

## Preliminary Recommendation on Views

The planning team's scope included an analysis of 10 downtown views and recommendations for updating the Municipal Code. Guided by the public's suggestions, the planning team initially looked at about 50 views related to downtown. They determined over 25 of these were unlikely to be blocked by future development since the community has already taken steps to protect these views through land/shoreline acquisition and regulation.

Subsequently, the Council directed the planning team to conduct more detailed analysis and 3 dimensional modeling on 10 views. The results of this analysis were presented at Public Workshop #3 and in the third web-based questionnaire. Public input revealed that for most people view protection is not the most important goal (see attached).

The planning team recommends the following next steps for views:

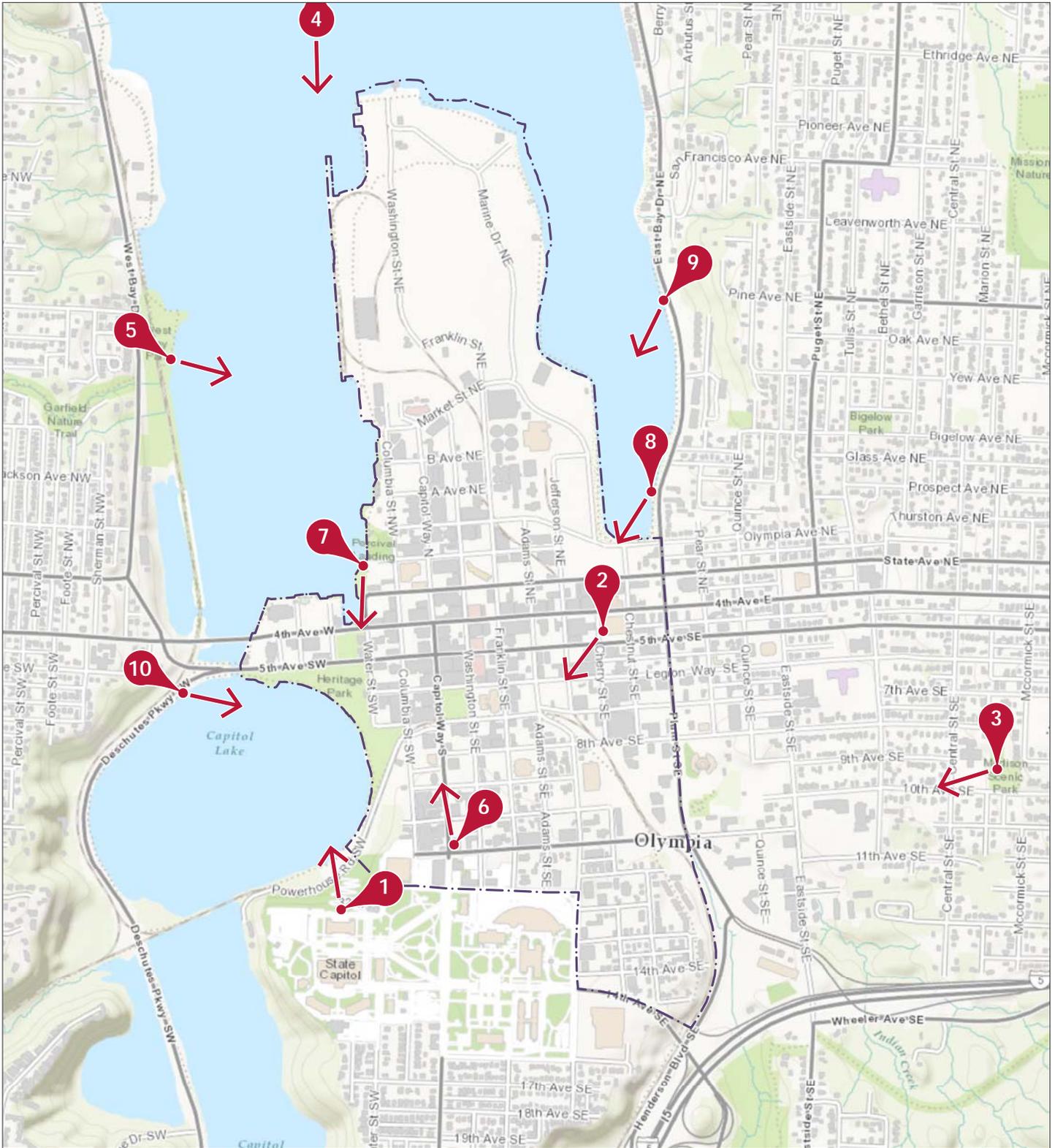
- Update existing view protection standards in accordance with DTS report. Do this as part of the 2017 design guideline update.
- DTS report preliminarily recommends no near-term action for:
  - Promontory to Budd
  - Puget Sound Navigation Channel to Capitol Dome
  - Percival Landing to Dome
  - Capitol Way & Union to Dome
  - Cherry Street to Dome
  - East Bay Lookout to Dome
  - Madison Scenic Park to the Capitol Dome (not included in workshop and online #3 as view was found not to be impacted early on)
- The DTS report preliminarily recommends moderate actions for:
  - West Bay Park to Mt. Rainier: Consider construction of a view tower as part of the West Bay Park master plan
  - Deschutes Parkway to Mt. Rainier: Consider approach as part of 2017 design guideline update
- Planning Team's recommendation still under consideration at time of staff report for:
  - East Bay Overlook to Capitol Dome

- In 2018, update the Comprehensive Plan to list the important views that were identified as part of the Downtown Strategy process (to create policy and record of protecting these important views.)

**Attachments:**

- A. Map of views for analysis
- B. Images of views for analysis: existing view includes illustration of maximum possible buildout under current zoning (*images represent maximum massing possible under current code, not conceptual designs*)
- C. Results of Online Survey #3
- D. Results of September 19 workshop questionnaire
- E. Viewshed analysis 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 next 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. Rainier	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.

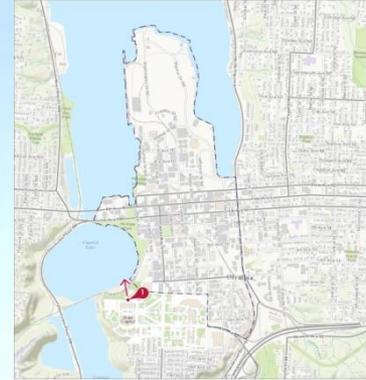
# Views Analysis

## - No Action Recommended -

The following images depict the existing view, along with illustration of the maximum massing possible under current zoning (in yellow/pink.) Massing represents a maximum scenario, and not conceptual design.

# 1 Promontory to Budd

UW-H-35 and UW-35



# 4 Puget Sound to Dome

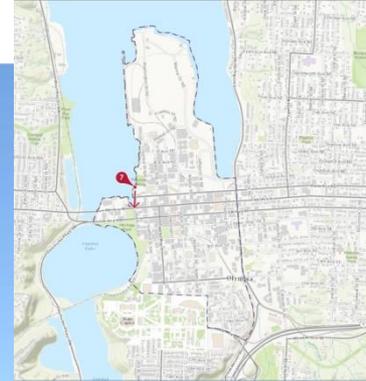


Google earth

© 2016 Google  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image Landsat

