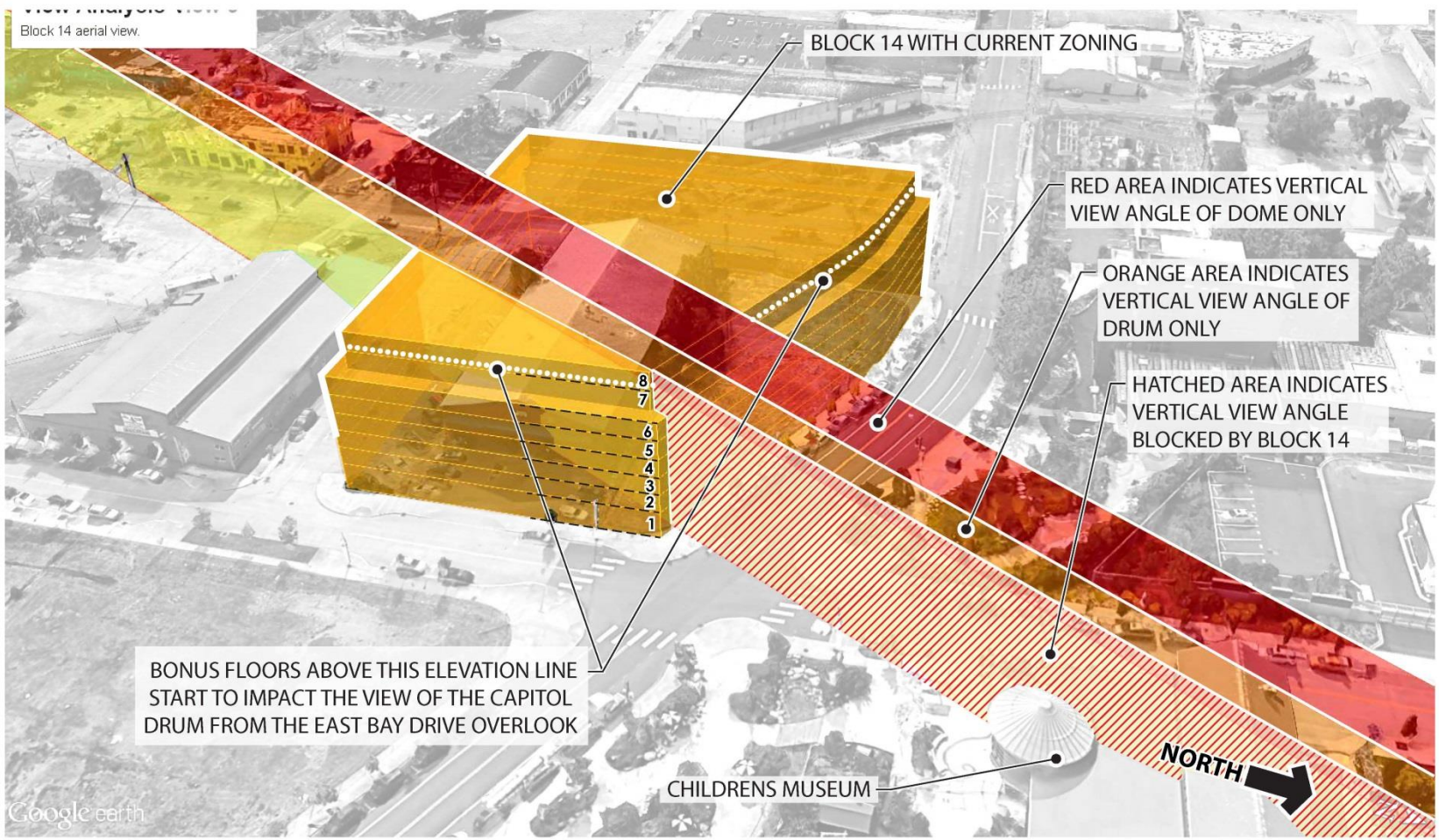
## VIEWSHED PROTECTION ANALYSIS



VIEW 9 - EAST BAY DRIVE OVERLOOK TO CAPITOL DOME / OVERALL AERIAL VIEW SHOWING VERTICAL VIEW ANGLES

# 9 Existing Zoning – Aerial View

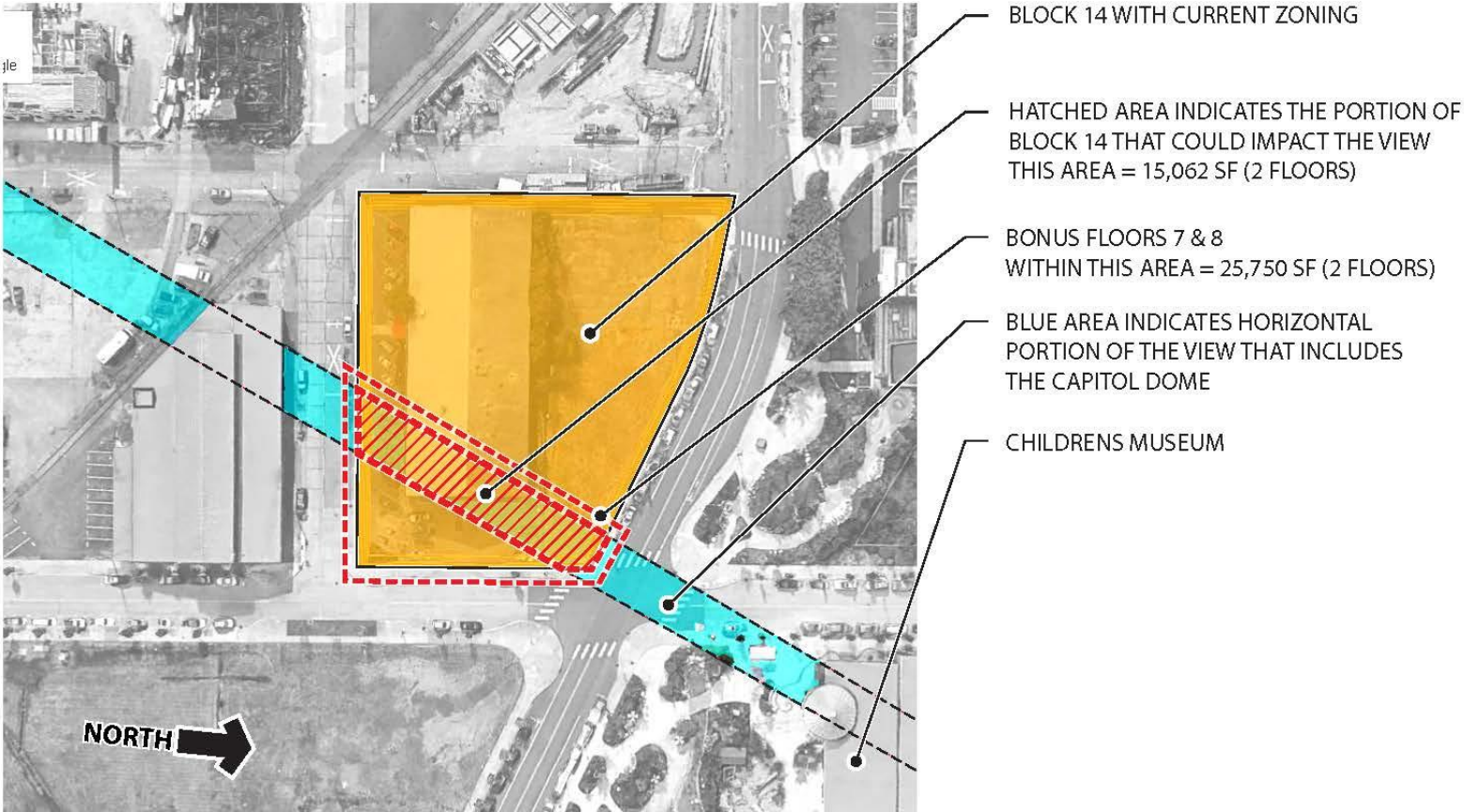
## VIEWSHED PROTECTION ANALYSIS



VIEW 9 - EAST BAY DRIVE OVERLOOK TO CAPITOL DOME / BLOCK 14 AERIAL VIEW SHOWING VERTICAL VIEW ANGLES

# 9 Existing Zoning – Aerial View

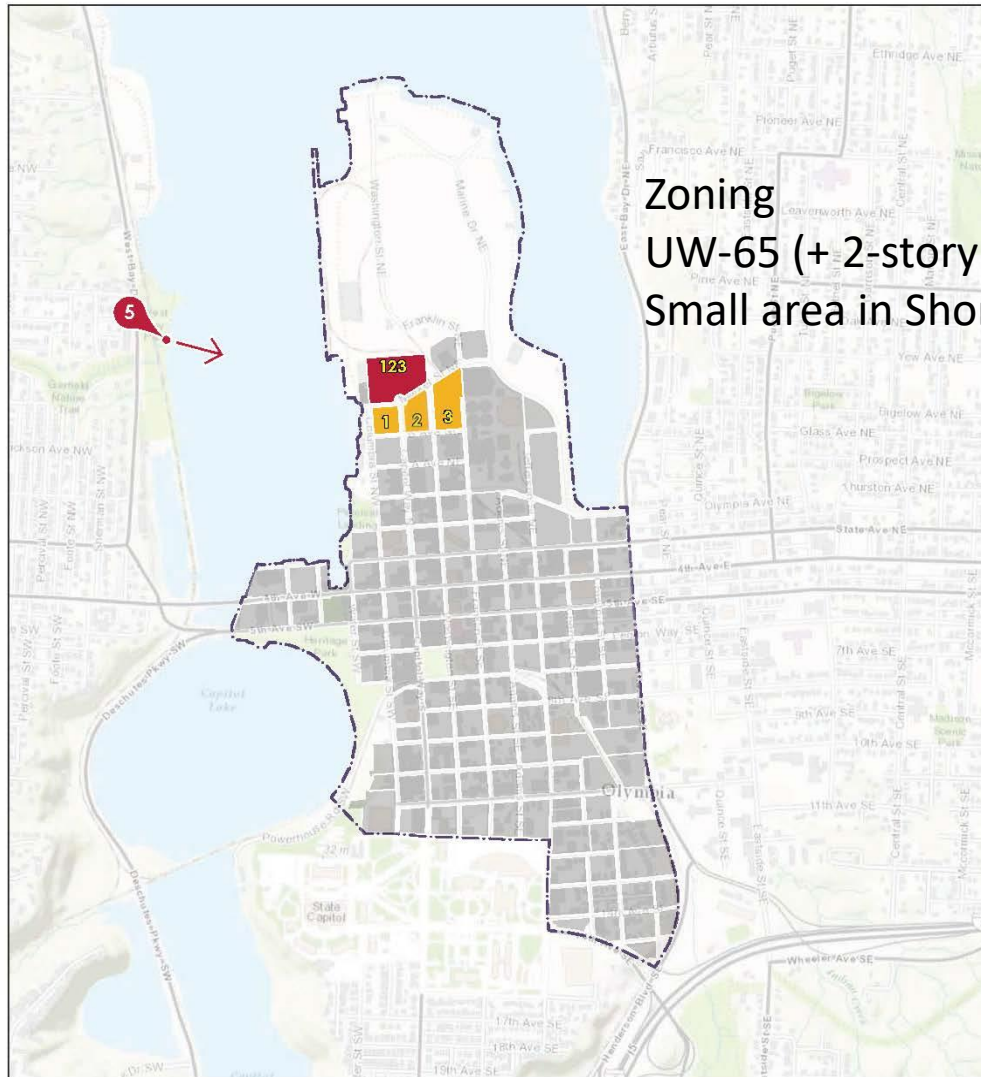
## VIEWSHED PROTECTION ANALYSIS



BLOCK 14 PLAN VIEW INDICATING HORIZONTAL VIEW ANGLE THAT INCLUDES THE CAPITOL DOME & DRUM

