

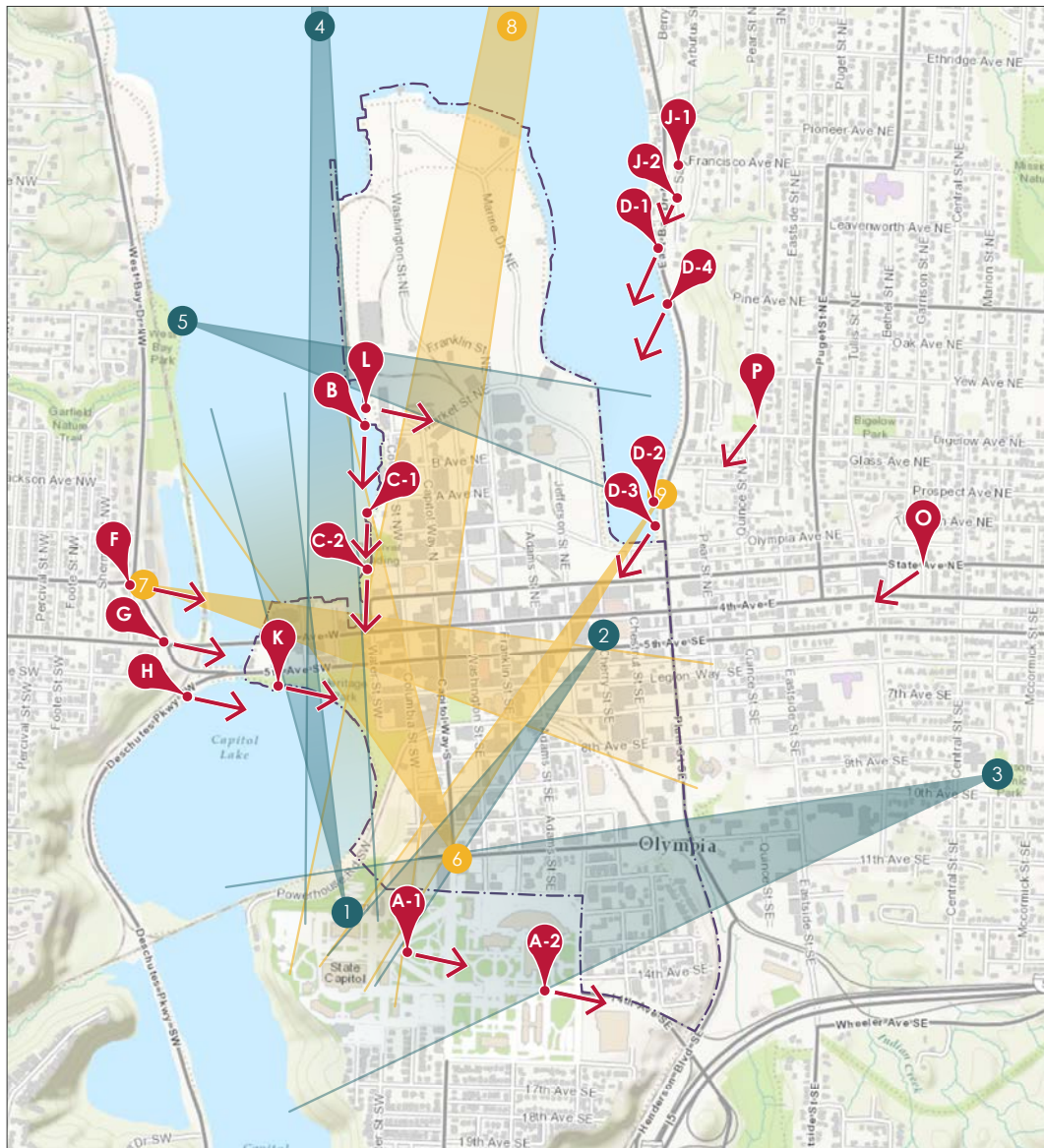
MAY 4, 2016

Preliminary Viewshed Analysis Information

OLYMPIA DOWNTOWN STRATEGY

Up to 10 views will be analyzed in this process. The team has explored the view corridors illustrated in the map below to help determine the most useful views for full analysis. The

following pages show the preliminary analysis of these views 1) as they exist today and 2) with current zoning build-out.