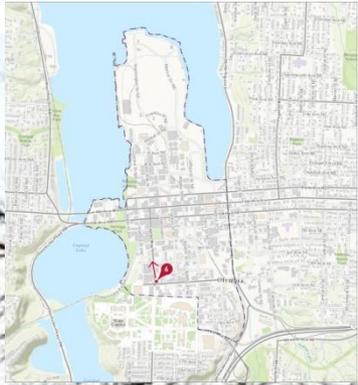
# 7 Percival Landing to Dome

UW-35



# 6 Capitol Way & Union to Dome

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



# 2 Cherry Street to Dome

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



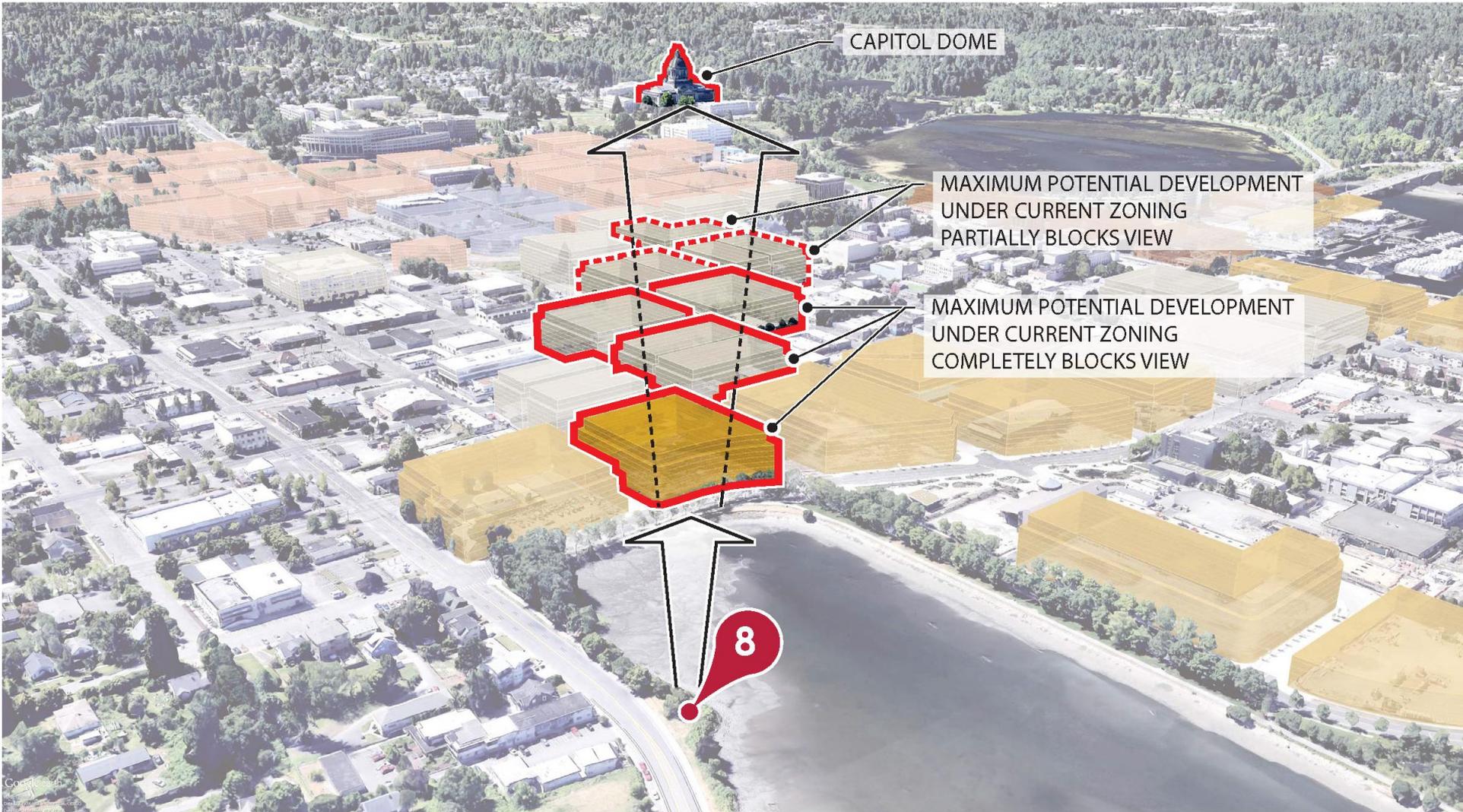
# 8 East Bay Lookout to Dome



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



# 8 East Bay Look Out – Existing Zoning – Aerial View



# 3. Madison Scenic Park to Dome



# Views Analysis

## - Moderate Action Recommended -

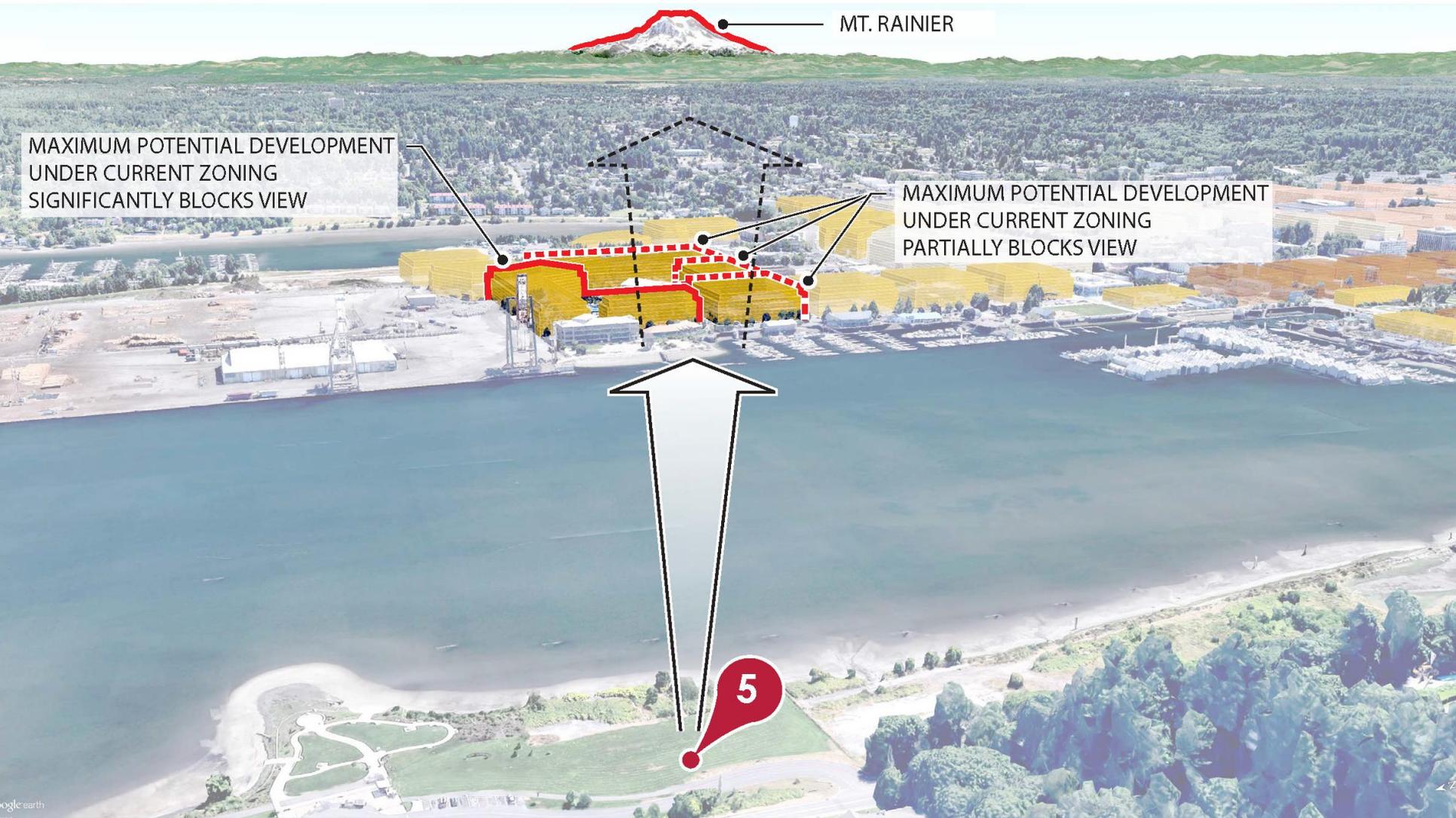
The following images depict the existing view, along with illustration of the maximum massing possible under current zoning (in yellow/pink.) Massing represents a maximum scenario, and not conceptual design.

# 5 West Bay to Rainier

UW-65 (+ 2-story residential)



# 5 Existing Zoning – Aerial View



MAXIMUM POTENTIAL DEVELOPMENT UNDER CURRENT ZONING SIGNIFICANTLY BLOCKS VIEW

MAXIMUM POTENTIAL DEVELOPMENT UNDER CURRENT ZONING PARTIALLY BLOCKS VIEW

MT. RAINIER

5

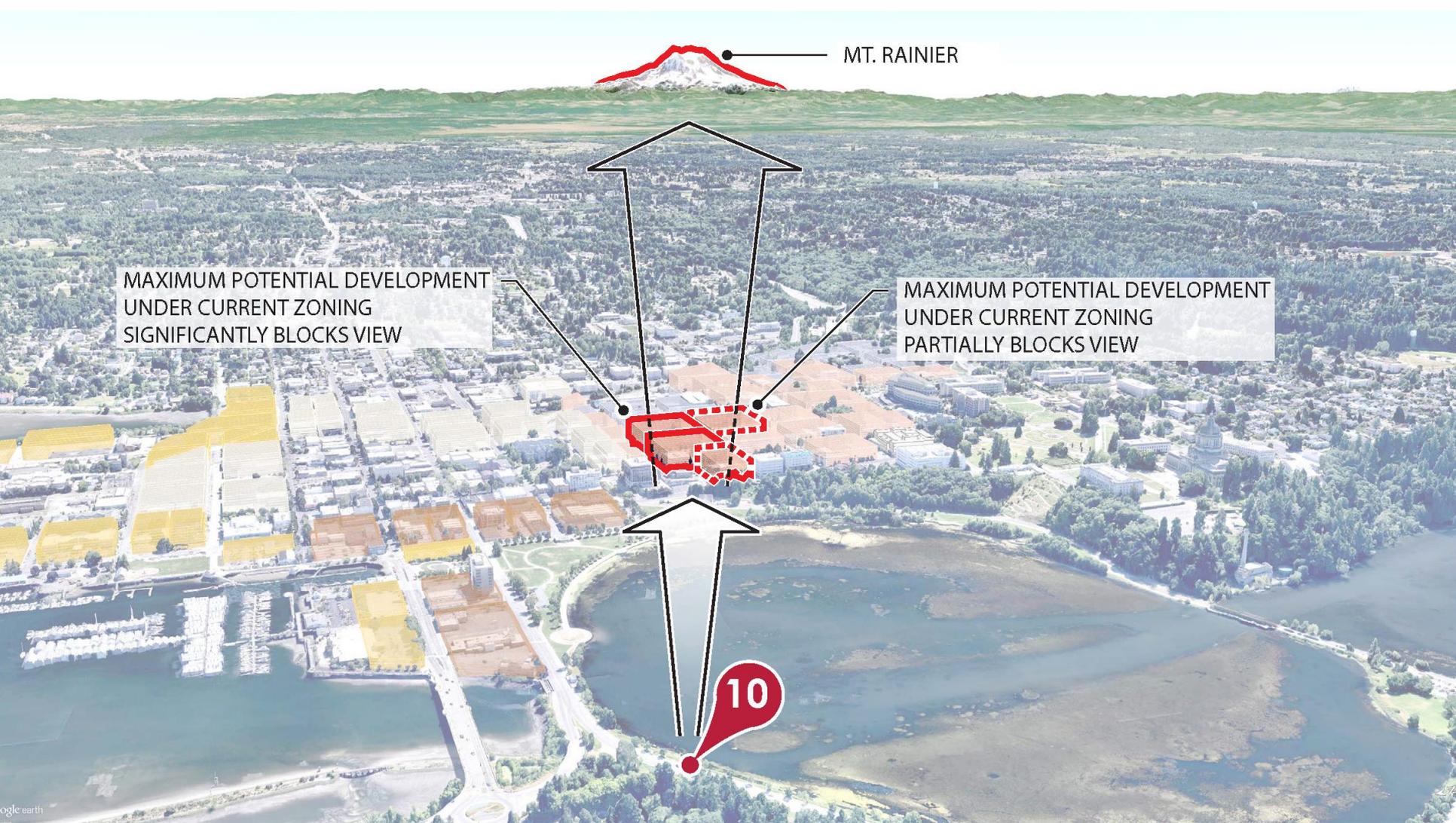


# 10 Deschutes Parkway to Rainier

CHD (75'-80')