VIEW 9 - EAST BAY DRIVE OVERLOOK TO CAPITOL DOME / BLOCK 14 PLAN VIEW SHOWING HORIZONTAL VIEW EXTENTS

# 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

BUDE SA

B Ave

A Ave

Franklin St

Capitol Way

Market St

Corky Ave

Washington St

Franklin St



50m  
200ft





# West Bay to Rainier

## Observation Points



# West Bay to Rainier

View from Rotary Circle

**View 5b - Center Circle**  
Center Circle view to Mt Rainier  
Existing Conditions

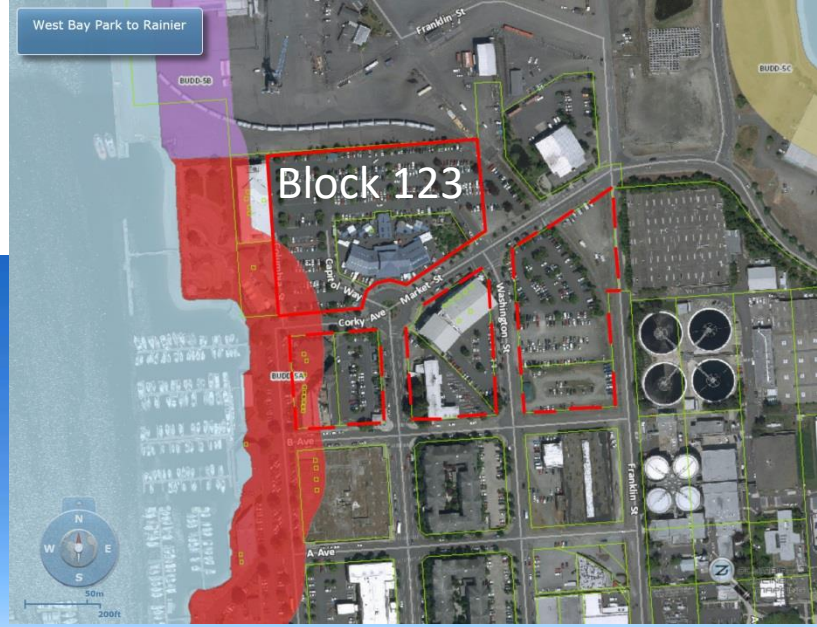