VIEWPOINTS (SELECTED OR SUGGESTED FOR ANALYSIS)

① - ⑤ Views selected for analysis

⑥ - ⑨ Potential views for analysis

Ⓐ - Ⓚ Additional views suggested through public input for analysis

Note: only views that pass through downtown study area are included on map.

DRAFT Viewshed Question Areas

① ① No effect on view.
These views are not included on this map (except C for discussion)

⬆️ ⬆️ Limited effect on view

⬇️ ⬇️ Potential view blockage

▭ Shaded area highlights places where future development may impact views

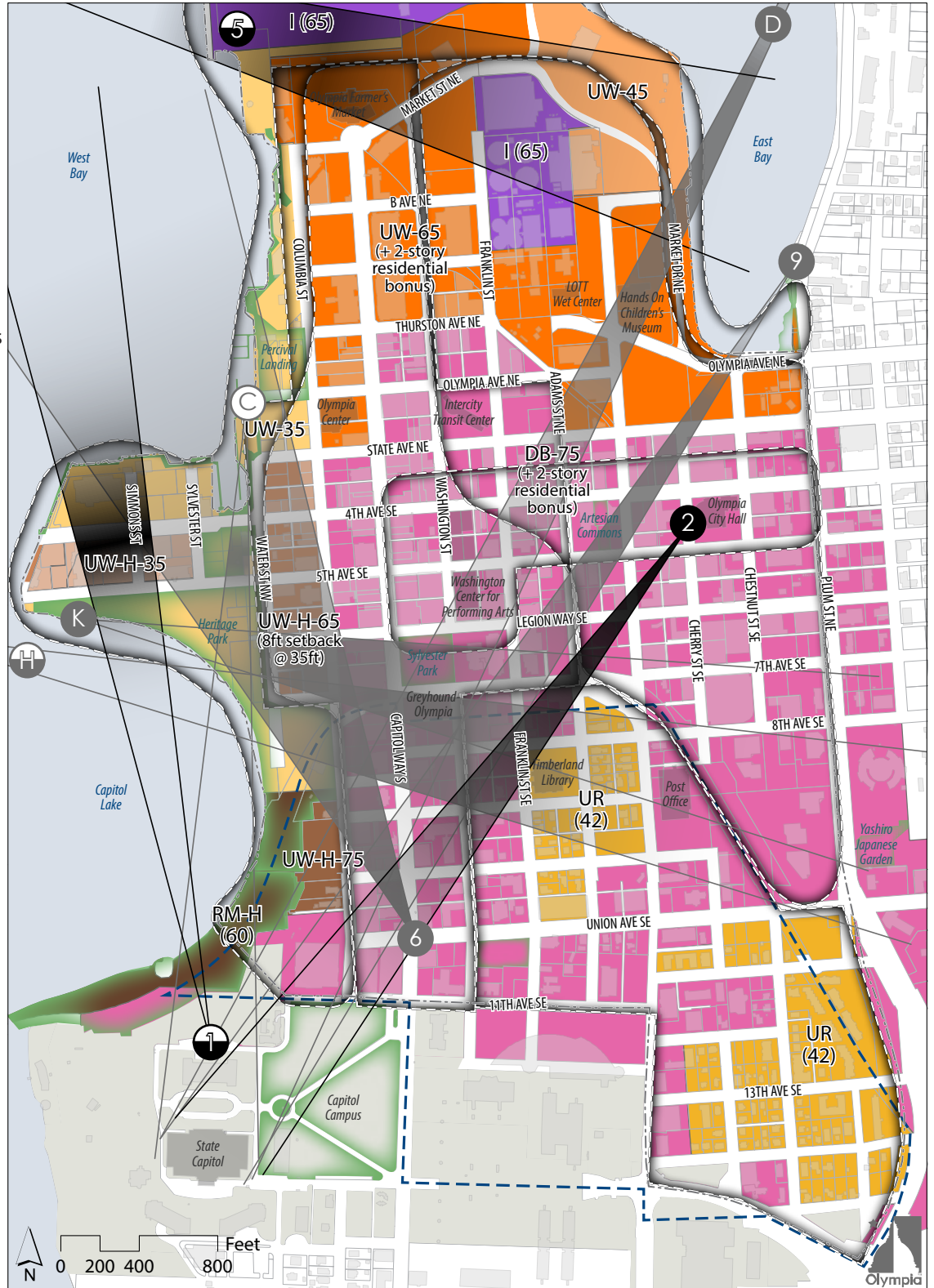
┌ Character areas

ZONES

- Downtown Business (DB)
- Urban Waterfront 65 (UW-65)
- Urban Waterfront 45 (UW-45)
- Urban Waterfront 35 (UW-35)
- Urban Waterfront Housing 75 (UW-H-75)
- Urban Waterfront Housing 65 (UW-H-65)
- Urban Waterfront Housing 35 (UW-H-35)
- Urban Residential (UR)
- High Rise Multifamily (RM-H)
- Industrial (I)
- Capitol Heights District

EXISTING FEATURES

- Downtown planning area
- City and State parks
- State Capitol Campus
- Attractions or landmarks



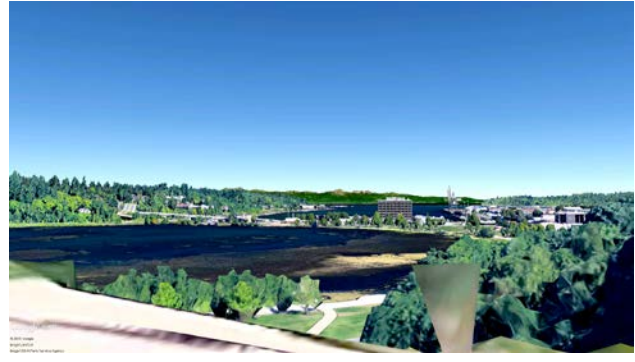
