

At the public workshop on September 17, the MAKERS team presented results from the 3D viewshed analysis of 10 previously selected views. Participants were asked to fill out a questionnaire to help the team better understand public priorities for next steps related to view protection. The answers are collated below. The number of “yes” and “no” responses are totaled; with any additional comments listed below that.

Question 1: Promontory to Budd Inlet

a. Do you feel the potential of existing zoning (shown in graphic) negatively impacts this view? (Circle one)	Yes – 6	No - 34	
b. Is there anything else that the City should do to protect this view?	<ul style="list-style-type: none"> • Remove the derelict Capitol Center Building • Green space maybe elevated to supplement Heritage Park – no surface parking (or less) • Encourage complementary building design so that building structure supports the attractiveness • Using visual simulation to identify heights to protect views, i.e., keep heights low near the water and go incrementally higher farther away from water. • Enhance this view by reducing height of highrise already there. • Remove Capitol Center building • No. They could increase the zoning height to better utilize the site. • Work with state to fund acquisition & demolition of the Capitol Center Bldg on the isthmus. • Could height be increase? By how much? • Isthmus Park 	<ul style="list-style-type: none"> • Remove the dam and turn the lake into an estuary – more natural beauty is good for urbanites. • Should increase height to at least 4 stories. • Take the “mistake by the lake” down 	

	<ul style="list-style-type: none"> • In View #1-#4 you can raise max. height 20' and still preserve views without any obstruction – encourage more housing. • No-I enjoy your pictures. • Nothing. Existing zoning heights need to be raised. • No-35' height too restrictive- image is great-shows that increased height would work. • Remove the tall building on the isthmus • Remove the Capitol Center Building • Don't tear down the building in the isthmus. It's perfectly useable. Also represents tremendous carbon impact to tear it down, not to mention enormous amount to City budget. • Tear down the abandoned building, maybe replace with parking lot/smaller office building/other small business. 		
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Question 2: Percival Landing to Capitol

<p>a. Do you feel the potential of existing zoning (shown in graphic) negatively impacts this view? (Circle one)</p>	<p>Yes - 4</p> <ul style="list-style-type: none"> • so long as it doesn't negatively impact Heritage Park 	<p>No - 32</p> <ul style="list-style-type: none"> • Not of the dome, but yes to the left of open space, and sense of open space. 	
<p>b. Should the City consider raising the height limit by one story on the subject property if it would not interfere with the view of the dome and drum?</p>	<p>Yes - 24</p> <ul style="list-style-type: none"> • Create/dictate a top story setback to soften the impact of the buildings on the east. • Current zoning is too low. • Important to maximize development potential 	<p>No - 12</p> <ul style="list-style-type: none"> • A view is more than a glimpse, but rather a vista 	<p>Maybe - 1</p> <p>Yes & No: Yes-if not in view corridor; No-any structures on the isthmus should be low height.</p>

Question 3: Puget Sound Navigation Channel			
a. Do you feel the potential of existing zoning (shown in graphic) negatively impacts this view? (Circle one)	Yes - 2	No - 36	Maybe – 1
		<ul style="list-style-type: none"> • Nonconforming Capitol Center should be removed. 	Not of the dome, but the wall of yellow as represented in the model is imposing. Sense of openness within downtown regardless of view preservation from afar.
b. Is there anything else that the City should do to protect this view?	<ul style="list-style-type: none"> • Capitol Center building should be removed. • Zoning views to supplement the view nicely • Urban trees to hide buildings • Lower height limits • Downzone the entire Port Peninsula to 35 ft. • Prevent higher than 2-story building son isthmus (35'). • Reduce the 35' height. It blocks landscape – 5 stories is enough • No structural development in isthmus • Maximum height could even increase! • I think you all did a fantastic job • City should consider increasing height whenever possible. • No more cranes at Port park 		
Question 4: West Bay Park to Mt. Rainier			
a. On a scale of 1-3, what level of action should the City take to protect this view? (Circle one)	1. No action (Keep existing zoning) (20)	2. Moderate intervention (14)	3. Maximum intervention (6)
	<ul style="list-style-type: none"> • It's better for environment for people to live in dense cities than sprawl. 	<ul style="list-style-type: none"> • Especially in center of view to reveal more of mountain. • Reduce height limit to 6 stories 	

