



# Downtown Olympia Design Guideline Update



Land Use & Environment Committee  
Amy Buckler, Senior Planner  
November 16, 2017

# What are Design Guidelines?

- Development Regulations
- Influence functional and aesthetic issues
- Address:
  1. Site Planning (orientation, entries)
  2. Site elements (lighting, landscaping)
  3. Building details (wall treatments, materials)
- Apply to:
  - New construction
  - Exterior rehabs
  - Most projects in Downtown





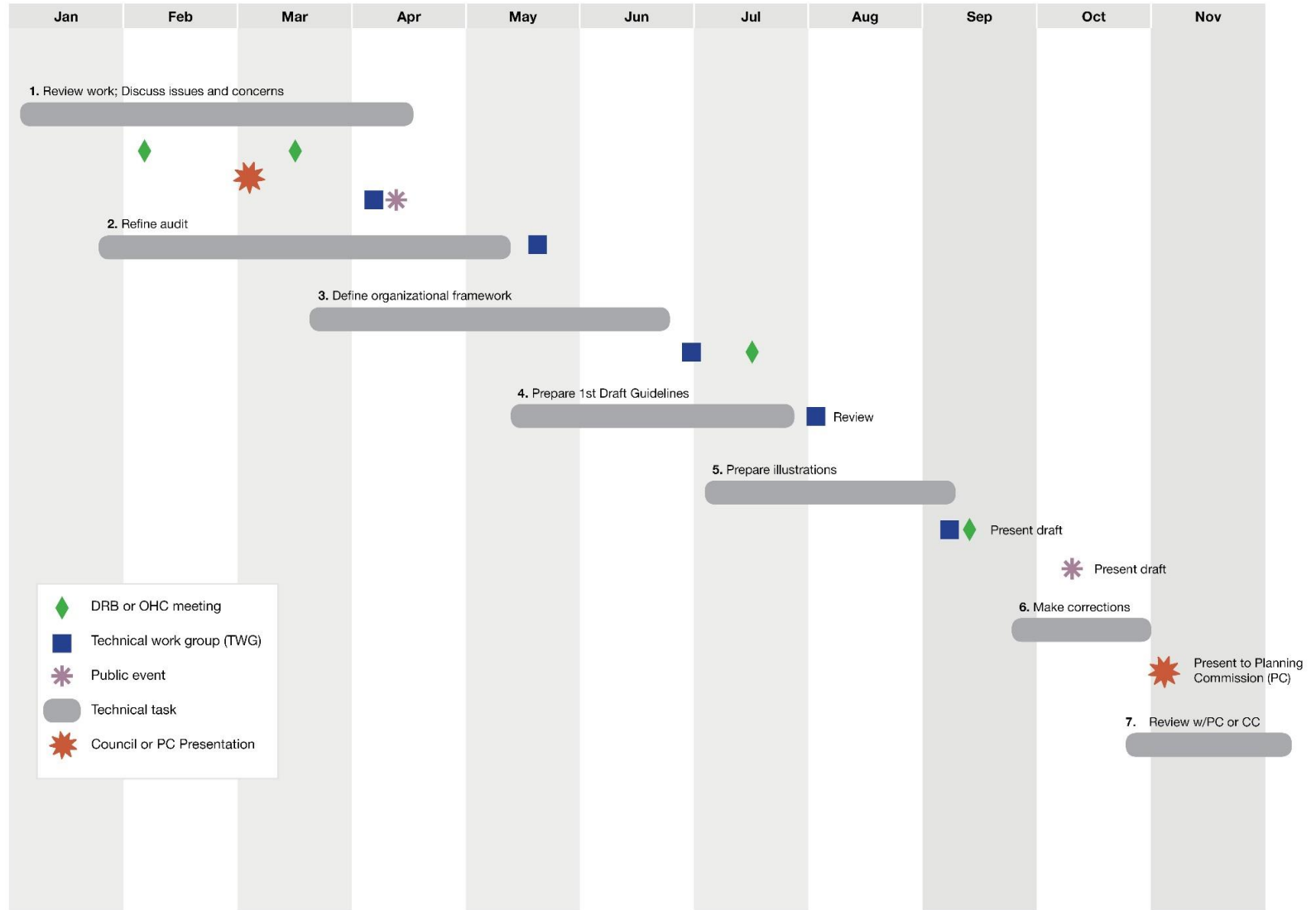
# Objectives

- Implement Comprehensive Plan & Downtown Strategy
- Promote high quality urban design
- Enhance the human realm
- Activate the streetscape
- Encourage private investment
- Foster a mixed income neighborhood
- Reinforce unique character areas
- Protect historic character
- Increase safety, security