The circled numbers or letters are keyed to the views photos on the following pages. Black circles indicate the first 5 views already selected for analysis; grey indicates other views for potential analysis. The likely effect of development under current zoning is illustrated with the following symbols:

- ① No effect on landmark view
- ⬆️ Limited effect on view
- ⬇️ Blocked view

5 VIEWS SELECTED FOR ANALYSIS

Council's Land Use and Environment Committee moved forward the following five views (indicated with black circles on the page 2 map) for analysis due to their prominence in the public discussion on viewsheds and the potential for impacts.

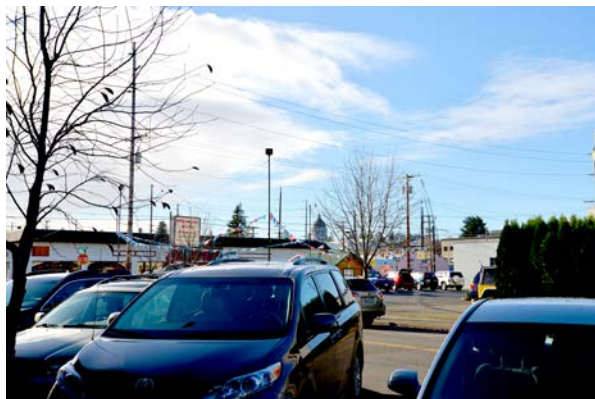
1 Capitol Campus Promontory to Budd Inlet



- Most important view on Survey 2
- Minimal impacts under existing zoning
- Urban design options could be explored during future isthmus master planning

Discuss with SWG—is this considered an impact?

2 Cherry Street to Capitol Dome



- Considered “not important” on Survey 2
- Has been useful for exploring Capital Heights District and 1063 Building issues

Discuss with SWG—how does view protection for this type of view balance with economic, lively streets, and housing goals for the area?