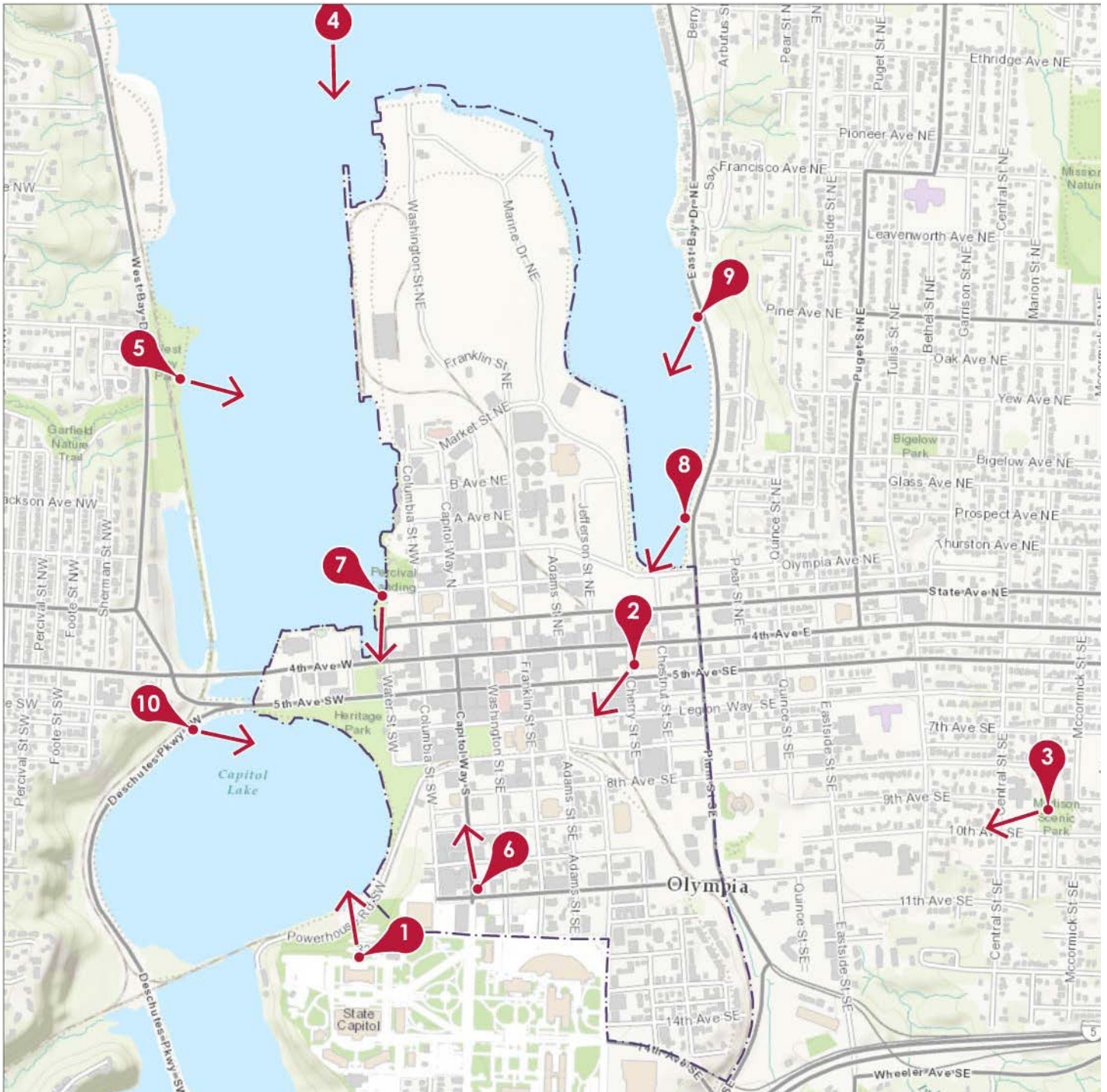
b. Should the City pursue a view tower, or other view alternative, as part of West Bay Park Master Plan?	Yes - 16 <ul style="list-style-type: none"> • Only if center of view is preserved. • Nice reward for climbing tower like the one near the Port • A view tower could be nice. This is a view worth framing. Any future development could be designed in a way as to enhance the framed view. • If that makes sense in Parks Plan – but it's not vital. 	No - 19	
Question 5: Capitol Way/Union to Olympic Mountains			
a. On a scale of 1-3, what level of action should the City take to protect this view? (Circle one)	1. No Action (Keep existing zoning) (24) <ul style="list-style-type: none"> • At least maintain 75' 	2 - Moderate intervention (10) <ul style="list-style-type: none"> • Yes, I believe they can create a courtyard on some of these buildings. 	3 - Maximum intervention (4)
Question 6: Deschutes Parkway to Mt. Rainier			
a. On a scale of 1-3, what level of action should the City take to protect this view? (Circle one)	1 - No Action (Keep existing zoning) (17) <ul style="list-style-type: none"> • At least maintain 75' 	2 - Moderate intervention (10)	3 - Maximum intervention (11)