# Accomplishments & Next Steps

## Olympia Downtown Guidelines Work Schedule - 3.29.2017



# What's Next

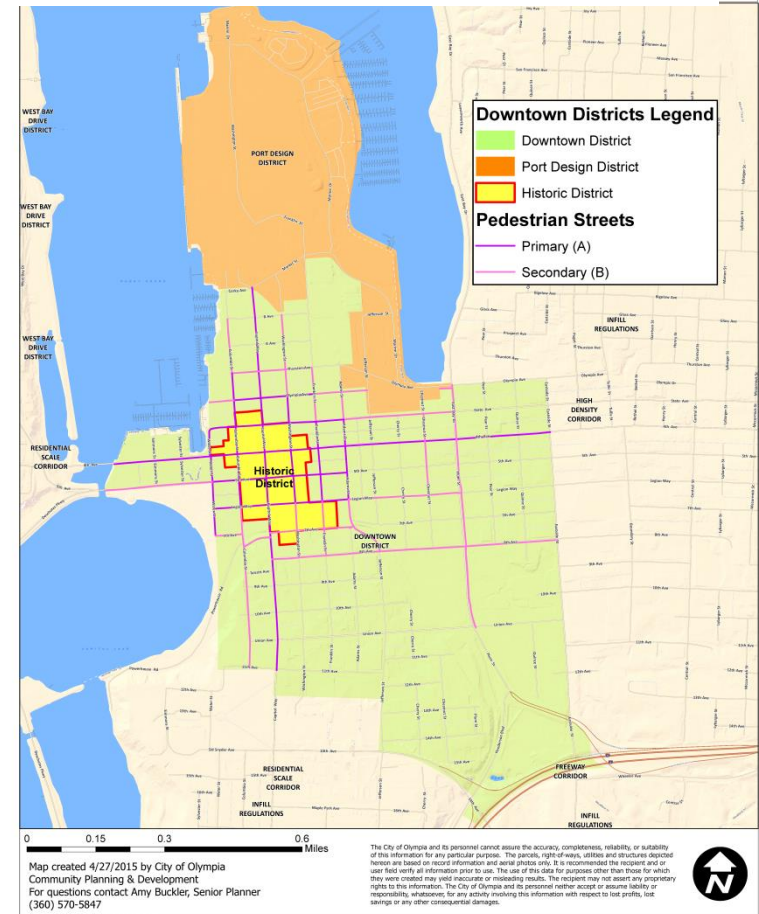
- Brief key advisory boards (DRB, OHC, PRAC, PBIA) and ODA design comm.
- Targeted outreach to development community
- Legal and Port of Olympia review draft
- One more TWG meeting
- Public Open House (March)
- Planning Commission briefing and Public Hearing (March-April)
- Forward ordinance and OPC recommendation to City Council (April-May)



# Key Changes

- Reorganization: all downtown design guidelines in one chapter (instead of 7)
- More specific (must, not should)
- More flexible (appropriate discretion)
- Port: subject to same guidelines, but no guidelines in the marine terminal
- Still analyzing what to do with area between Plum & Eastside