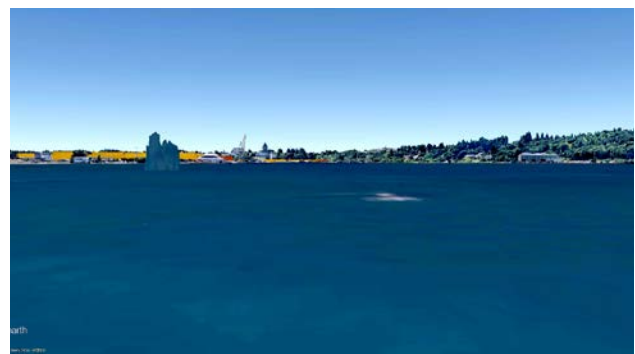
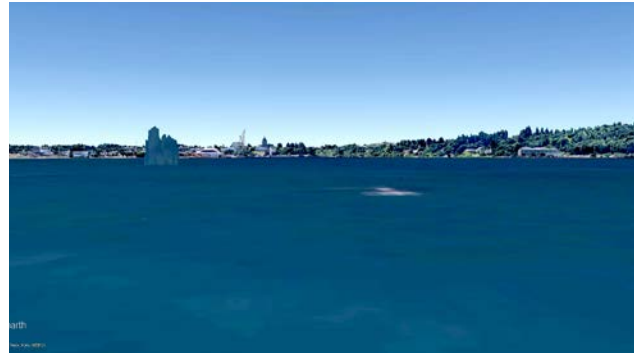
③ Madison Scenic Park to Capitol Dome/Capitol Forest



- Considered “somewhat important” on Survey 2
- Even 80’ buildings have no effect on view

No further analysis needed

④ Puget Sound Navigation Channel to Capitol Dome



- Considered “important” on Survey 2
- If considering options for isthmus, ensure they don’t affect this view

Tie with analysis for view #1

5 West Bay Park Lookout to Mt Rainier



- Considered "important" on Survey 2

Discuss with SWG



4 VIEWS FOR POTENTIAL ANALYSIS

The following four views (indicated with grey circles and numbers on the page 2 map) were selected early in the process for potential analysis. The community weighed in on their importance on Survey 2. They are under consideration to be among the 10 fully analyzed views.

6 Capitol Way and Union to Olympic Mountains

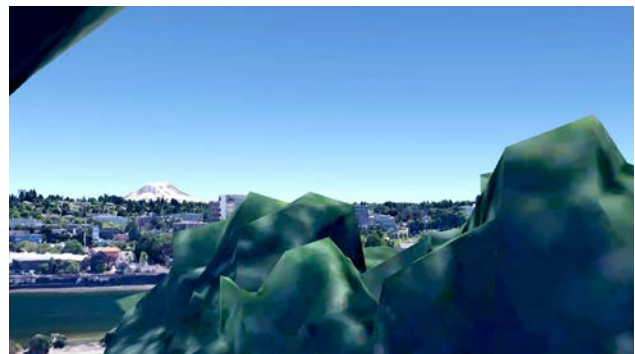


- Considered “somewhat important” on Survey 2
- Development on only a few properties would impact this view; challenge with “picking on” select properties where others have already built higher

Discuss with SWG

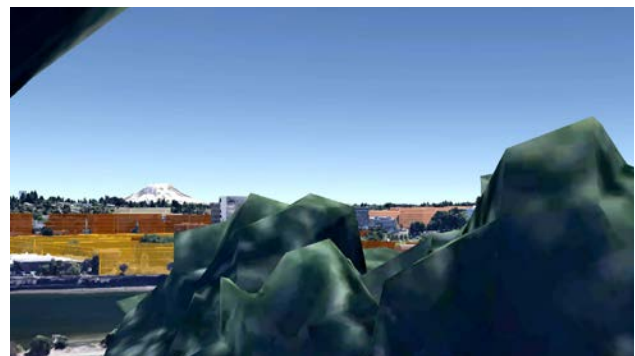


7 Park of the Seven Oars to Mt Rainier



- Considered “very important” on Survey 2
- Preliminary analysis shows no effect on view

Not recommended for further analysis



⑧ Priest Point Park to Capitol Dome

Photo forthcoming

- Considered “important” on Survey 2
- Preliminary analysis shows no effect on view