Question 7: Cherry Street to Capitol			
a. On a scale of 1-3, what level of action should the City take to protect this view? (Circle one)	1 - No Action (Keep existing zoning) (26)	2 - Moderate intervention (10)	3 - Maximum intervention (1)
		<ul style="list-style-type: none"> Especially south portion – How can existing zoning permis this. I thought we had an existing viewshed to protect capitol view. Maybe keep/preserve 1 specific view of capitol 	
b. What view of the Capitol building is important here? (Circle one)	1 - Dome only – (17)	2 - Dome and Drum – (10)	Other – (6)
			<ul style="list-style-type: none"> View is not important None None Not applicable Not important – I don't see this as an important view. Neither
Question 8: East Bay Park Lookout to Capitol			
a. On a scale of 1-3, what level of action should the City take to protect this view? (Circle one)	1 - No Action (Keep existing zoning) (19)	2 - Moderate intervention (7)	3 - Maximum intervention (11)
	<ul style="list-style-type: none"> Trees practically block view already 	<ul style="list-style-type: none"> Once again preserve a singular view Please protect/create view by breaking up proposed structures. 	
b. Should the City focus on creating an alternate viewpoint, if this view of capitol cannot be retained? (Circle one)	Yes – 19	No – 15	Other – 1
		<ul style="list-style-type: none"> I don't think this is an important view. Lots of views here-waterfront walkways along waterfront – don't need to see capitol from 	<ul style="list-style-type: none"> Where?



		<p>everywhere – Focus on importance of pedestrian experience especially the streetscape and adjacent building design.</p> <ul style="list-style-type: none"> • It's not vital to me that the dome be viewed from this point. 	
Question 9: East Bay Overlook to Capitol			
a. On a scale of 1-3, what level of action should the City take to protect this view? (Circle one)	1 - No Action (Keep existing zoning) (18)	2 - Moderate intervention (12)	3 - Maximum intervention (7)
		<ul style="list-style-type: none"> • Do not allow uniform blocks of tall buildings – force some shorter heights to allow peek-a-boo views. 	<ul style="list-style-type: none"> • East Bay folks will be quite unhappy.
b. What view of the Capitol building is important here? (Circle one)	1. Dome only (14)	2. Dome and Drum (17)	
<p>Other Comments –Uncategorized:</p> <ul style="list-style-type: none"> • The speaker spoke too fast to be understood. • Don't call the audience "you guys" • The viewshed analysis handout was too complicated, too many pages 			