# 10 Existing Zoning – Aerial View



MT. RAINIER

MAXIMUM POTENTIAL DEVELOPMENT UNDER CURRENT ZONING SIGNIFICANTLY BLOCKS VIEW

MAXIMUM POTENTIAL DEVELOPMENT UNDER CURRENT ZONING PARTIALLY BLOCKS VIEW

10

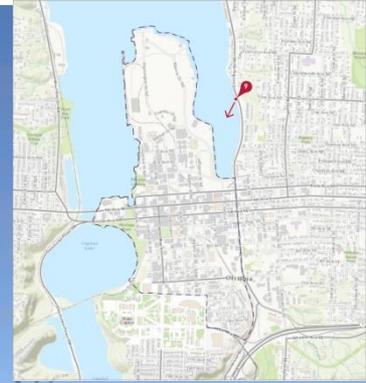
# Views Analysis

- Recommendation still under consideration -

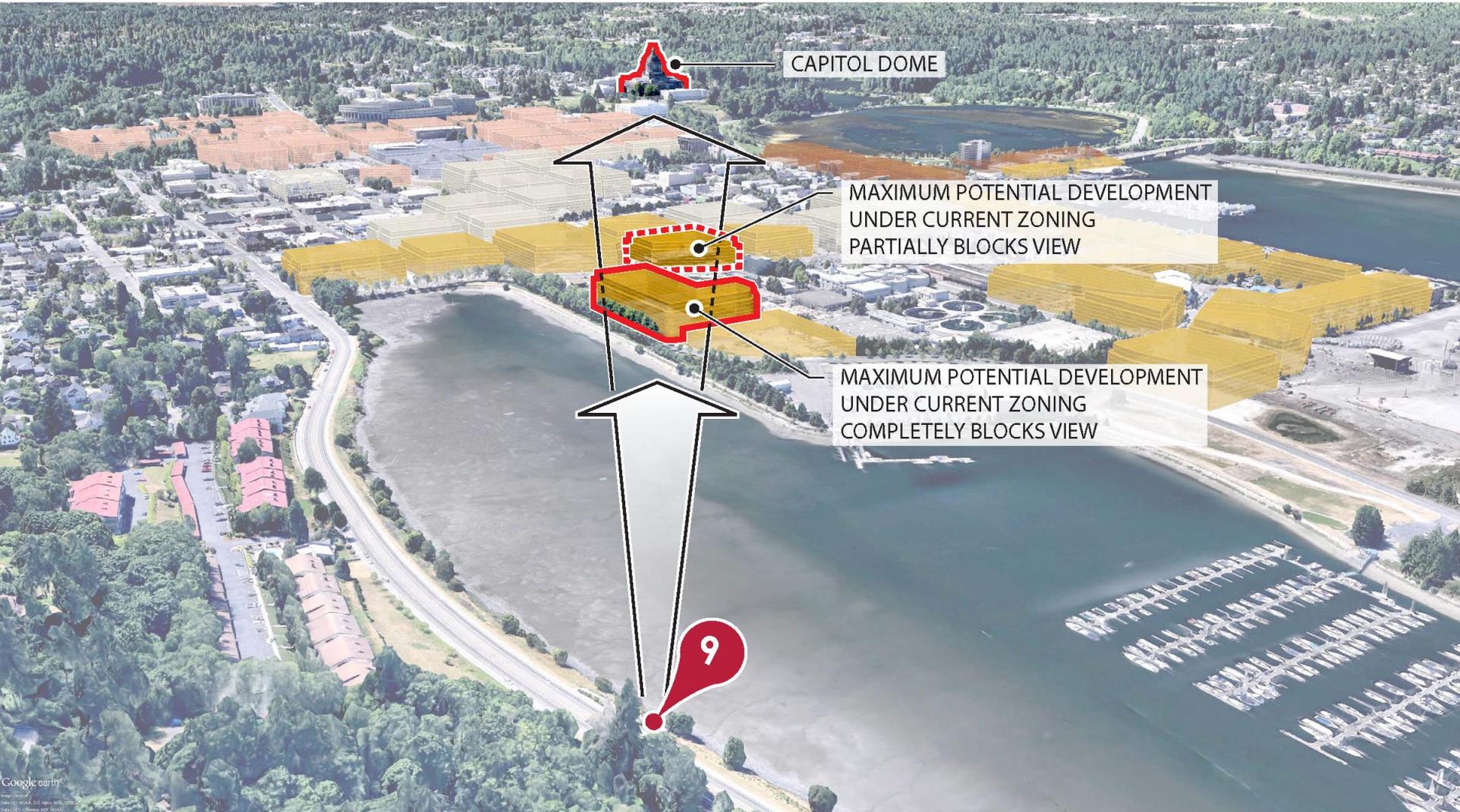
The following image depicts the existing view, along with illustration of the maximum massing possible under current zoning (in yellow/pink.) Massing represents a maximum scenario, and not conceptual design.

# 9 East Bay Overlook to Dome

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

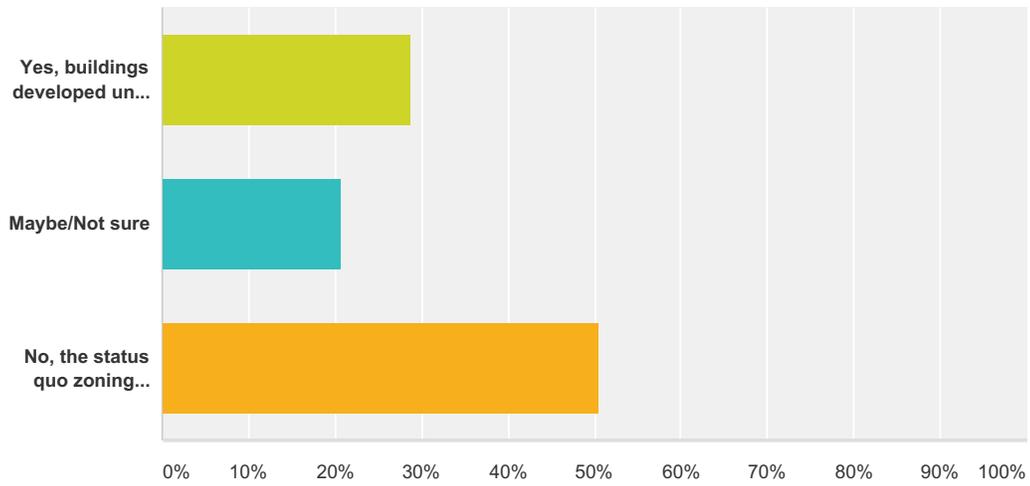


# 9 Existing Zoning – Aerial View



### Q17 Do you feel potential buildings could negatively impact the view of Budd Inlet from the Promontory?

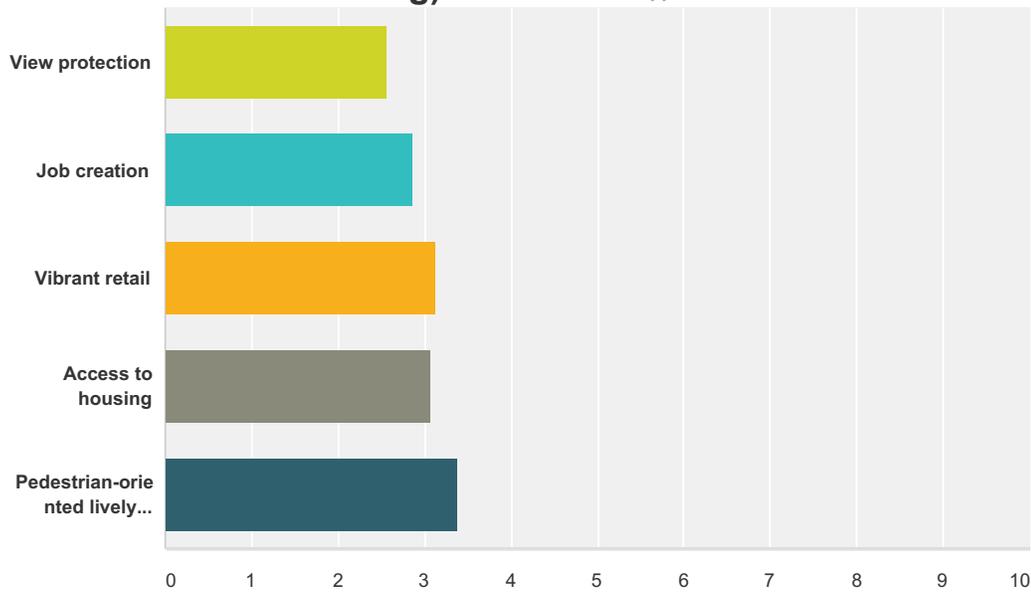
Answered: 188 Skipped: 24



Answer Choices	Responses
Yes, buildings developed under current zoning could negatively impact the view	28.72% 54
Maybe/Not sure	20.74% 39
No, the status quo zoning regulations are fine for this view	50.53% 95
<b>Total</b>	<b>188</b>

**Q18 Knowing this\*, what is most important to you in this case (rank the following)?** Answered: 185 Skipped: 27

Promontory to Budd



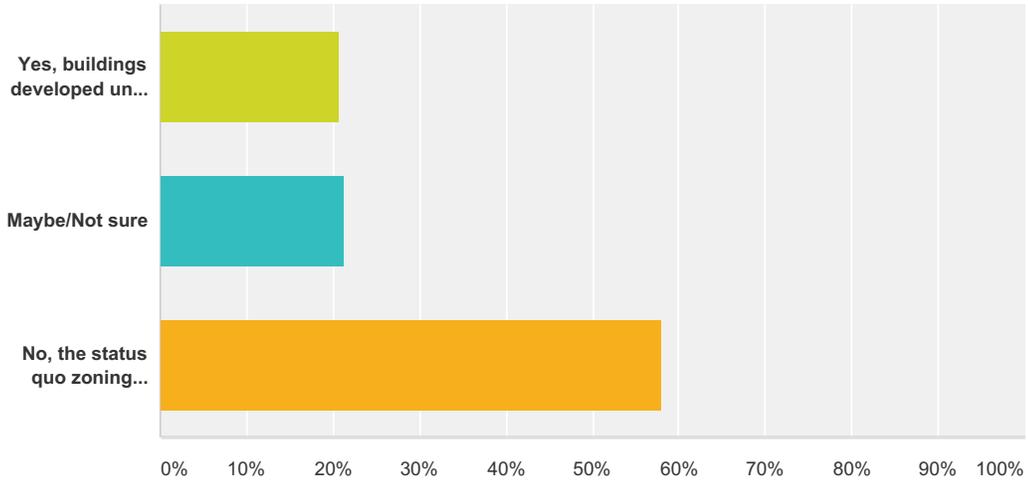
	1	2	3	4	5	Total	Score
View protection	23.86% 42	9.09% 16	10.80% 19	11.93% 21	44.32% 78	176	2.56
Job creation	8.93% 15	28.57% 48	20.83% 35	23.81% 40	17.86% 30	168	2.87
Vibrant retail	17.71% 31	23.43% 41	24.57% 43	23.43% 41	10.86% 19	175	3.14
Access to housing	24.42% 42	11.63% 20	25.58% 44	22.09% 38	16.28% 28	172	3.06
Pedestrian-oriented lively streets	27.12% 48	25.99% 46	18.08% 32	16.38% 29	12.43% 22	177	3.39

**\*TRADE-OFFS**

Taking steps to protect this view could have tradeoffs, such as decreasing the potential for more commercial activity, amenities that come with new development (e.g., plazas, pedestrian paths, and public art), residences, offices, and/or retail in the area (and thus decreasing the number of people making the streets feel safe and lively), and impacting individual property owners.

### Q19 Do you feel potential buildings could negatively impact the view of the Capitol dome and drum from Percival Landing?