Not recommended for further analysis

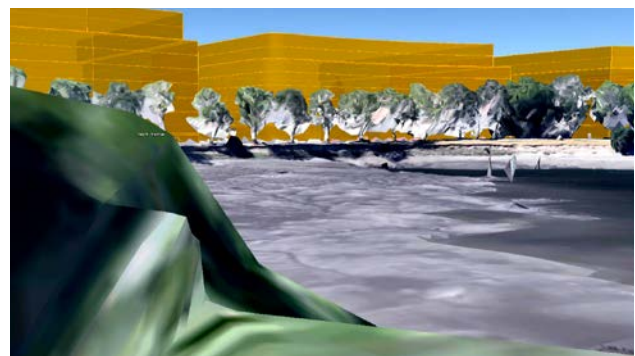
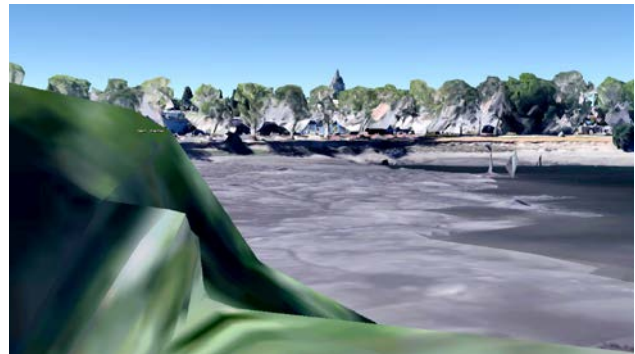


⑨ East Bay Drive Lookout to Capitol Dome



- Considered “important” on Survey 2
- Deciduous trees seasonally block view
- Existing benches face north; parks investment would be needed to emphasize this view
- Council voted to maintain 65’ height limit at shoreline

Discuss with SWG



Note: Marathon Park (on Deschutes Parkway) to Mt Rainier was also suggested for analysis, but no view of Mt Rainier exists from Marathon Park. Thus, it was not added to Survey 2 or this list.

ADDITIONAL VIEWS FROM PUBLIC INPUT

The following 17 views (indicated with grey circles and letters on the page 2 map) were suggested by community members as part of Survey 2. A few do not pass through downtown; the others are under consideration to be among the 10 fully analyzed views.

Ⓐ Capitol Campus to Mt Rainier

- Existing view is limited (Mt Rainier highlighted in red in the image to the right)
- View just barely passes through three downtown blocks
- View more likely to be effected by Capitol Campus development than City zoning

Not recommended for further analysis



Ⓑ Port Plaza to Capitol Dome



- Water Street Development on Heritage Park block, if allowed heights greater than current limit of 35', could potentially block views
- Similar to view C; C-2 shows worst-case scenario of view blockage

Discuss with SWG



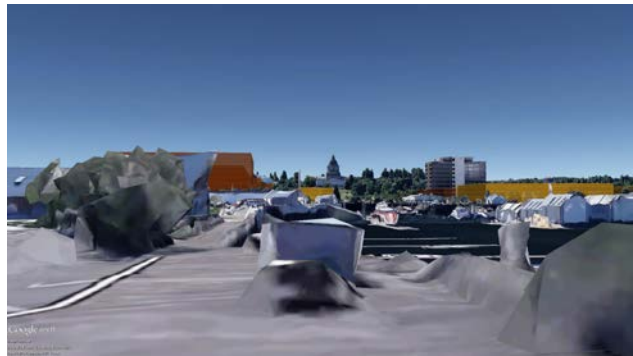
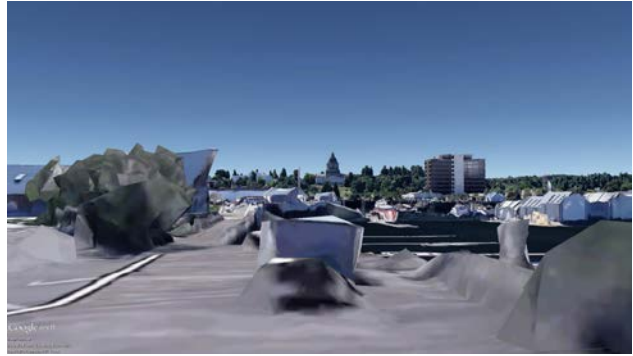
© Percival Landing to Capitol Dome