WORKSHOP 3: BALANCING PRIORITIES

VIEWPOINTS KEY MAP

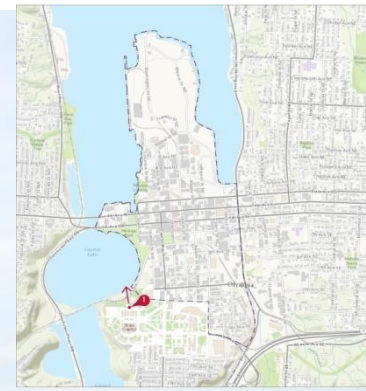


VIEWPOINTS SELECTED FOR ANALYSIS

-  Viewpoint locations selected for view shed analysis
-  View direction

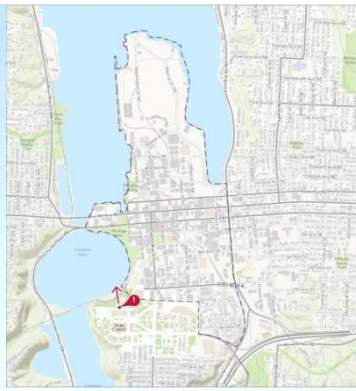
1 Promontory to Budd Inlet

ATTACHMENT 2

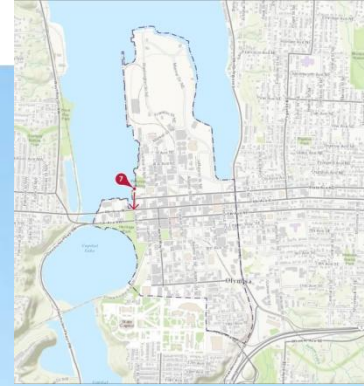


1 Existing Zoning Buildout

UW-H-35 and UW-35

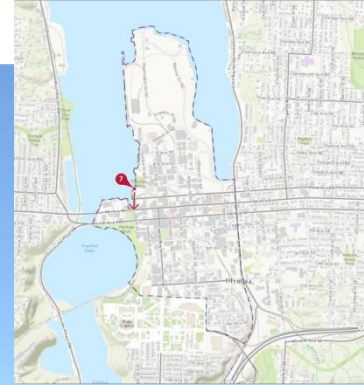


7 Percival Landing to Capitol

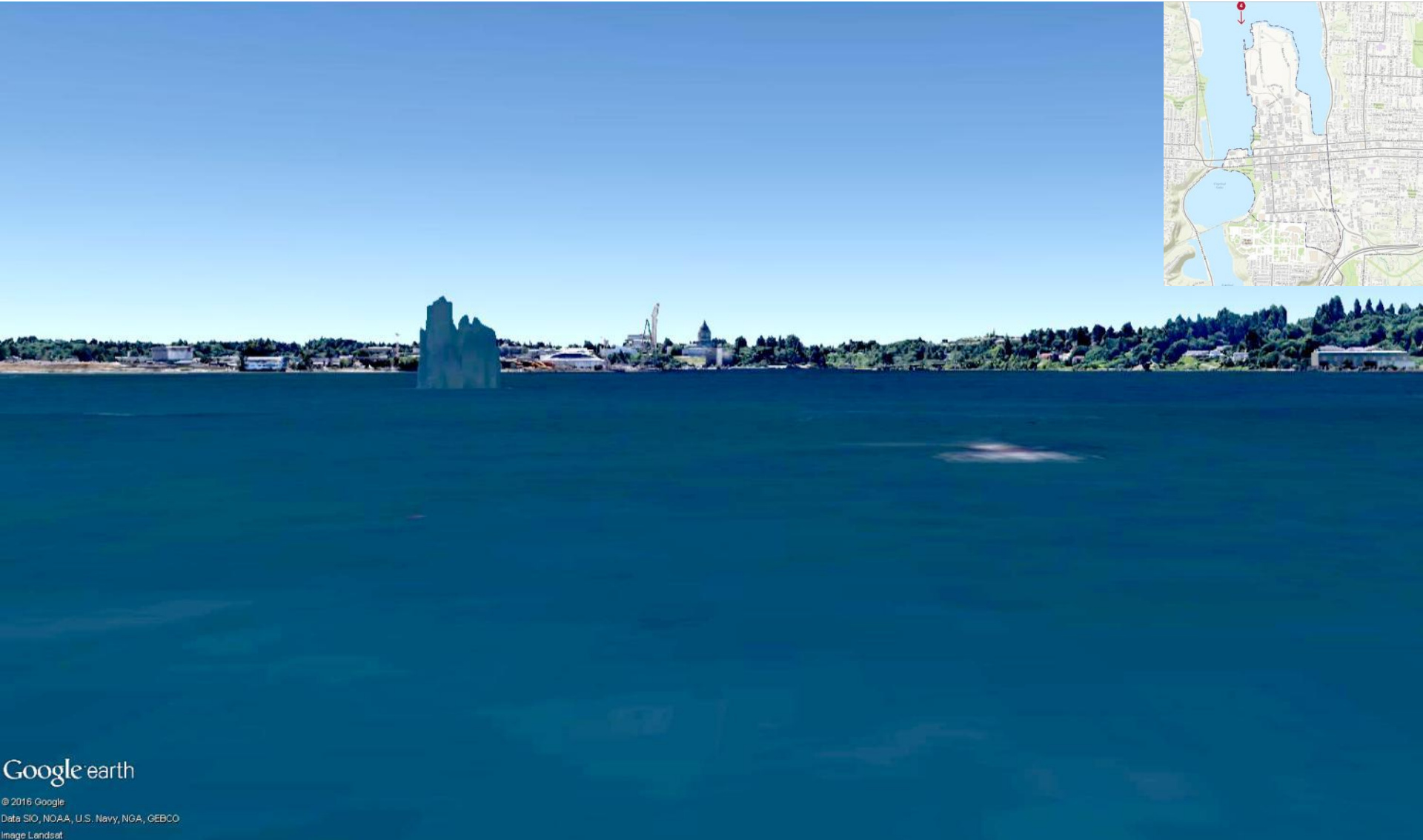


7 Existing Zoning Buildout

UW-35



4 Puget Sound Navigation Channel



Google earth

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Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat



