



# Downtown Design Guidelines

Planning Commission – October 7, 2019



# Major Steps To Date

Downtown Strategy Adopted (April 2017)

Public Workshop on Design Preferences (April 2017)

Technical Work Group (7 meetings)

Consultants and Staff Meet with Key Stakeholders

Working Draft Created

Public Meeting on Draft (April 2018)

Internal Review with City Staff (May 2018, December 2018, June 2019)

State Agency Review

Draft Related Code Amendments to Other Chapters in Title 18 (June-August 2019)

Meet with Olympia Avenue Historic District (September 2019)

Environmental Review Submitted (September 2019)

Release Second Public Draft (September 2019)



# Next Steps

Additional Outreach with Key Stakeholders

Open House/Public Meeting

Briefings with Heritage Commission, Design Review Board

OPC Briefings and Public Hearing

Legal Review

City Council Decision



# Major Design Guideline Changes

Reorganized & Reformatted

Uses “Character Areas” from Downtown Strategy

All Design Guidelines for Downtown in one chapter

Geared toward urban, mixed use development

Four main chapter sections:

- **Introduction, Purpose**
- Site Planning
- Site Elements & Design
- Building Design



# Introduction Section (18.120.100s)

Purpose

Applicability & Procedures

Downtown Design Sub-Districts

Designated Street Types Map



# Purpose

The purpose of the Chapter is to implement the Comprehensive Plan by:

- Promoting high quality urban design
- Enhancing the pedestrian environment
- Activating the streetscape
- Reinforcing unique character areas
- Preserving the Downtown's historic character



# Applicability and Procedures

## Project Review Procedures

Do not apply in rights of way

Where sub-districts overlap, applicant picks one

If conflict with historic preservation, OMC 18.12 governs



## Definitions

Architectural Scale

Building Details

Building Modulation

Human Scale

Street Wall

Blank Wall

Building Elements

Custom, decorative, or hand crafted

Pilaster

Transom Window

# Downtown Design Sub-Districts

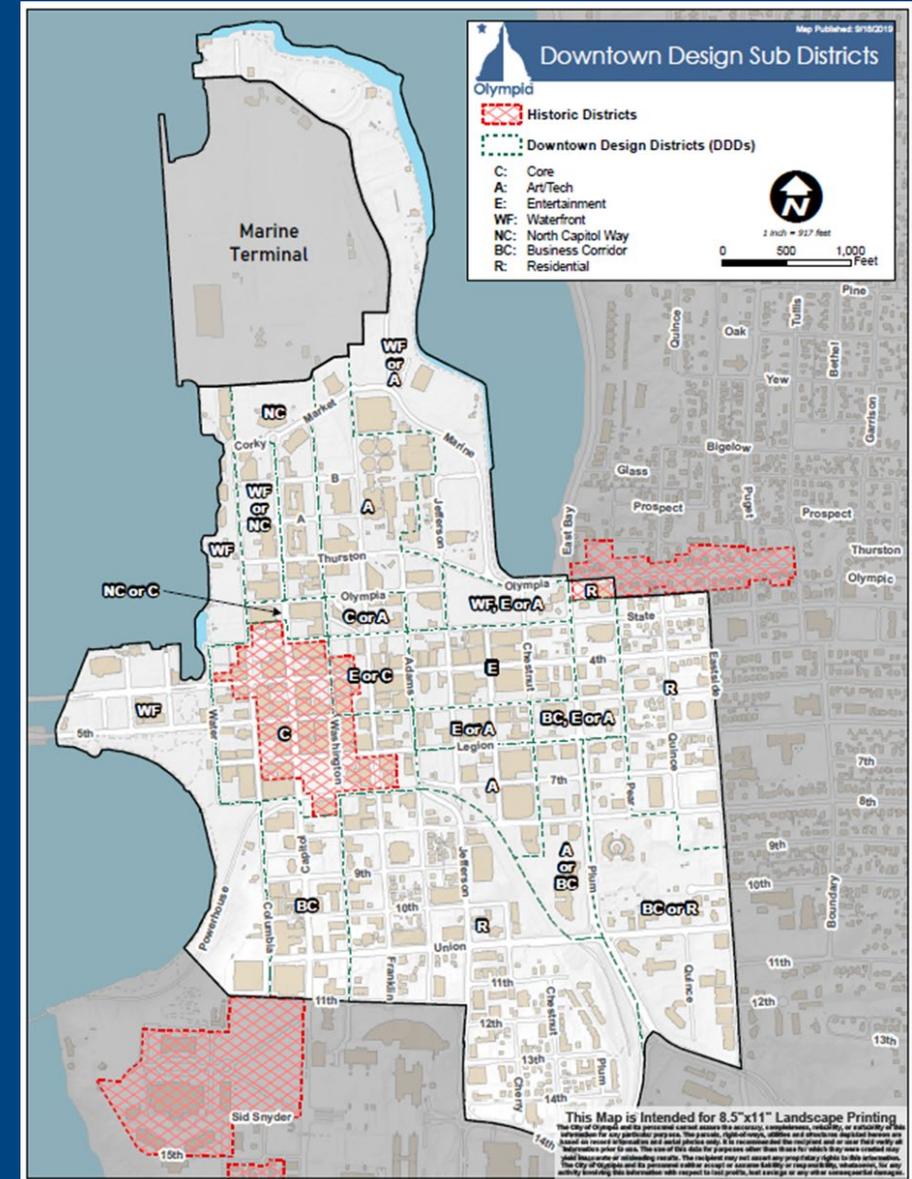
Boundary of Design District

Shows Historic Districts

Sub-Districts reflect the Character Areas identified in the Downtown Strategy

- Core
- Art/Tech
- Entertainment
- Waterfront
- North Capitol Way
- Business Corridor
- Residential

Describes objectives for each sub-district



# Specially Designated Streets

Pedestrian-Oriented Streets (A, B, or C)

Waterfront Sites

Downtown Entry Streets

High Visibility Street Corners



# Future OPC Briefings – Tentative Schedule

- Oct 21: *Site Planning Section (18.120.200s)*
- Nov 4: *Site Elements and Design Section (18.120.300s)*
- Nov 18: *Building Design Section (18.120.400s)*
- Dec 2: *Related Code Amendments (multiple chapters)*

Other public meetings *to be scheduled*:

Design Review Board *(Nov or Dec requested)*

Olympia Heritage Commission *(Nov 20, tentative)*

Public Open House

# Related Code Amendments

To ensure the rest of the Unified Development Code is consistent with the new Downtown Design Guidelines, several other code chapters must be amended, including:

18.04 – Residential Districts

18.06 – Commercial Districts

18.16 – Pedestrian Street Overlays

18.38 – Parking

18.76 – Design Review Board

18.100 – Design Review

18.110 – Basic Commercial Design Review

18.120 – Strikeout existing Commercial Downtown Design Criteria

18.150 – Strikeout existing Port Peninsula

*Other chapters may require modification as well. This is still under review and subject to change as drafts are amended through the review and adoption process.*



Thank you.

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