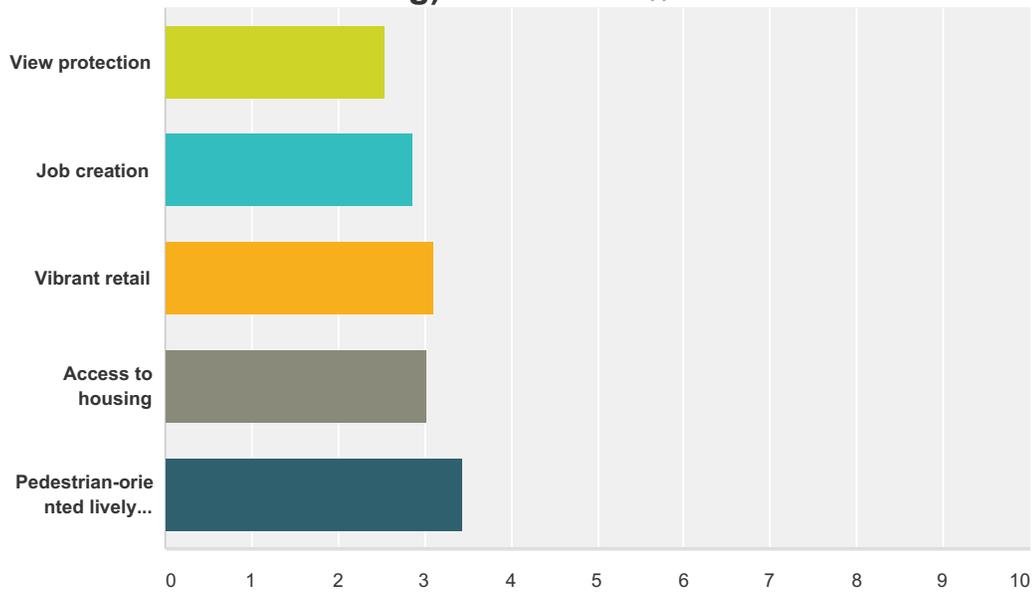
Answered: 188 Skipped: 24



Answer Choices	Responses	Count
Yes, buildings developed under current zoning could negatively impact the view	20.74%	39
Maybe/Not sure	21.28%	40
No, the status quo zoning regulations are fine for this view	57.98%	109
<b>Total</b>		<b>188</b>

**Q21 Knowing this\*, what is most important to you in this case (rank the following)?** Answered: 175 Skipped: 37

Percival Landing to Dome



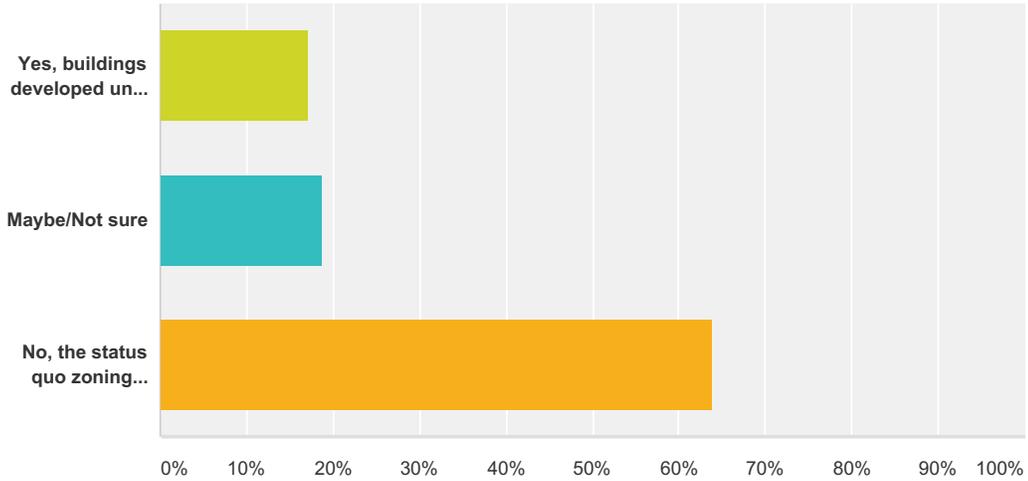
	1	2	3	4	5	Total	Score
View protection	23.49% 39	9.04% 15	10.84% 18	11.45% 19	45.18% 75	166	2.54
Job creation	11.32% 18	23.27% 37	23.90% 38	23.90% 38	17.61% 28	159	2.87
Vibrant retail	13.50% 22	26.38% 43	26.38% 43	25.15% 41	8.59% 14	163	3.11
Access to housing	22.09% 36	15.95% 26	21.47% 35	23.93% 39	16.56% 27	163	3.03
Pedestrian-oriented lively streets	30.41% 52	23.98% 41	18.71% 32	14.04% 24	12.87% 22	171	3.45

**\*TRADE-OFFS**

Taking steps to protect this view could have tradeoffs, such as decreasing the potential for more commercial activity, amenities that come with new development (e.g., plazas, pedestrian paths, and public art), residences, offices, and/or retail in the area (and thus decreasing the number of people making the streets feel safe and lively), and impacting individual property owners.

**Q22 Do you feel potential buildings could negatively impact the view of the Capitol dome and drum from the Puget Sound Navigation Channel (a popular spot on Budd Inlet)?**

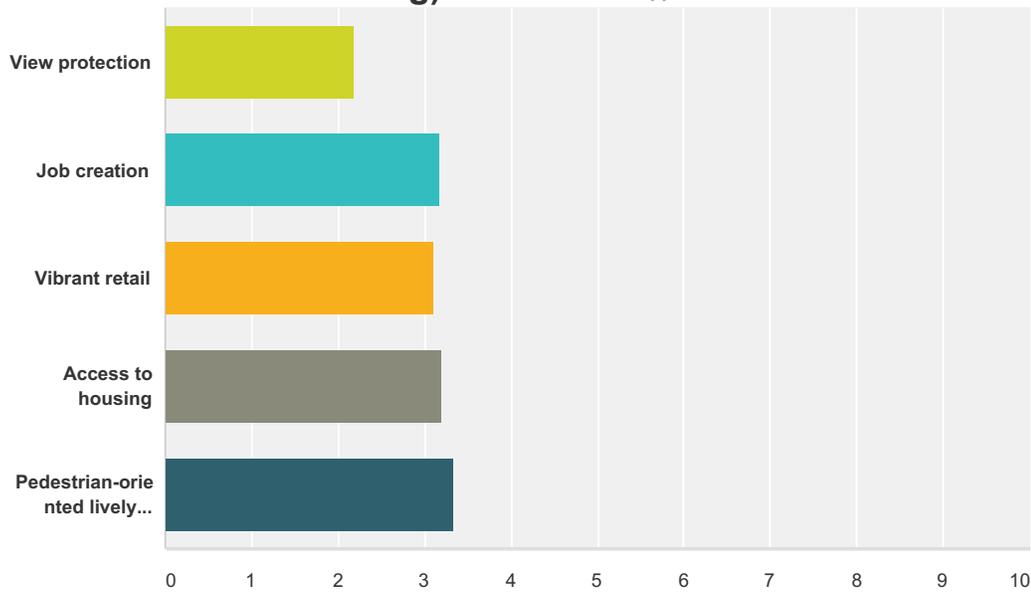
Answered: 180 Skipped: 32



Answer Choices	Responses
Yes, buildings developed under current zoning could negatively impact the view	17.22% 31
Maybe/Not sure	18.89% 34
No, the status quo zoning regulations are fine for this view	63.89% 115
<b>Total</b>	<b>180</b>

**Q23 Knowing this\*, what is most important to you in this case (rank the following)?** Answered: 162 Skipped: 50

Navigation Channel to Dome



	1	2	3	4	5	Total	Score
View protection	17.88% 27	4.64% 7	11.26% 17	11.92% 18	54.30% 82	151	2.20
Job creation	22.67% 34	22.67% 34	19.33% 29	20.67% 31	14.67% 22	150	3.18
Vibrant retail	14.09% 21	25.50% 38	26.17% 39	25.50% 38	8.72% 13	149	3.11
Access to housing	23.33% 35	22.00% 33	20.67% 31	19.33% 29	14.67% 22	150	3.20
Pedestrian-oriented lively streets	23.68% 36	25.00% 38	22.37% 34	19.08% 29	9.87% 15	152	3.34

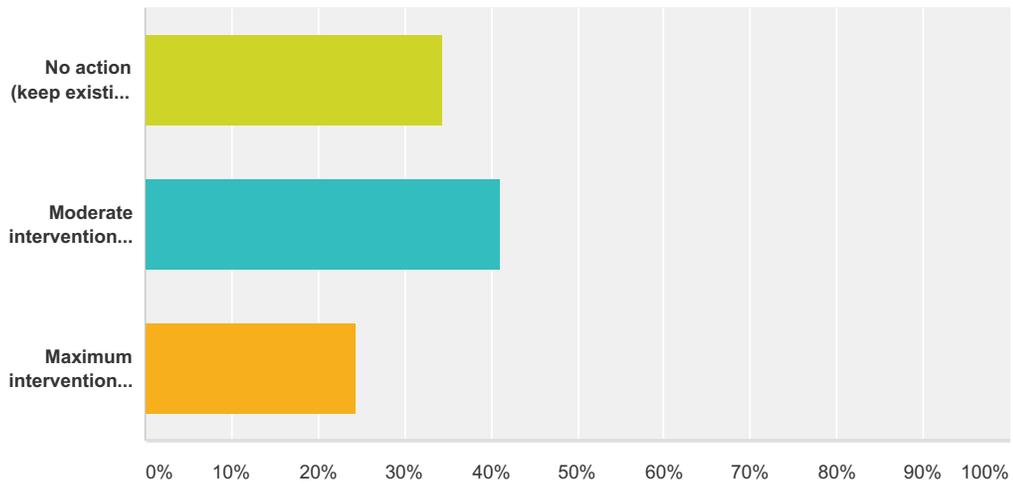
**\*TRADE-OFFS**

Taking steps to protect this view could have tradeoffs, such as decreasing the potential for more commercial activity, amenities that come with new development (e.g., plazas, pedestrian paths, and public art), residences, offices, and/or retail in the area (and thus decreasing the number of people making the streets feel safe and lively), and impacting individual property owners.

### Q24 What level of action should the City take to protect this view?

West Bay Park to Mt. Rainier

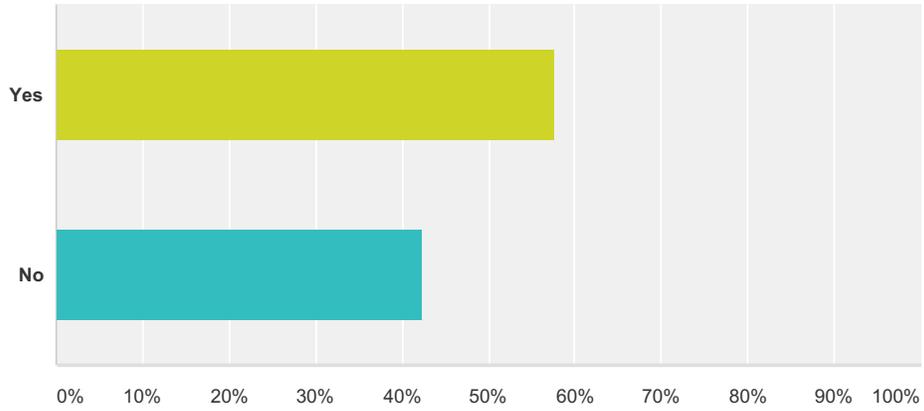
Answered: 180 Skipped: 32



Answer Choices	Responses
No action (keep existing zoning as it is)	34.44% 62
Moderate intervention (e.g., design guidelines)	41.11% 74
Maximum intervention (e.g., revisiting zoning regulations)	24.44% 44
<b>Total</b>	<b>180</b>

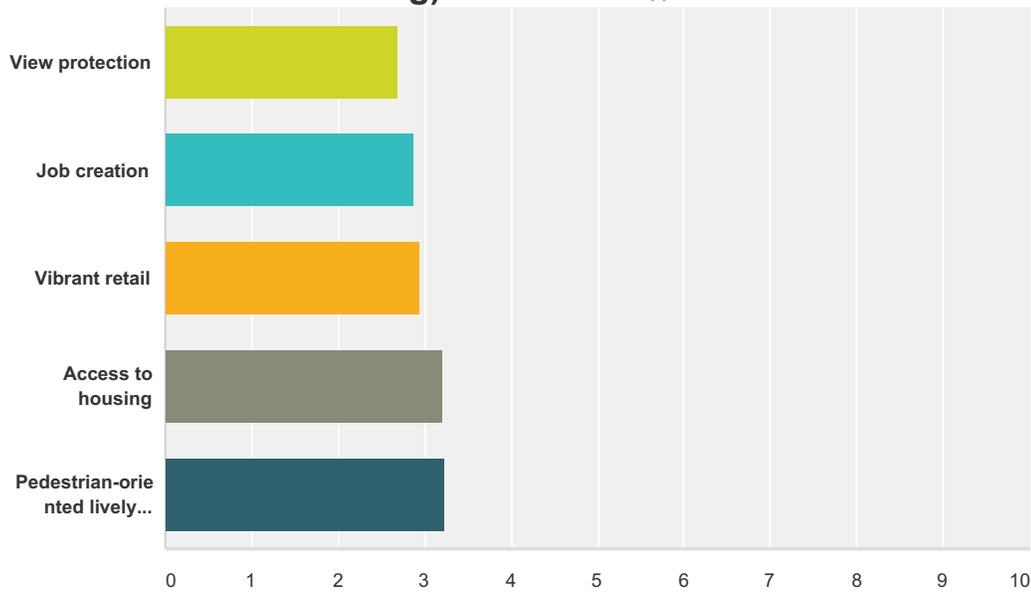
### Q25 Should the City pursue a view tower, or other view alternative, as part of the West Bay Park Master Plan?