4 Existing Zoning Buildout



Google earth

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Image Landsat

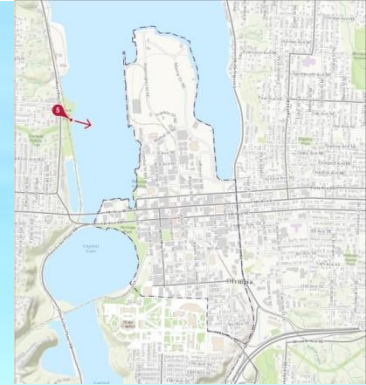


5 West Bay Park to Mt Rainier



5 Existing Zoning Buildout

UW-65 (+ 2-story residential)

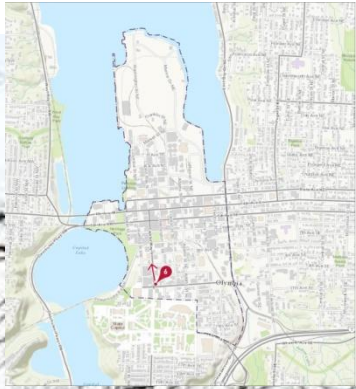


6 Capitol Way/Union to Olympic Mts.



6 Existing Zoning Buildout

CHD (55'-80'),
DB-65 + 2-story residential,
and UW-H-65



10 Deschutes Parkway to Mt. Rainier

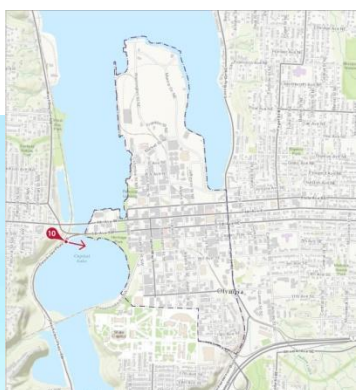


Source: Nancy Partlow

10 Existing Zoning Buildout



CHD (75'-80')

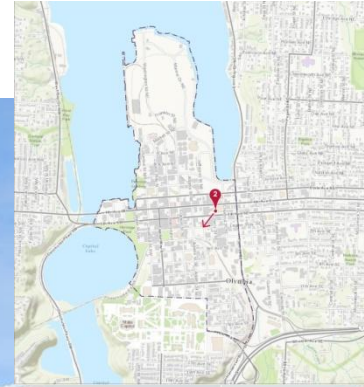


2 Cherry Street to Capitol



2 Existing Zoning Buildout

DB-75 (+ 2-story residential)
CHD (60'-80')