# West Bay to Rainier

## View from Rotary Circle – Block 123

**View 5b - Center Circle**  
Center Circle view to Mt. Rainier  
"Block #123" Current Zoning envelope

Current zoning: 65' + 2-story bonus

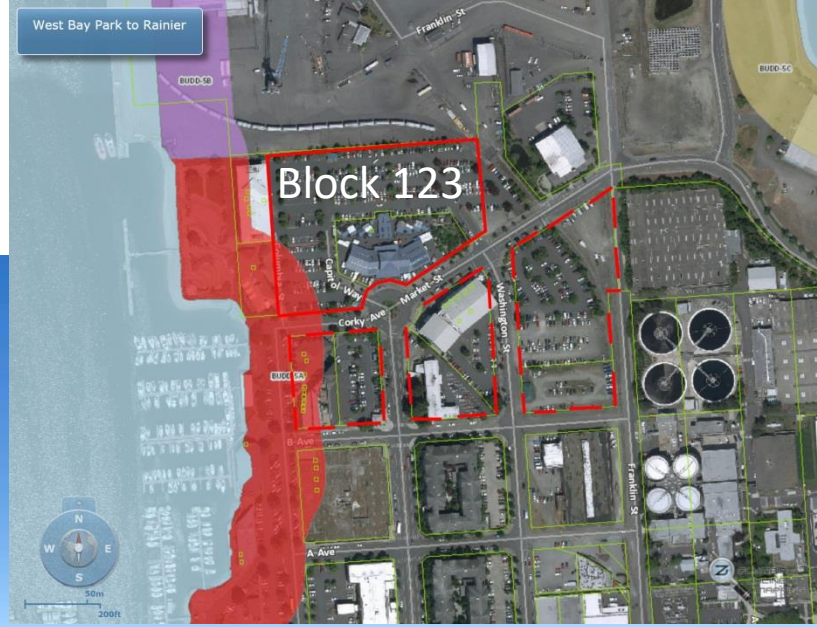


# West Bay to Rainier

## View from Rotary Circle – Block 123

**View 5b - Center Circle**  
Center Circle view to Mt. Rainier  
"Block #123" Zoning envelope without bonus floors

Current zoning – 65' no bonus

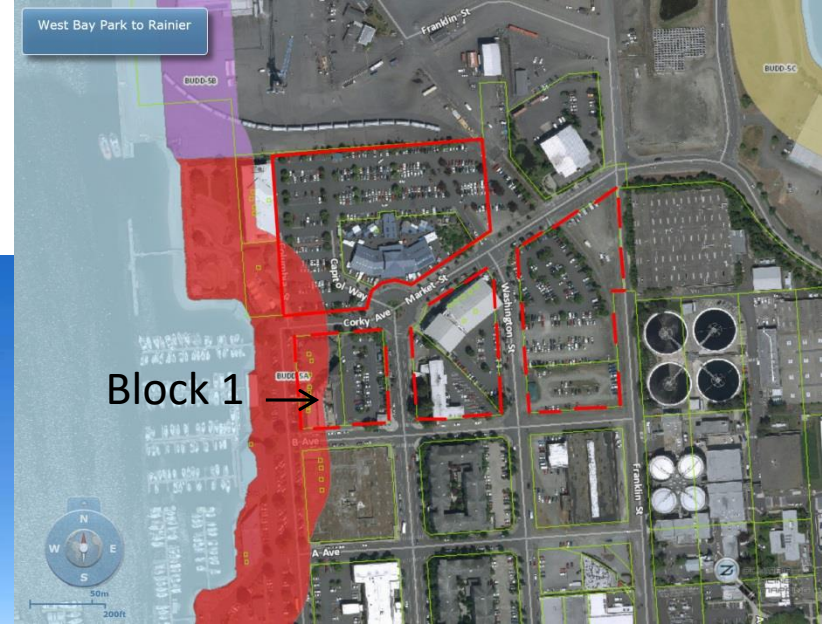


