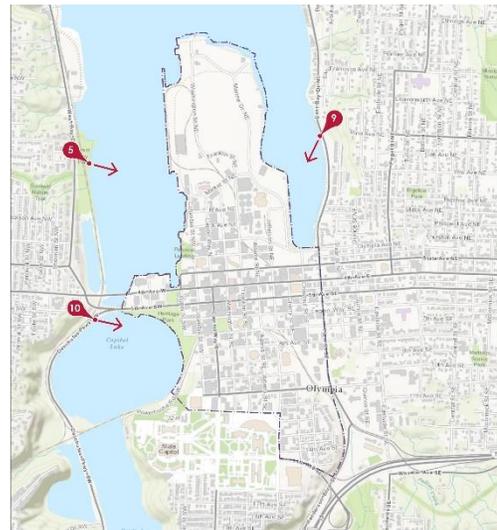


Overview

The City’s recently updated Comprehensive Plan shifted emphasis from protecting particular views from public streets to protecting and enhancing views from certain public observation points. The plan guides the City to identify important views to be protected from key public observation points through a public process using graphic visualization software. The Downtown Strategy completed this for views related to downtown (a subsequent process will address other citywide views.) The objective was to identify where the City should take steps to protect existing views and is not intended to open up new views.

The City looked at over 50 views identified by the public and found the community has already taken steps to preserve 33 of these through shoreline acquisitions or existing regulations. Ten remaining views were selected for further study using 3-D visualization software. Ultimately, the Downtown Strategy which was adopted in April of 2017, calls for the City to explore steps to protect an additional three views from points shown on the map to the right:

- West Bay Park to Mt. Rainier (#5)
- East Bay Overlook to the Capitol Dome (#9)
- Deschutes Parkway to Mt. Rainier (#10)



What are the Proposed Changes?

Proposed steps involve changes to both the design guidelines and zoning development standards.

West Bay Park to Mt. Rainier		
Current Regulation	Proposed Change	
Describes that a lookout or view corridor to Mt. Rainier must be preserved from the right of way on West Bay Drive.	Establish a specific observation point from which to preserve the view of Mt. Rainier.	
	Remove the 2-story height bonus on Block 123 so that future development will not obstruct the view.	
	Additional design guidelines regarding architectural composition, massing, and articulation to reduce building scale and add visual interest.	

East Bay Lookout to Capitol Dome (and Drum)		
Current Regulation	Proposed Change	
Describes that a lookout or view corridor to the Capitol must be preserved from the right of way on East Bay Drive.	Establish a specific observation point from which to preserve the view of the Capitol Dome and Drum.	
	Remove the 2-story height bonus on Block 122 and reduce the bonus option to the extent necessary on Block 14 so that future development will not obstruct the view.	
	Additional design guidelines regarding architectural composition, massing, and articulation to reduce building scale and add visual interest.	

Deschutes Parkway to Mt. Rainier		
Current Regulation	Proposed Change	
Describes that a lookout or view corridor to Mt. Rainier must be preserved from the right of way on Deschutes Parkway.	Establish a specific observation point from which to preserve the view of Mt. Rainier.	
	Vertical modulation is required for new buildings on Blocks 74, 75, and 84, on the 5 th story and above, along the west face of the building.	
	Additional design guidelines regarding architectural composition, massing, and articulation to reduce building scale and add visual interest.	