Answered: 179 Skipped: 33



Answer Choices	Responses	
Yes	57.54%	103
No	42.46%	76
<b>Total</b>		<b>179</b>

**Q26 Knowing this\*, what is most important to you in this case (rank the following)?** West Bay Park to Dome  
 Answered: 162 Skipped: 50



	1	2	3	4	5	Total	Score
View protection	26.97% 41	7.24% 11	15.79% 24	7.89% 12	42.11% 64	152	2.69
Job creation	15.44% 23	20.13% 30	20.81% 31	24.16% 36	19.46% 29	149	2.88
Vibrant retail	11.92% 18	27.15% 41	21.19% 32	23.18% 35	16.56% 25	151	2.95
Access to housing	24.32% 36	20.27% 30	21.62% 32	20.27% 30	13.51% 20	148	3.22
Pedestrian-oriented lively streets	22.22% 34	24.18% 37	20.26% 31	21.57% 33	11.76% 18	153	3.24

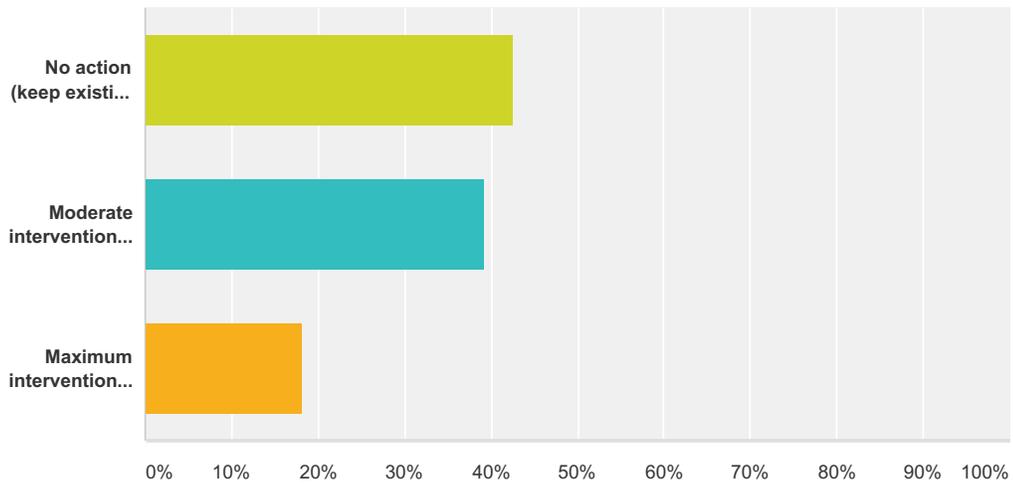
**\*TRADE-OFFS**

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### Q27 What level of action should the City take to protect this view?

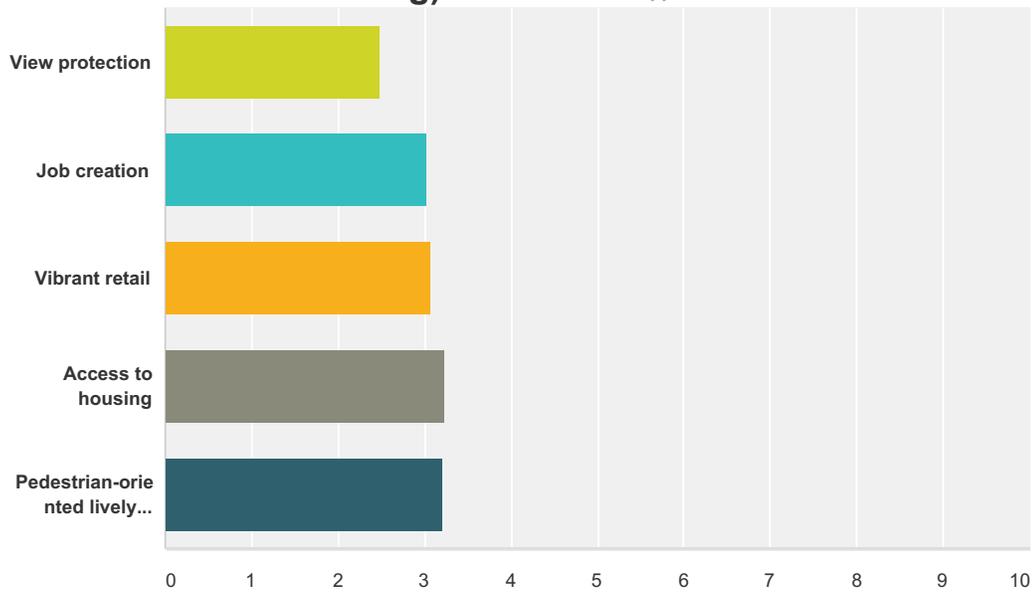
Capital Way/Union to Olympic Mts

Answered: 176 Skipped: 36



Answer Choices	Responses
No action (keep existing zoning as it is)	42.61% 75
Moderate intervention (e.g., design guidelines)	39.20% 69
Maximum intervention (e.g., revisiting zoning regulations)	18.18% 32
<b>Total</b>	<b>176</b>

**Q28 Knowing this\*, what is most important to you in this case (rank the following)?** Answered: 161 Skipped: 51



	1	2	3	4	5	Total	Score
View protection	21.57% 33	7.19% 11	14.38% 22	12.42% 19	44.44% 68	153	2.49
Job creation	19.05% 28	21.77% 32	19.73% 29	21.09% 31	18.37% 27	147	3.02
Vibrant retail	15.44% 23	22.82% 34	26.85% 40	22.15% 33	12.75% 19	149	3.06
Access to housing	26.17% 39	20.13% 30	19.46% 29	18.79% 28	15.44% 23	149	3.23
Pedestrian-oriented lively streets	19.61% 30	26.14% 40	20.92% 32	22.88% 35	10.46% 16	153	3.22

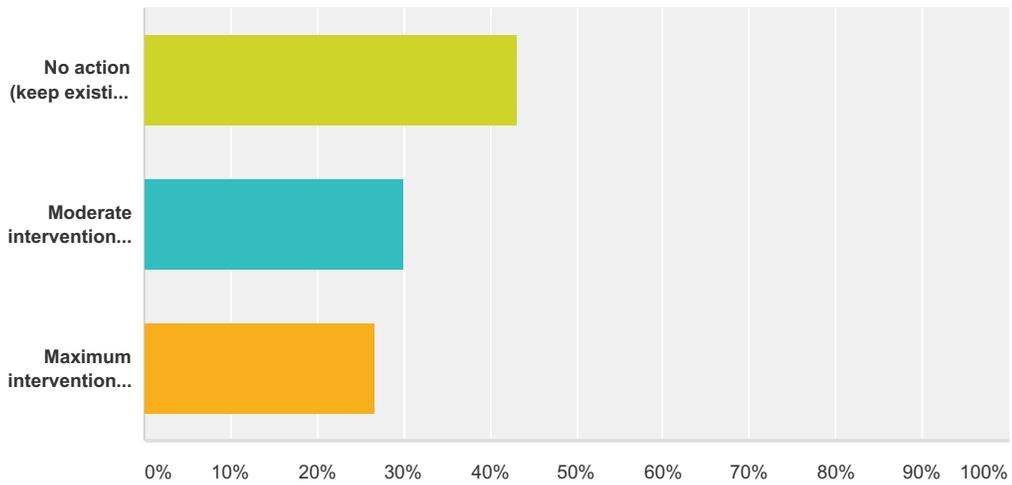
**\*TRADE-OFFS**

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### Q29 What level of action should the City take to protect this view?

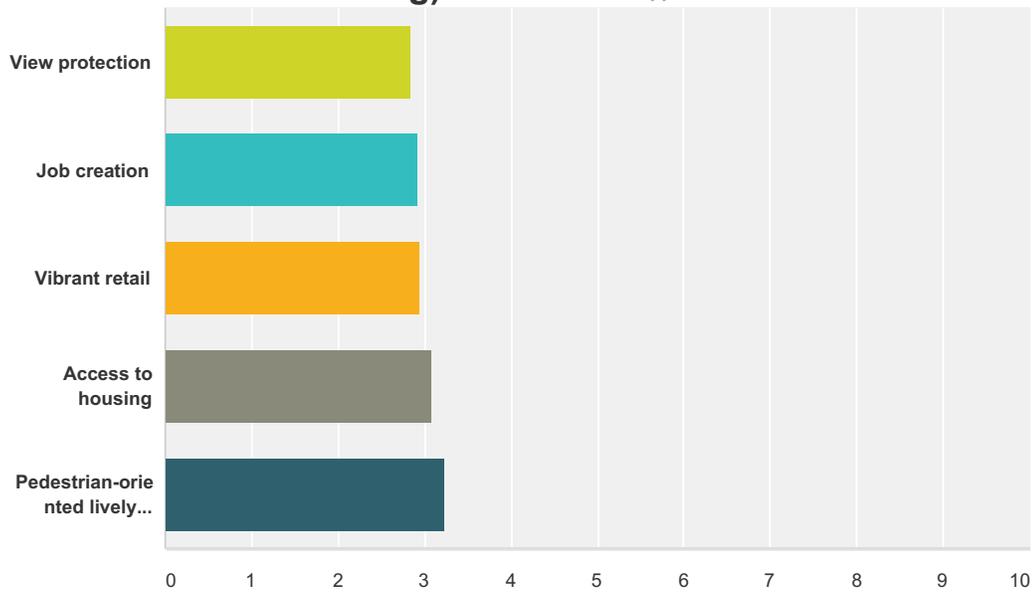
Deschutes Parkway to Mt. Rainier

Answered: 176 Skipped: 36



Answer Choices	Responses
No action (keep existing zoning as it is)	43.18% 76
Moderate intervention (e.g., design guidelines)	30.11% 53
Maximum intervention (e.g., revisiting zoning regulations)	26.70% 47
<b>Total</b>	<b>176</b>