# West Bay to Rainier

## View from Rotary Circle – Block 1

**View 5B - Center Circle to Mt. Rainier**  
Current zoning build out of Block #1. does not block the view of the mountain.

Current zoning: 65' + 2-story bonus



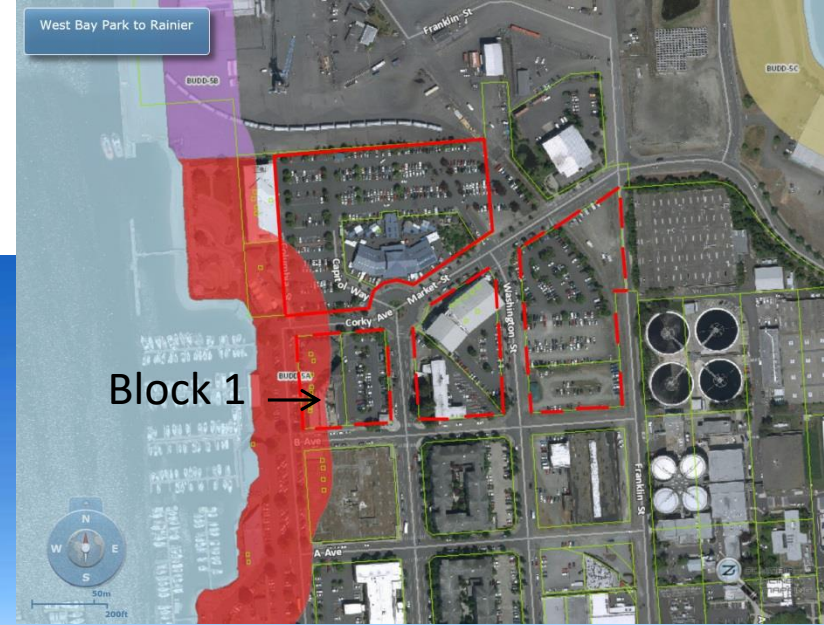
# West Bay to Rainier

## View from Rotary Circle – Block 1

### View 5B - Center Circle to Mt. Rainier

Current zoning build out of Block #1 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' no bonus



# West Bay to Rainier

## View from Rotary Circle – Block 2

**View 5B - Center Circle to Mt. Rainier**  
Current zoning build out of Block #2, does not block the view of the mountain.

Current zoning: 65' + 2-story bonus



# West Bay to Rainier

## View from Rotary Circle – Block 2

### View 5B - Center Circle to Mt. Rainier

Current zoning build out of Block #2 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' no bonus





# West Bay to Rainier

## View from Rotary Circle – Block 3

### View 5B - Center Circle to Mt. Rainier

Current zoning build out of Block #3. Barely starts to block the view of the mountain.