Photo forthcoming

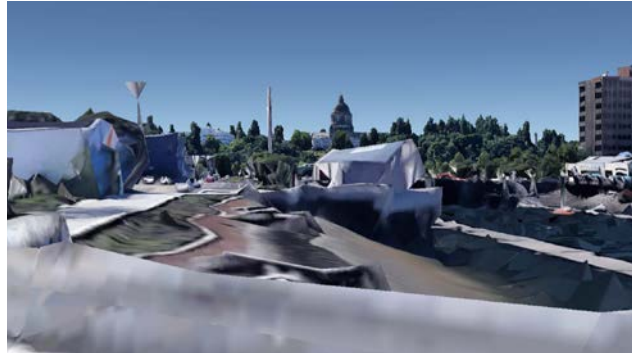
- Two viewpoints explored; further south viewpoint more likely to be effected
- Like view B, Water Street Development, if allowed greater heights, could affect view
- If analyzing design options and greater heights, definition of “Capitol Dome” (i.e., dome vs dome and drum) will be important

Discuss with SWG—analyze design options?

C-1



C-2

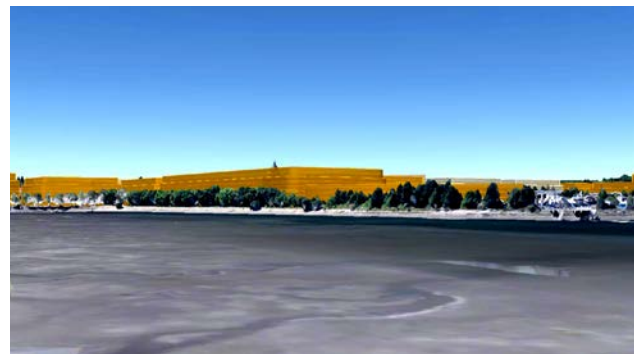
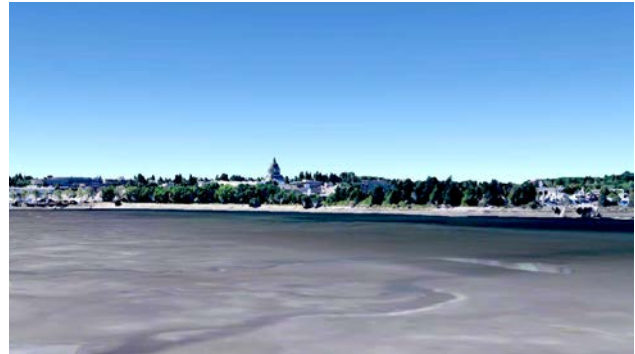


D East Bay Drive to Capitol Dome

Photo forthcoming

- Similar to view 9
- Hands-On Children's Museum property unlikely to redevelop; need to explore other properties' effect on view

Discuss with SWG



E Route 101 at Red Lion Inn to Mt Rainier

- View does not pass through downtown

No further analysis needed

F Harrison Roundabout to Mt Rainier

- Not a significant viewpoint
- Most views are blocked by evergreen and deciduous trees
- View protection not intended for auto-oriented viewpoints
- View unlikely to be blocked by current zoning

Not recommended for further analysis



4th Avenue Lower Roundabout to Mt Rainier

- Similar to view H
- View protection not intended for auto-oriented viewpoints
- View unlikely to be blocked under current zoning