**Q30 Knowing this\*, what is most important to you in this case (rank the following)?** Answered: 153 Skipped: 59



	1	2	3	4	5	Total	Score
View protection	33.11% 49	7.43% 11	9.46% 14	10.14% 15	39.86% 59	148	2.84
Job creation	18.71% 26	20.14% 28	17.99% 25	20.86% 29	22.30% 31	139	2.92
Vibrant retail	13.38% 19	22.54% 32	23.24% 33	26.06% 37	14.79% 21	142	2.94
Access to housing	20.29% 28	19.57% 27	25.36% 35	19.57% 27	15.22% 21	138	3.10
Pedestrian-oriented lively streets	16.78% 24	29.37% 42	23.78% 34	20.98% 30	9.09% 13	143	3.24

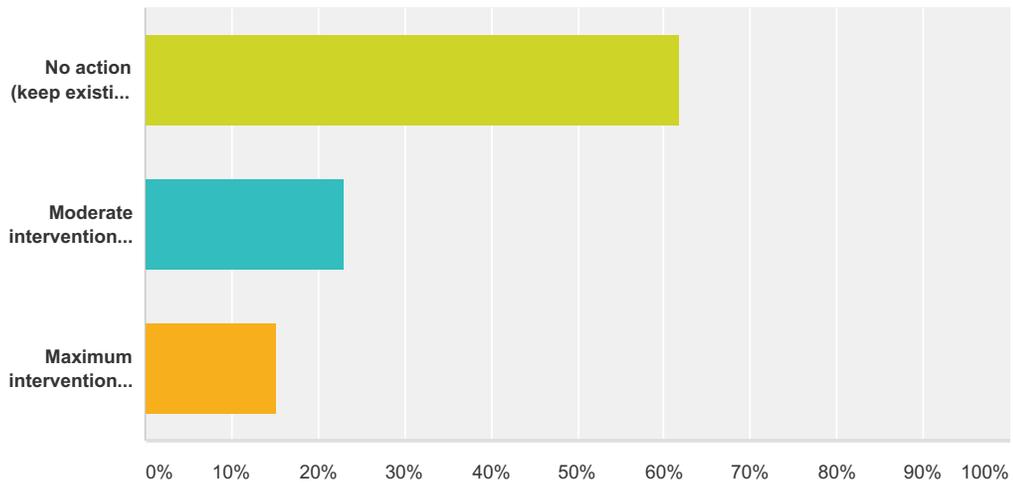
**\*TRADE-OFFS**

Taking steps to protect this view could have tradeoffs, such as decreasing the potential for more residences, amenities that come with new development (e.g., plazas, pedestrian paths, and public art), offices, and/or retail in the area (and thus decreasing the number of people making the streets feel safe and lively), and impacting individual property owners.

### Q31 What level of action should the City take to protect this view?

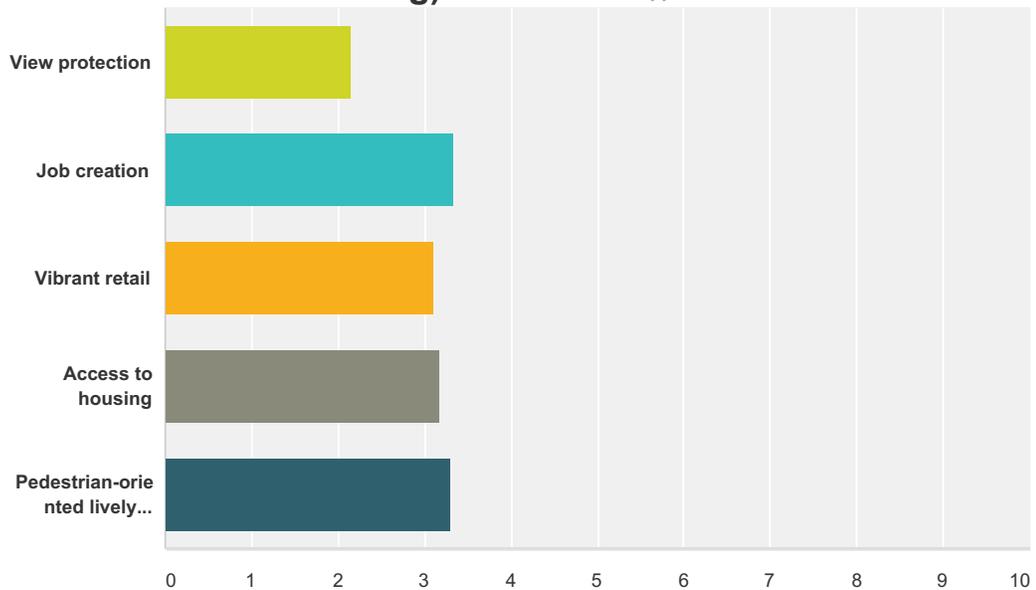
Answered: 170 Skipped: 42

Cherry Street to Dome



Answer Choices	Responses
No action (keep existing zoning as it is)	61.76% 105
Moderate intervention (e.g., design guidelines)	22.94% 39
Maximum intervention (e.g., revisiting zoning regulations)	15.29% 26
<b>Total</b>	<b>170</b>

**Q32 Knowing this\*, what is most important to you in this case (rank the following)?** Answered: 144 Skipped: 68



	1	2	3	4	5	Total	Score
View protection	21.17% 29	3.65% 5	4.38% 6	10.22% 14	60.58% 83	137	2.15
Job creation	21.64% 29	27.61% 37	21.64% 29	20.15% 27	8.96% 12	134	3.33
Vibrant retail	15.79% 21	24.06% 32	25.56% 34	24.81% 33	9.77% 13	133	3.11
Access to housing	23.66% 31	18.32% 24	23.66% 31	20.61% 27	13.74% 18	131	3.18
Pedestrian-oriented lively streets	19.85% 27	25.00% 34	27.21% 37	21.32% 29	6.62% 9	136	3.30

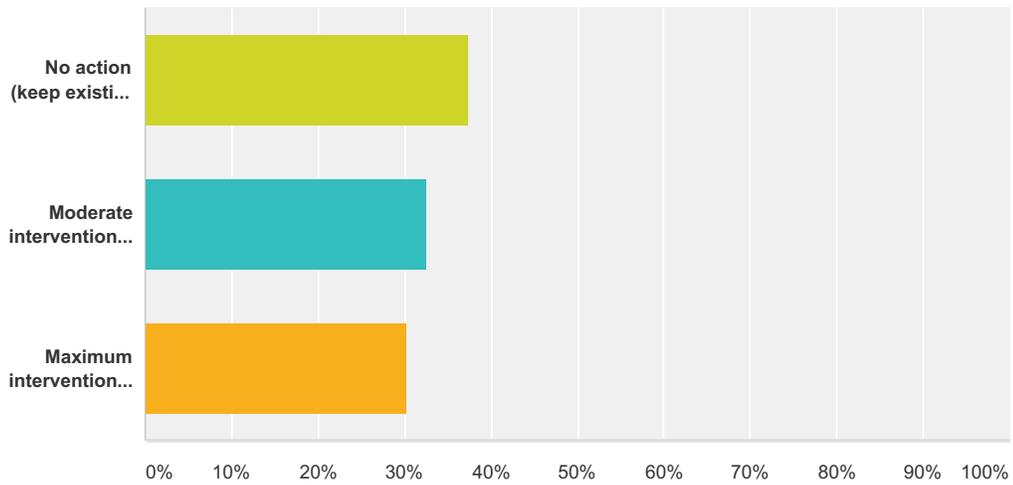
**\*TRADE-OFFS**

Taking steps to protect this view could have tradeoffs, such as decreasing the potential for more residences, artisans and commercial spaces, offices, amenities that come with new development (e.g., plazas, pedestrian paths, and public art), and/or retail in the area (and thus decreasing the number of people making the streets feel safe and lively) and impacting individual property owners.

### Q33 What level of action should the City take to protect this view?

East Bay Lookout to Dome

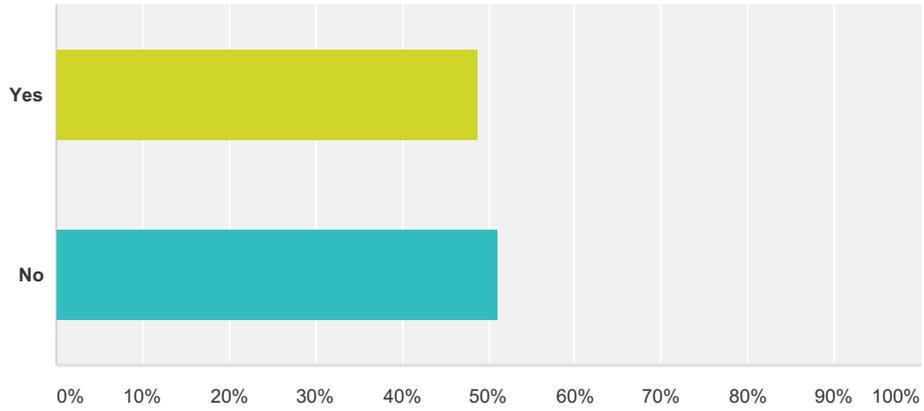
Answered: 169 Skipped: 43



Answer Choices	Responses
No action (keep existing zoning as it is)	37.28% 63
Moderate intervention (e.g., design guidelines)	32.54% 55
Maximum intervention (e.g., revisiting zoning regulations)	30.18% 51
<b>Total</b>	<b>169</b>

**Q34 Should the City focus on creating an alternative viewpoint if this view of the Capitol cannot be retained?**

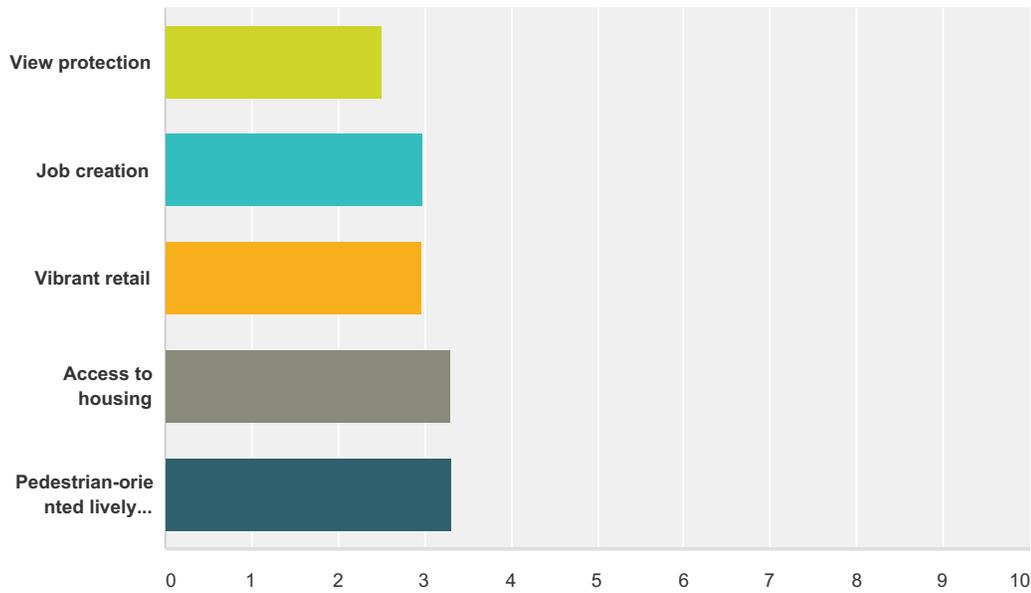
Answered: 164 Skipped: 48



Answer Choices	Responses	
Yes	48.78%	80
No	51.22%	84
<b>Total</b>		<b>164</b>

**Q35 Knowing this\*, what is most important to you in this case (rank the following)?**

Answered: 145 Skipped: 67



	1	2	3	4	5	Total	Score
View protection	25.00% 35	6.43% 9	10.71% 15	10.71% 15	47.14% 66	140	2.51
Job creation	17.56% 23	22.90% 30	19.08% 25	22.14% 29	18.32% 24	131	2.99
Vibrant retail	13.18% 17	21.71% 28	27.13% 35	24.81% 32	13.18% 17	129	2.97
Access to housing	22.56% 30	24.06% 32	25.56% 34	15.79% 21	12.03% 16	133	3.29
Pedestrian-oriented lively streets	24.06% 32	24.81% 33	18.05% 24	25.56% 34	7.52% 10	133	3.32