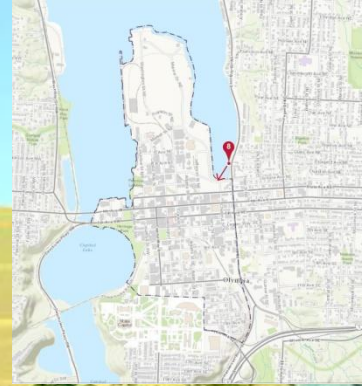


8 East Bay Park Lookout to Capitol

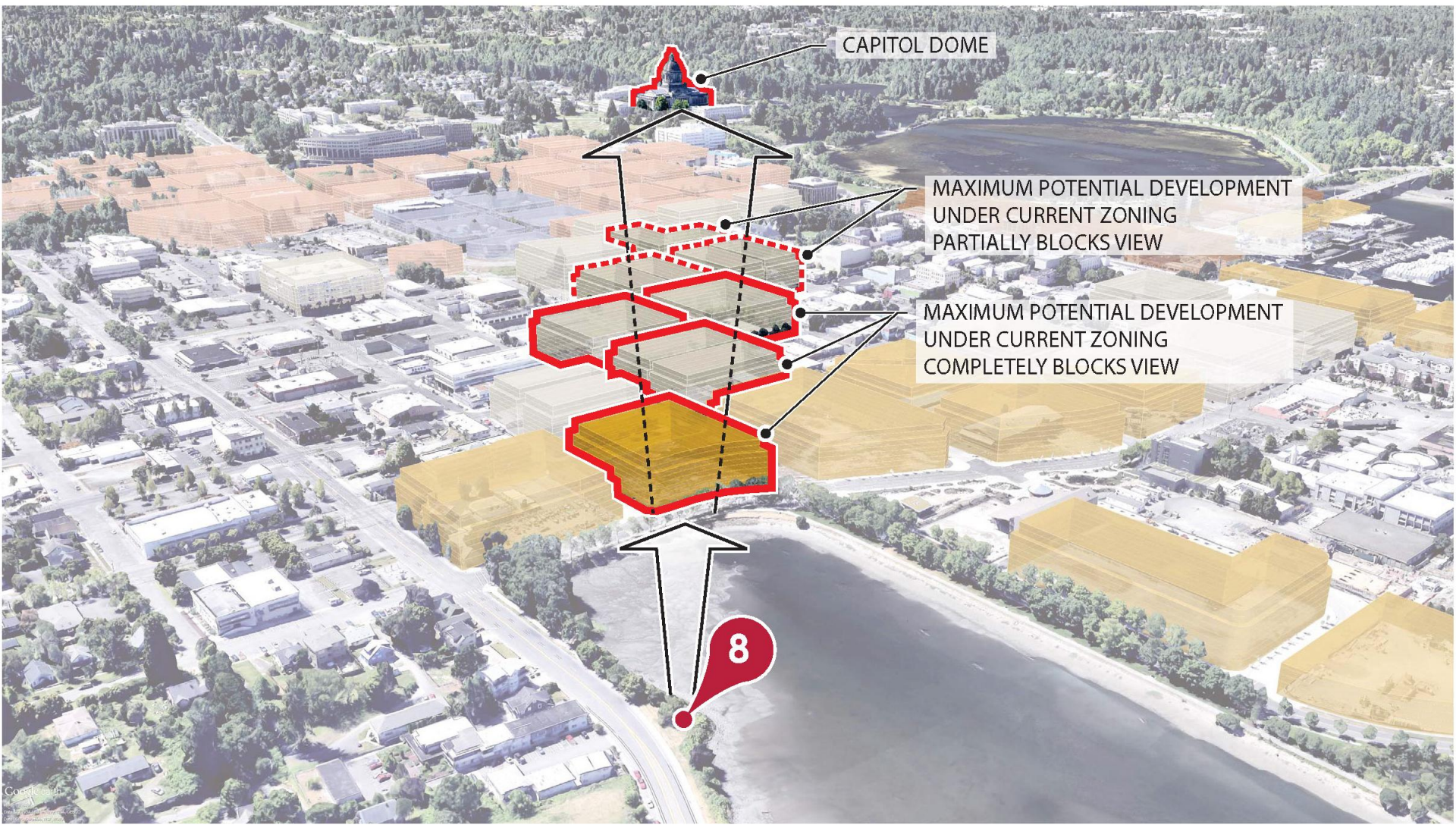


8 Existing Zoning Buildout

UW-65 (+ 2-story residential),
DB-75 (+ 2-story residential)