Not recommended for further analysis

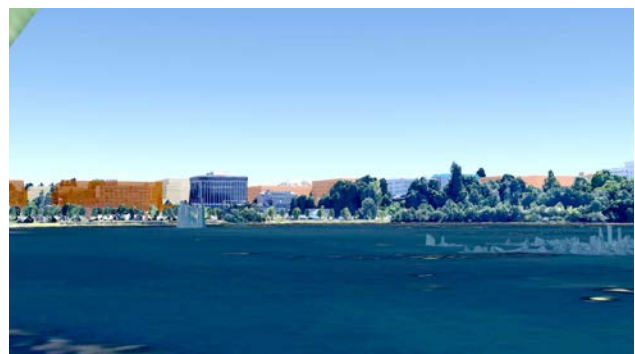


Deschutes Parkway to Mt Rainier



Source: Nancy Partlow

Discuss with SWG



① **Lakeridge Drive to Capitol Dome and Capitol Lake**

- View does not pass through downtown

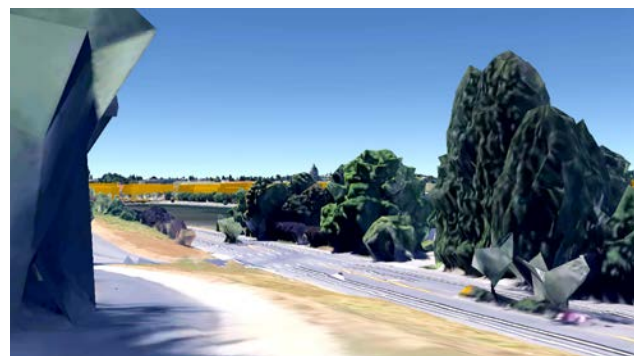
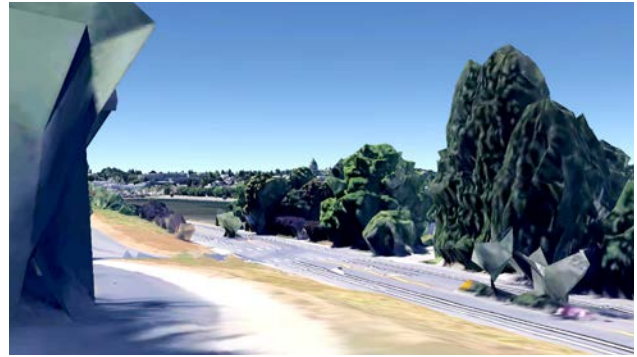
No further analysis needed

② **San Francisco Ave to Capitol Dome**



- Limited view from small hillside area; no view from East Bay Drive intersection
- View unlikely to be effected under current zoning

Not recommended for further analysis

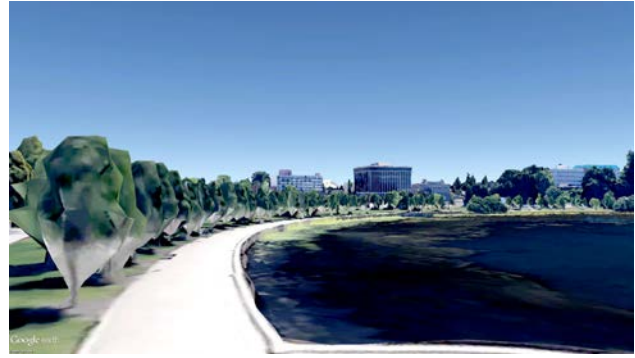


K Eastern Washington Butte/Heritage Park to Mt Rainier



- Limited existing view
- Nearby buildings already built to allowed zoning; difficulty with “picking on” a single property owner
- Desirable place to develop
- Similar to view H

Discuss with SWG—leaning toward recommending no further analysis

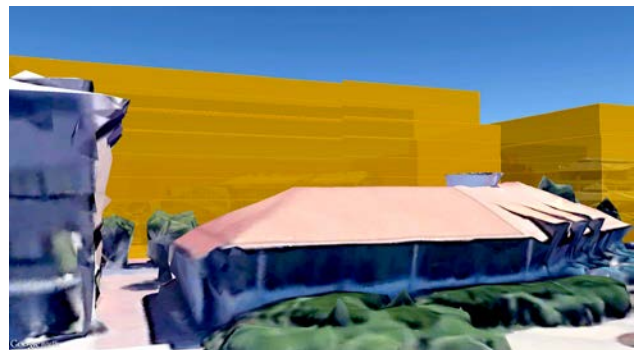


L Port Plaza Viewing Tower to Mt Rainier



- Limited existing view

Not recommended for further analysis



M Unknown viewpoint to East Bay and West Bay ridgelines

- Vague and unnecessarily restrictive
- The related City policy addresses building heights on the ridgelines, which are outside of the downtown study area
- Depending on viewpoint, likely that the view does not pass through downtown

Not recommended for analysis

N County Courthouse to Capitol Dome

- View does not pass through downtown

No further analysis needed

O Henry and State to Capitol Dome



- View unlikely to be blocked by downtown development
- Note: Outside of the study area, protecting this view would cause the Olympian property east of the Olympian Building to be restricted

Not recommended for further analysis as part of Downtown Strategy scope



P Quince and Bigelow (Bigelow Springs Park) to Capitol Dome



- View unlikely to be blocked

Not recommended for further analysis



Q 4th Avenue dam viewing platform looking north to Olympic Mountains

- View does not pass through downtown

No further analysis needed