Current zoning: 65' + 2-story bonus



Google earth

Image Landsat / Copernicus

10 ft

# West Bay to Rainier

## View from Rotary Circle – Block 3

### View 5B - Center Circle to Mt. Rainier

Current zoning build out of Block #3 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' no bonus

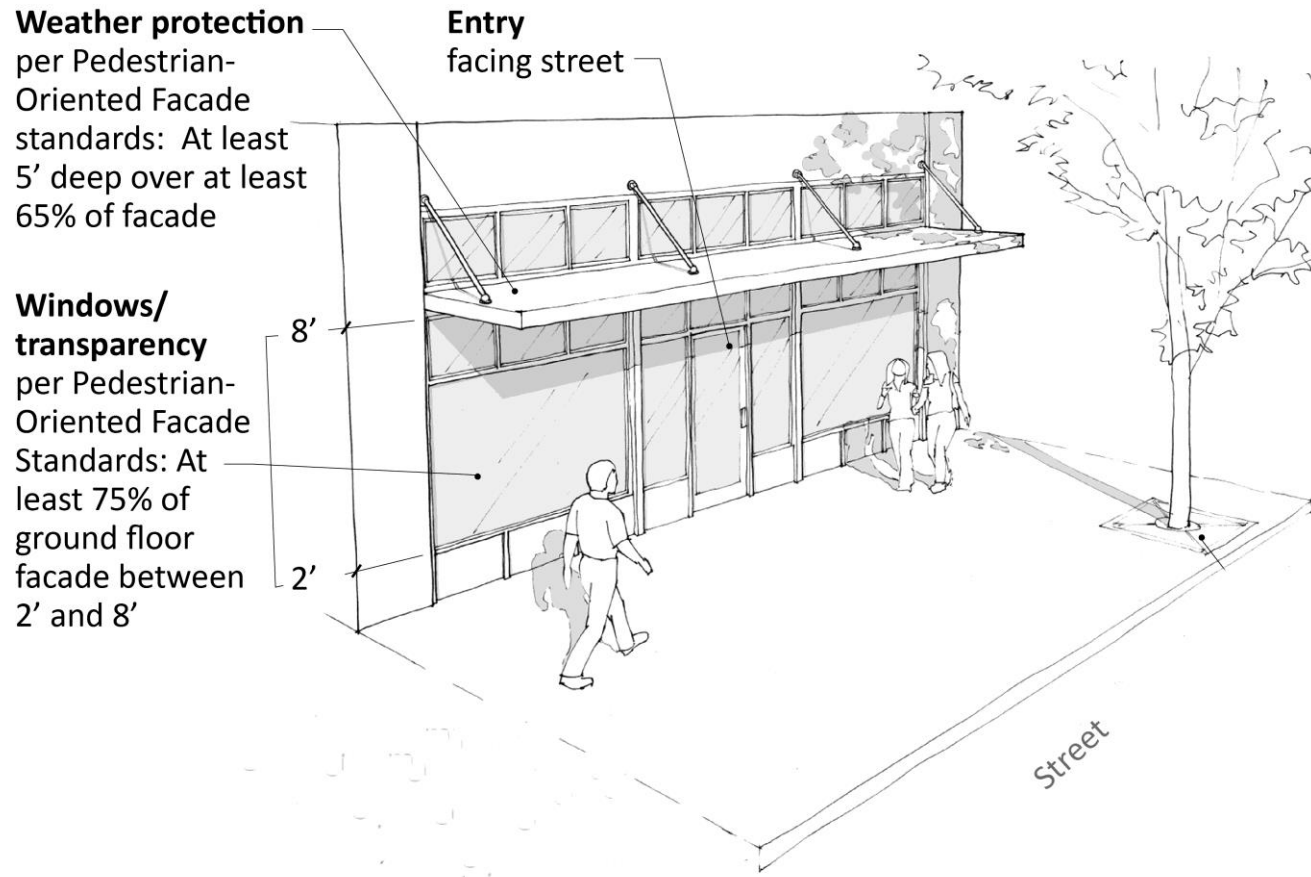


# Questions?



[olympiawa.gov](http://olympiawa.gov)