8 Existing Zoning – Aerial View



CAPITOL DOME

MAXIMUM POTENTIAL DEVELOPMENT UNDER CURRENT ZONING PARTIALLY BLOCKS VIEW

MAXIMUM POTENTIAL DEVELOPMENT UNDER CURRENT ZONING COMPLETELY BLOCKS VIEW

8

9 East Bay Overlook to Capitol



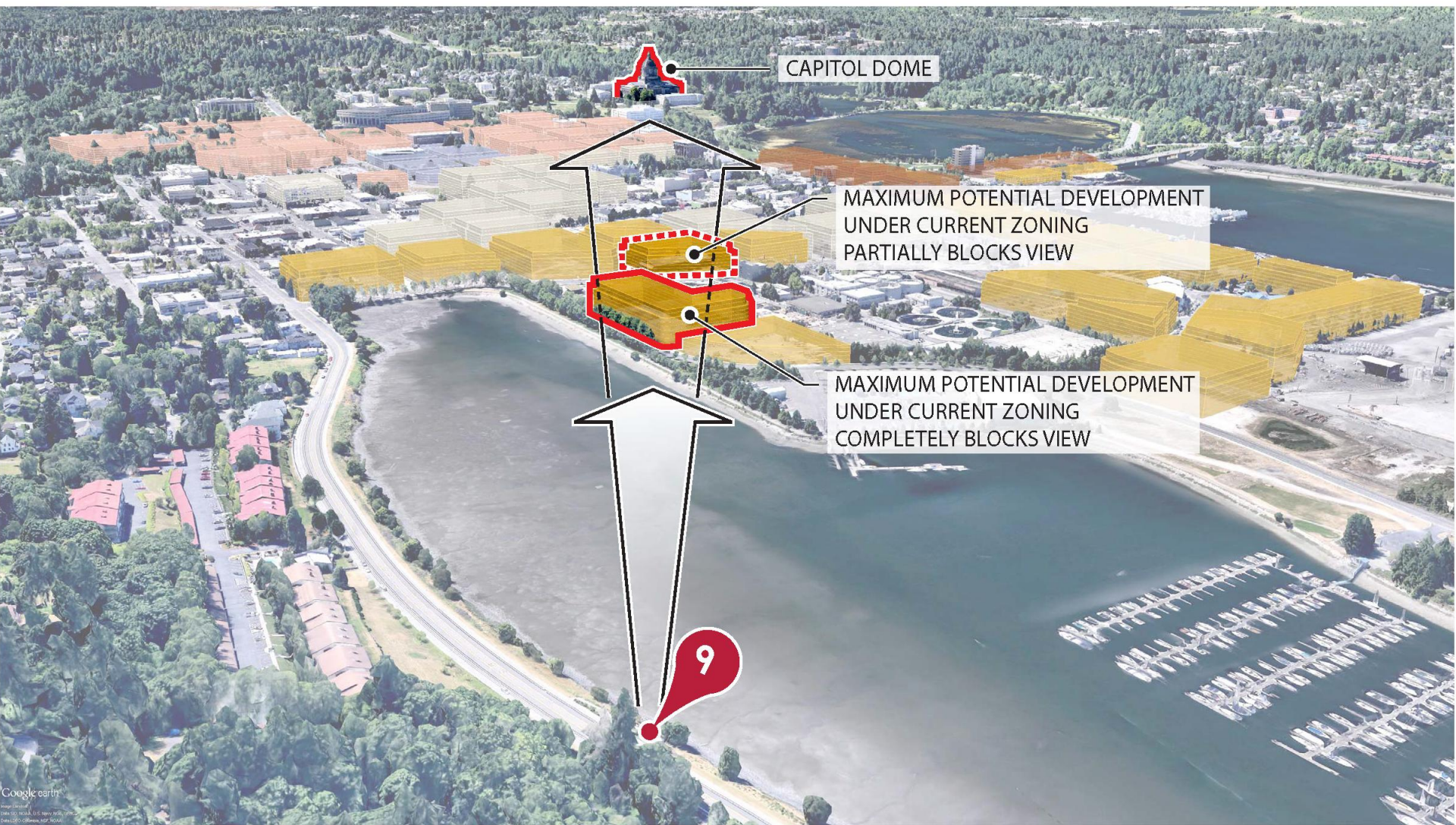
9 Existing Zoning Buildout

UW-65 (+ 2-story residential),
DB-75 (+ 2-story residential)



Google earth
Image Landsat
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO-Columbia, NSF, NOAA

9 Existing Zoning – Aerial View



CAPITOL DOME

MAXIMUM POTENTIAL DEVELOPMENT
UNDER CURRENT ZONING
PARTIALLY BLOCKS VIEW

MAXIMUM POTENTIAL DEVELOPMENT
UNDER CURRENT ZONING
COMPLETELY BLOCKS VIEW

9