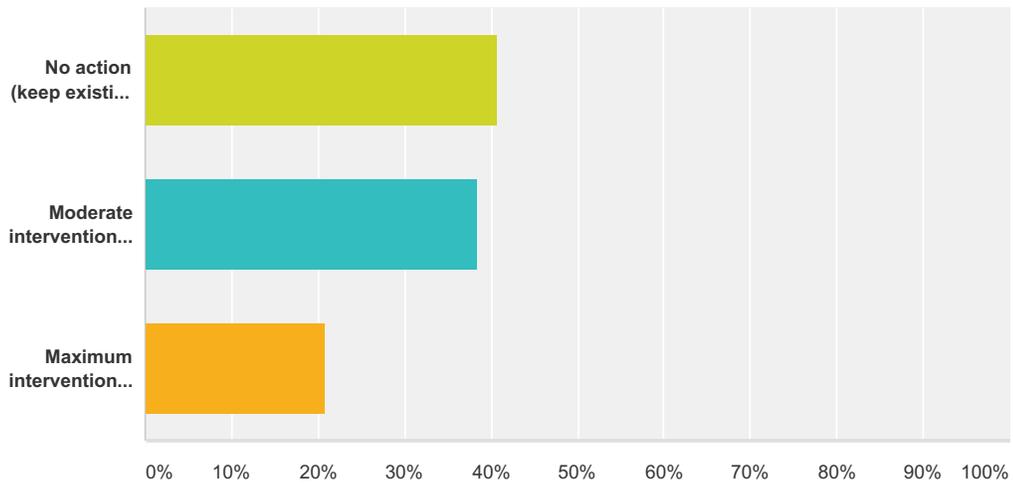
**\*TRADE-OFFS**

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### Q36 What level of action should the City take to protect this view?

East Bay Overlook to Dome

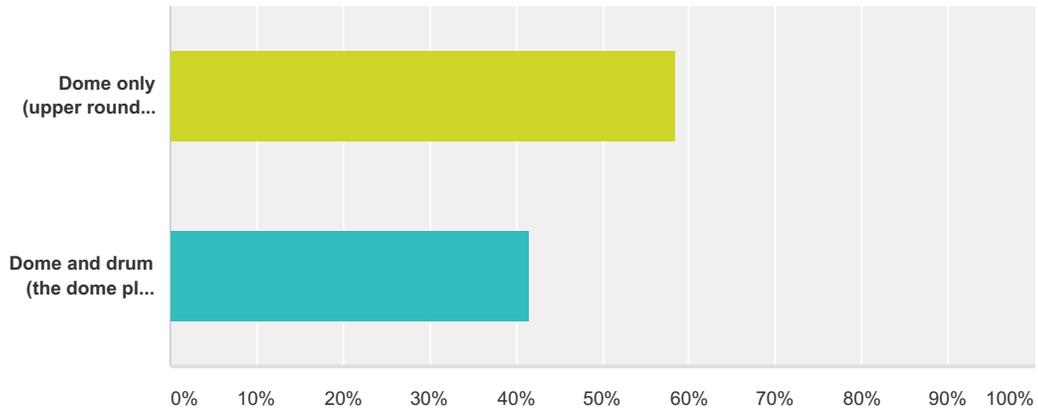
Answered: 167 Skipped: 45



Answer Choices	Responses
No action (keep existing zoning as it is)	40.72% 68
Moderate intervention (e.g., design guidelines)	38.32% 64
Maximum intervention (e.g., revisiting zoning regulations)	20.96% 35
<b>Total</b>	<b>167</b>

### Q37 What view (full or partial) of the Capitol building is important here?

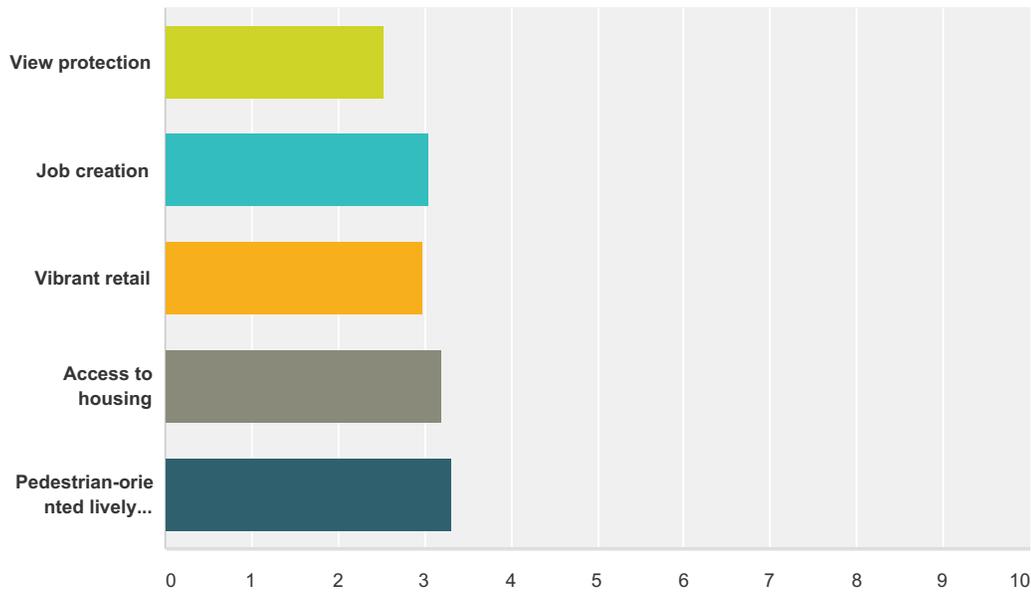
Answered: 149 Skipped: 63



Answer Choices	Responses
Dome only (upper rounded portion of the Capitol Building)	58.39% 87
Dome and drum (the dome plus the cylinder shape directly below the dome)	41.61% 62
<b>Total</b>	<b>149</b>

**Q38 Knowing this\*, what is most important to you in this case (rank the following)?**

Answered: 140 Skipped: 72



	1	2	3	4	5	Total	Score
View protection	23.31% 31	9.02% 12	11.28% 15	10.53% 14	45.86% 61	133	2.53
Job creation	20.31% 26	21.09% 27	16.41% 21	26.56% 34	15.63% 20	128	3.04
Vibrant retail	14.06% 18	18.75% 24	29.69% 38	25.78% 33	11.72% 15	128	2.98
Access to housing	23.62% 30	23.62% 30	19.69% 25	14.17% 18	18.90% 24	127	3.19
Pedestrian-oriented lively streets	21.88% 28	26.56% 34	21.88% 28	21.09% 27	8.59% 11	128	3.32

**\*TRADE-OFFS**

Taking steps to protect this view could have tradeoffs, such as decreasing the potential for more residences, artisans and commercial spaces, offices, amenities that come with new development (e.g., plazas, pedestrian paths, and public art), and/or retail in the area (and thus decreasing the number of people making the streets feel safe and lively) and impacting individual property owners.

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"> <li>• Remove the derelict Capitol Center Building</li> <li>• Green space maybe elevated to supplement Heritage Park – no surface parking (or less)</li> <li>• Encourage complementary building design so that building structure supports the attractiveness</li> <li>• 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.</li> <li>• Enhance this view by reducing height of highrise already there.</li> <li>• Remove Capitol Center building</li> <li>• No. They could increase the zoning height to better utilize the site.</li> <li>• Work with state to fund acquisition &amp; demolition of the Capitol Center Bldg on the isthmus.</li> <li>• Could height be increase? By how much?</li> <li>• Isthmus Park</li> </ul>	<ul style="list-style-type: none"> <li>• Remove the dam and turn the lake into an estuary – more natural beauty is good for urbanites.</li> <li>• Should increase height to at least 4 stories.</li> <li>• Take the “mistake by the lake” down</li> </ul>	

	<ul style="list-style-type: none"> <li>• In View #1-#4 you can raise max. height 20' and still preserve views without any obstruction – encourage more housing.</li> <li>• No-I enjoy your pictures.</li> <li>• Nothing. Existing zoning heights need to be raised.</li> <li>• No-35' height too restrictive- image is great-shows that increased height would work.</li> <li>• Remove the tall building on the isthmus</li> <li>• Remove the Capitol Center Building</li> <li>• 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.</li> <li>• Tear down the abandoned building, maybe replace with parking lot/smaller office building/other small business.</li> </ul>		
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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><b>Yes - 4</b></p> <ul style="list-style-type: none"> <li>• so long as it doesn't negatively impact Heritage Park</li> </ul>	<p><b>No - 32</b></p> <ul style="list-style-type: none"> <li>• Not of the dome, but yes to the left of open space, and sense of open space.</li> </ul>	
<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><b>Yes - 24</b></p> <ul style="list-style-type: none"> <li>• Create/dictate a top story setback to soften the impact of the buildings on the east.</li> <li>• Current zoning is too low.</li> <li>• Important to maximize development potential</li> </ul>	<p><b>No - 12</b></p> <ul style="list-style-type: none"> <li>• A view is more than a glimpse, but rather a vista</li> </ul>	<p><b>Maybe - 1</b></p> <p>Yes &amp; No: Yes-if not in view corridor; No-any structures on the isthmus should be low height.</p>