# Example Graphic



# Not part of the scope

- Changes to design review process
- Streetscape standards → in the EEDS
- Parks planning → Parks Master Plan
- Sign design → Sign Code update

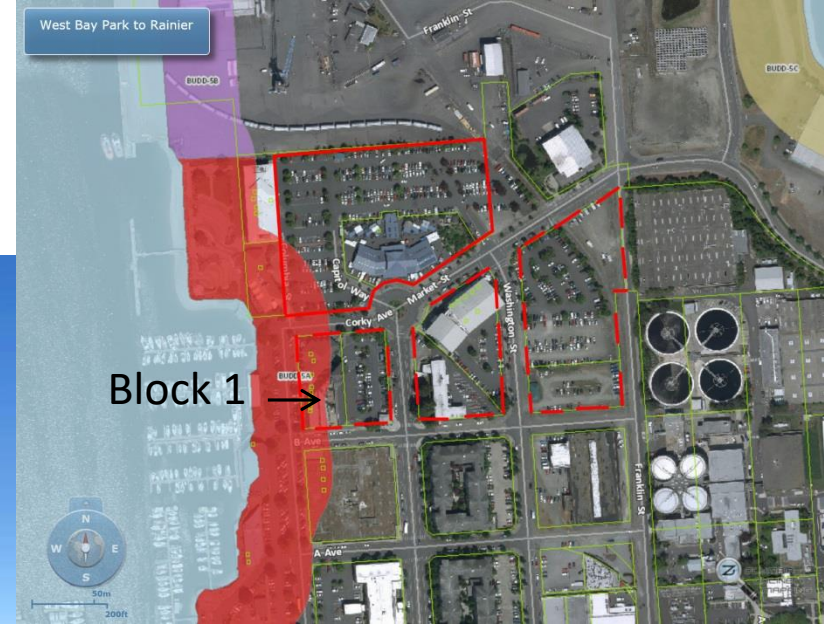


# West Bay to Rainier

## View from Upper Entrance – Block 1

**View 5B - Upper Entrance to Mt. Rainier**  
Current zoning build out of Block #1. Barely starts to block the view of the mountain.

Current zoning: 65' + 2-story bonus



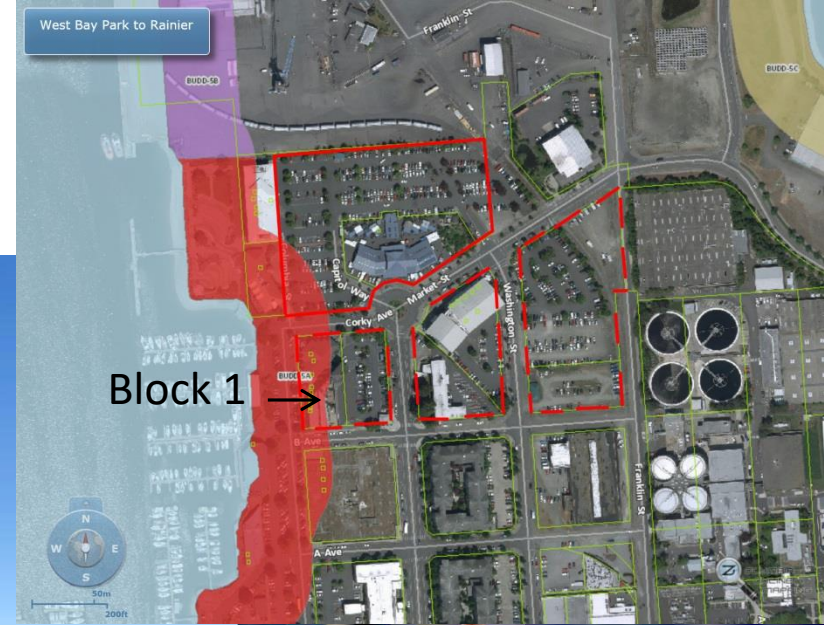
# West Bay to Rainier

## View from Center Circle – Block 1

### View 5B - Upper Entrance to Mt. Rainier

Current zoning build out of Block #1 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' no bonus



# West Bay to Rainier

## View from Upper Entrance – Block 2

### View 5B - Upper Entrance to Mt. Rainier

Current zoning build out of Block #2. Barely starts to block the view of the mountain.

Current zoning: 65' + 2-story bonus





# West Bay to Rainier

## View from Upper Entrance – Block 2

### View 5B - Upper Entrance to Mt. Rainier

Current zoning build out of Block #2 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' + 2-story bonus



# West Bay to Rainier

## View from Upper Entrance – Block 3

**View 5B - Upper Entrance to Mt. Rainier**  
Current zoning build out of Block #3. Barely starts to block the view of the mountain.

Current zoning: 65' + 2-story bonus



# West Bay to Rainier

## View from Upper Entrance – Block 3

### View 5B - Upper Entrance to Mt. Rainier

Current zoning build out of Block #3 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' no bonus



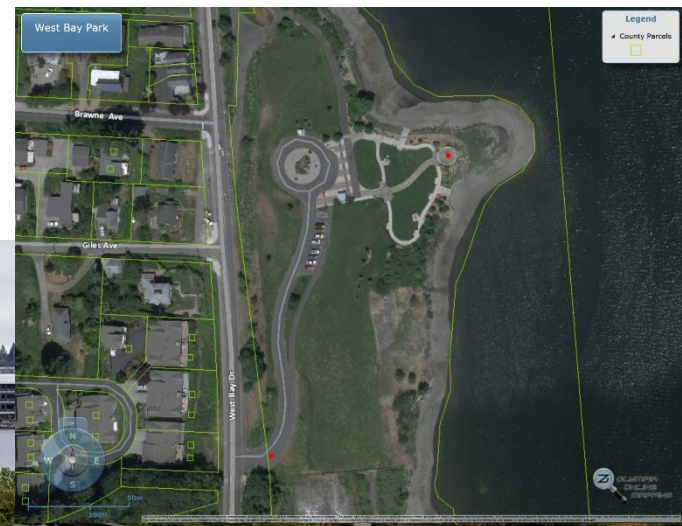
# West Bay to Rainier

View from Maria Ruth – Block X



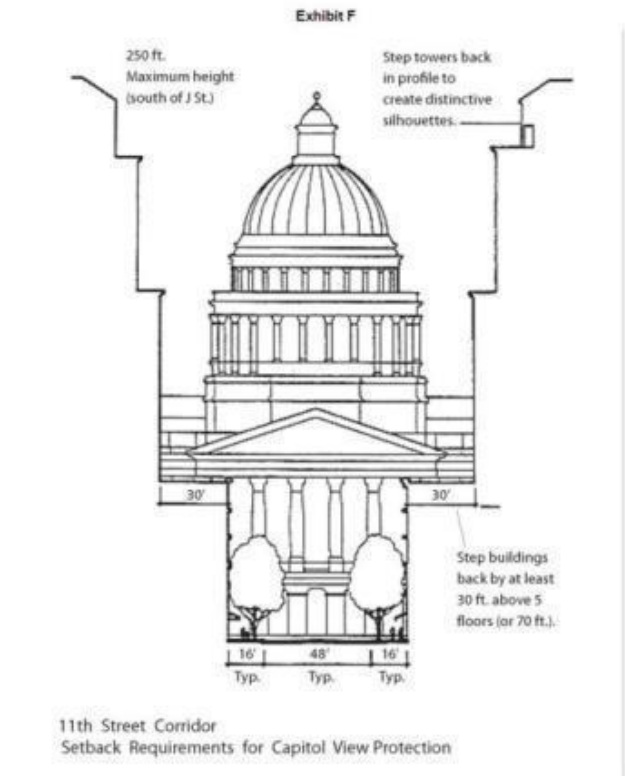
# West Bay to Rainier

View from Maria Ruth – Block X



# View Preservation

- Incorporate DTS views recommendations
- Add design guidelines to enhance 3 views:
  - West Bay Park to Rainier
  - East Bay Lookout to Capitol Dome
  - Deschutes Parkway to Rainier
- In addition to zoning changes:
  - Remove height bonus for 2 views
  - Revise existing design regulation



# Address Mixed Use Buildings

- New guidelines will not be as use-specific
- Building design guidelines will address issues such as pedestrian orientation, building scale, details, materials, and character