<b>Question 3: Puget Sound Navigation Channel</b>			
a. Do you feel the potential of existing zoning (shown in graphic) negatively impacts this view? (Circle one)	<b>Yes - 2</b>	<b>No - 36</b>	<b>Maybe – 1</b>
		<ul style="list-style-type: none"> <li>• Nonconforming Capitol Center should be removed.</li> </ul>	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"> <li>• Capitol Center building should be removed.</li> <li>• Zoning views to supplement the view nicely</li> <li>• Urban trees to hide buildings</li> <li>• Lower height limits</li> <li>• Downzone the entire Port Peninsula to 35 ft.</li> <li>• Prevent higher than 2-story building on isthmus (35').</li> <li>• Reduce the 35' height. It blocks landscape – 5 stories is enough</li> <li>• No structural development in isthmus</li> <li>• Maximum height could even increase!</li> <li>• I think you all did a fantastic job</li> <li>• City should consider increasing height whenever possible.</li> <li>• No more cranes at Port park</li> </ul>		
<b>Question 4: West Bay Park to Mt. Rainier</b>			
a. On a scale of 1-3, what level of action should the City take to protect this view? (Circle one)	<b>1. No action (Keep existing zoning) (20)</b>	<b>2. Moderate intervention (14)</b>	<b>3. Maximum intervention (6)</b>
	<ul style="list-style-type: none"> <li>• It's better for environment for people to live in dense cities than sprawl.</li> </ul>	<ul style="list-style-type: none"> <li>• Especially in center of view to reveal more of mountain.</li> <li>• Reduce height limit to 6 stories</li> </ul>	

b. Should the City pursue a view tower, or other view alternative, as part of West Bay Park Master Plan?	<b>Yes - 16</b>	<b>No - 19</b>	
	<ul style="list-style-type: none"> <li>• Only if center of view is preserved.</li> <li>• Nice reward for climbing tower like the one near the Port</li> <li>• 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.</li> <li>• If that makes sense in Parks Plan – but it's not vital.</li> </ul>		

**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)	<b>1. No Action (Keep existing zoning) (24)</b>	<b>2 - Moderate intervention (10)</b>	<b>3 - Maximum intervention (4)</b>
	<ul style="list-style-type: none"> <li>• At least maintain 75'</li> </ul>	<ul style="list-style-type: none"> <li>• Yes, I believe they can create a courtyard on some of these buildings.</li> </ul>	

**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)	<b>1 - No Action (Keep existing zoning) (17)</b>	<b>2 - Moderate intervention (10)</b>	<b>3 - Maximum intervention (11)</b>
	<ul style="list-style-type: none"> <li>• At least maintain 75'</li> </ul>		

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

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



## Viewshed Analysis & Public Process *(updated June 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.

The MAKERS team will analyze up to ten community-valued viewsheds and provide recommendations on view protection through the following steps:

1. Determine up to 10 viewsheds to be analyzed (expected completion May 10 2016);
2. Conduct viewshed analysis. *Using 3D graphics illustrate how views can be protected with different land use and urban form alternatives. Analyze the impacts of protecting these views to economic, housing and other goals.* (March-August 2016); and
3. Recommend updates to City view protection standards (Fall 2016).



MAKERS' scope of work calls for a digital analysis of up to ten viewsheds. However the City can and likely will continue to protect additional views, as our community has already taken steps to secure several important over the water views through public ownership of waterfront lands (*see lists starting on page 4*).

### Determining Views to be Analyzed

The process to determine views for analysis builds on past views planning efforts. The following steps have been completed:

- Potential landmark views and observation points identified during the Comprehensive Plan and Shoreline Master Plan updates were used as the basis for identifying 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.
  - Many valued views are unlikely to be blocked by future development because the observation point is adjacent to the landmark or over the water.
  - View from the Capitol Campus Promontory to Budd Inlet is a priority which should be analyzed.
- 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.
- Staff & MAKERS composed three lists (*see lists starting on page 4*):
  - Five views that come up repeatedly in public conversation and could potentially be impacted by future development, thus following 'green light' from Council's Land Use Committee we began analysis in early March
  - Five views that probably should be looked at, but kept on hold pending an opportunity for the public to make other suggestions (*note: one of these views was found not to exist*)
  - Over 20 views unlikely to be blocked by future development, thus not recommended for further analysis



- 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 will be shared with the Stakeholder Work Group
- 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 the June 6 workshop



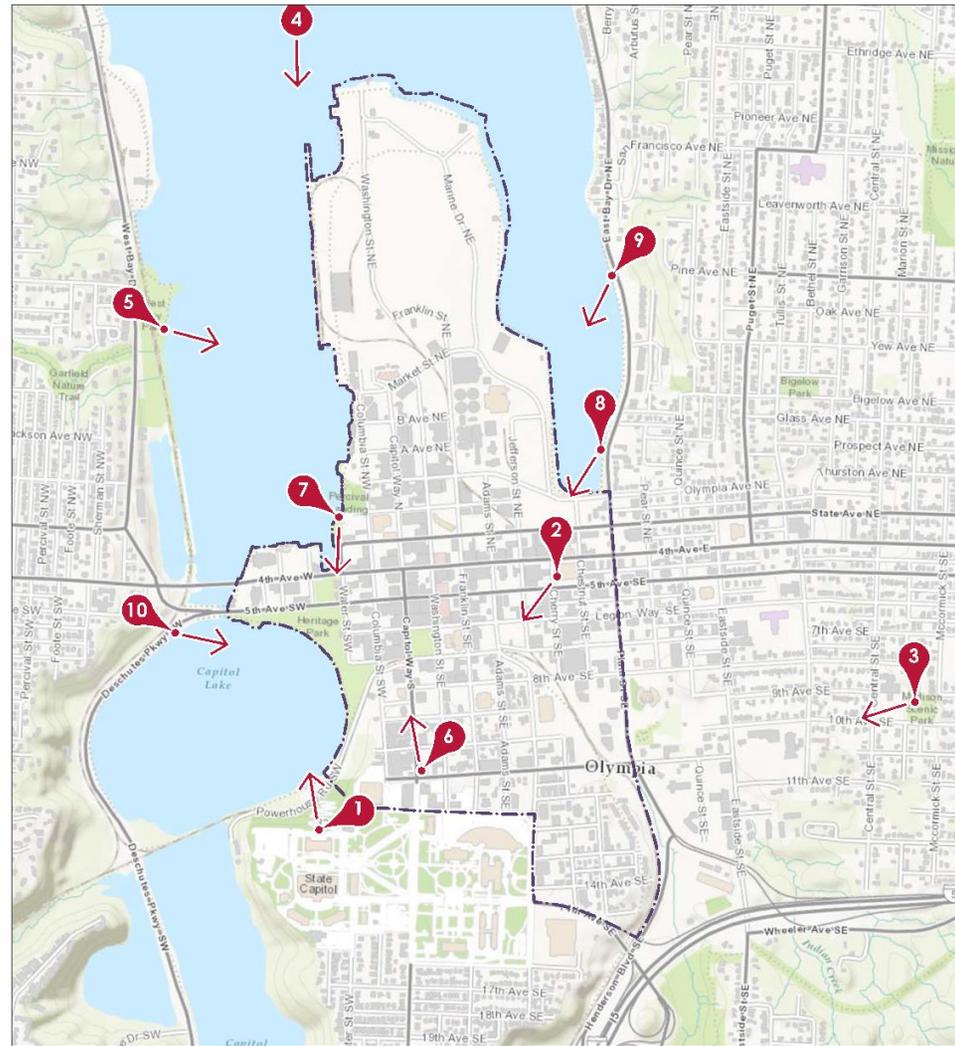
## Views Selected for Further Analysis

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 at this time.

## VIEWPOINTS KEY MAP



### VIEWPOINTS SELECTED FOR ANALYSIS

-  Viewpoint locations selected for view shed analysis
-  View direction



## Views Selected for Further Analysis (see map on next 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. Rainier	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.

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



15	<b>Northpoint</b>	Budd Inlet	X			Lookout ID'd by Port
16	"	Olympic Mountains	X			
17	<b>Percival Landing</b>	Capitol Dome	X	X	X	Expansive views along this path
18	"	Olympic Mountains	X	X		"
19	"	Budd Inlet	X	X		"
20	<b>Simmons St</b>	Capitol Dome	X	X		
21	"	Capitol Lake	X	X		
23	<b>West Bay Park Lookout</b>	Budd Inlet	X	X		
24	"	Capitol Dome	X	X	X	
25	<b>Henry &amp; State Street</b>	Capitol Dome			X	Zoning within dt would not affect. Outside DT should be analyzed in future citywide process
26	<b>Quince &amp; Bigelow (Park)</b>	Capitol Dome			X	
27	<b>Park of the Seven Oars</b>	Mt. Rainier	X		X	
28	<b>Priest Point Park</b>	Capitol Dome	X		X	
29	<b>Port Plaza</b>	Capitol Dome	X	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 at this time:

<b>Additional Views Suggested from Public Input</b>						Not within study area	Unlikely to be blocked due to location or current regs	Proximity to similar view	Highly contrained or no view
<b>Public Observation Point</b>		<b>Landmark View</b>	<b>Redundant with previous views</b>	<b>View corridor inside study area</b>	<b>NOTES:</b>				
<b>FROM</b>	<b>TO</b>								
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	<b>NA</b>	<b>NO</b>	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	

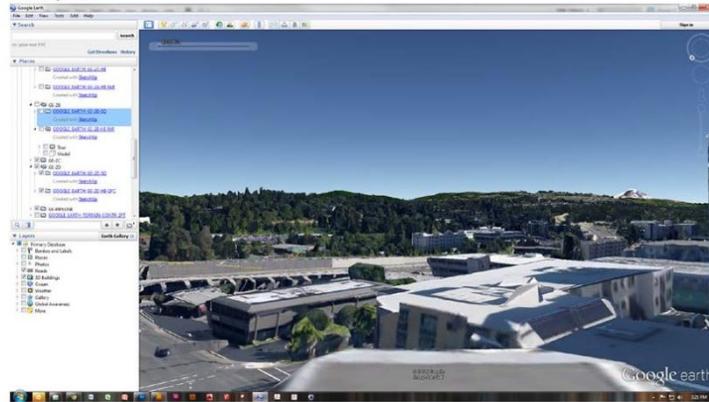


14	4th Avenue dam looking north under the bridge	Olympic Mountains	<b>NO</b>	<b>NO</b>	View corridors from this viewpoint would be outside of the study area.		X		
15	Water Tower	Capitol & 12th			Although the water tower site is currently open to the public, potential fencing has as previously come up 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

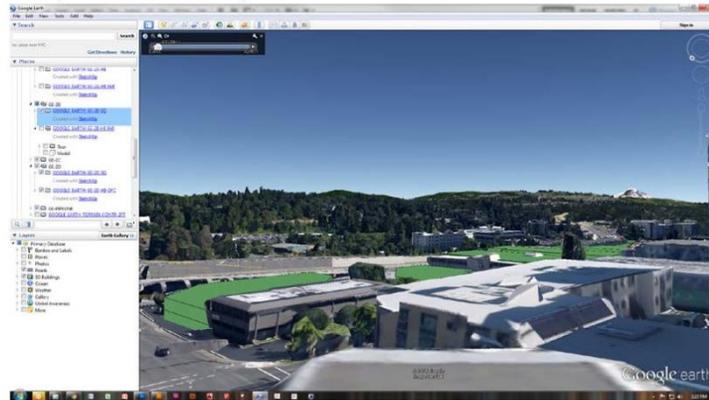


## Downtown Bellevue Viewshed Analysis: City Hall to Mt Rainier

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.