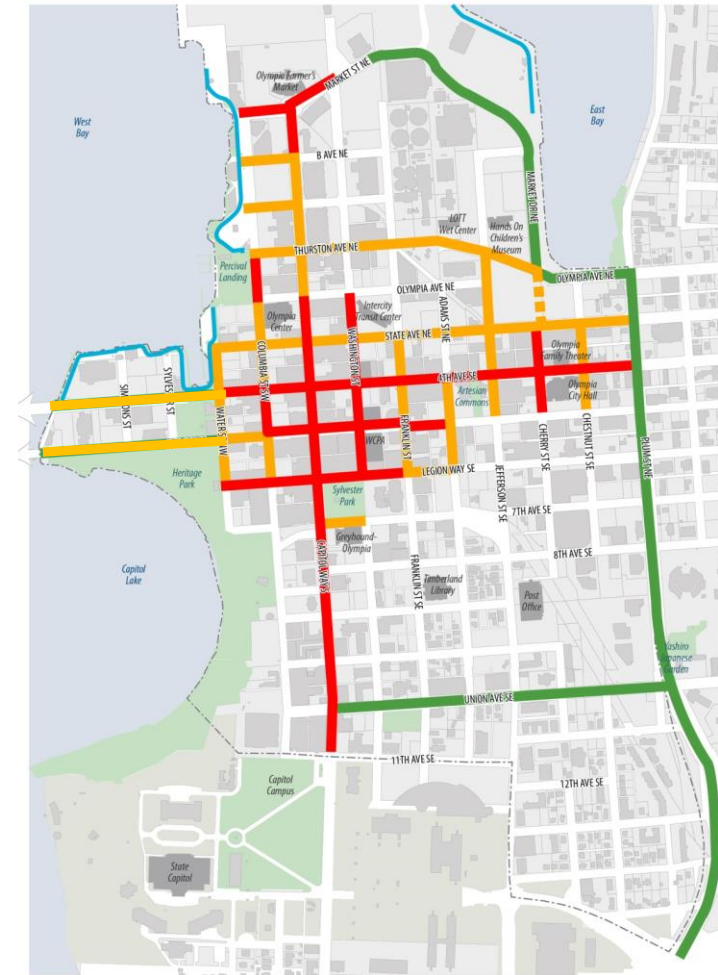
## Current design district map



# Pedestrian Overlay Streets

## PROPOSED Specially Designated Streets

- Type A (red)  
Most pedestrian oriented
- Type B (yellow)  
Next most pedestrian oriented
- Type C  
No special designation
- Entry Streets (green)  
Prominent vehicle travel
- Waterfront Sites (blue)  
Directly front the water



# Key Pedestrian Overlay Requirements

- **Ground floor setbacks**  
12' min distance between structure & curb
- **Vehicle access and parking**  
Limits locations for driveways, surface parking
- **Upper story step back**  
A streets: Increase from 8' to 15' when over 65'
- **Ground floor use**  
A streets: non-residential use required on ground floor
- **Parking structure location**  
Limits on ground floor parking garages and increased screening requirements

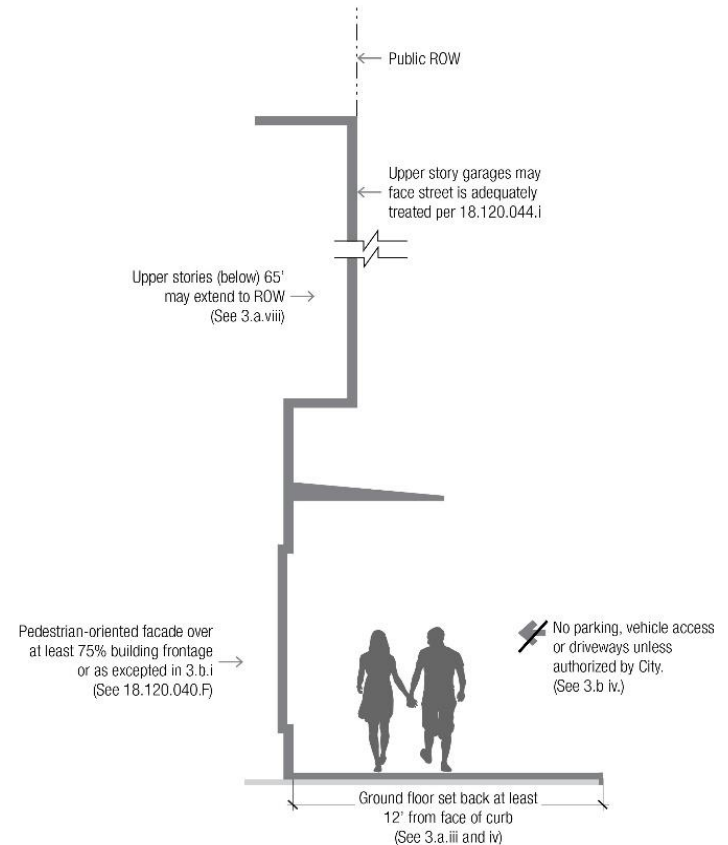


figure 18.120.020.B.3.b Summary of requirements for building facades facing a Type B Pedestrian-oriented Street. (This diagram for illustrative purpose only. See section 18.120.020.3.B for stated requirements.)



# Key Changes

- Special building design and landscaping provisions for each character area
- Privacy provisions for buildings featuring ground floor residential units
- 10% open space required for new multifamily (balconies, stopes, common rooms, etc.)
- Site security/crime prevention through environmental design (CPTED)
- Permitted materials chart

OLYMPIA DESIGN GUIDELINES

JULY 18, 2017

## PROPOSED Downtown Design Districts (DDD)

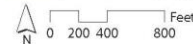
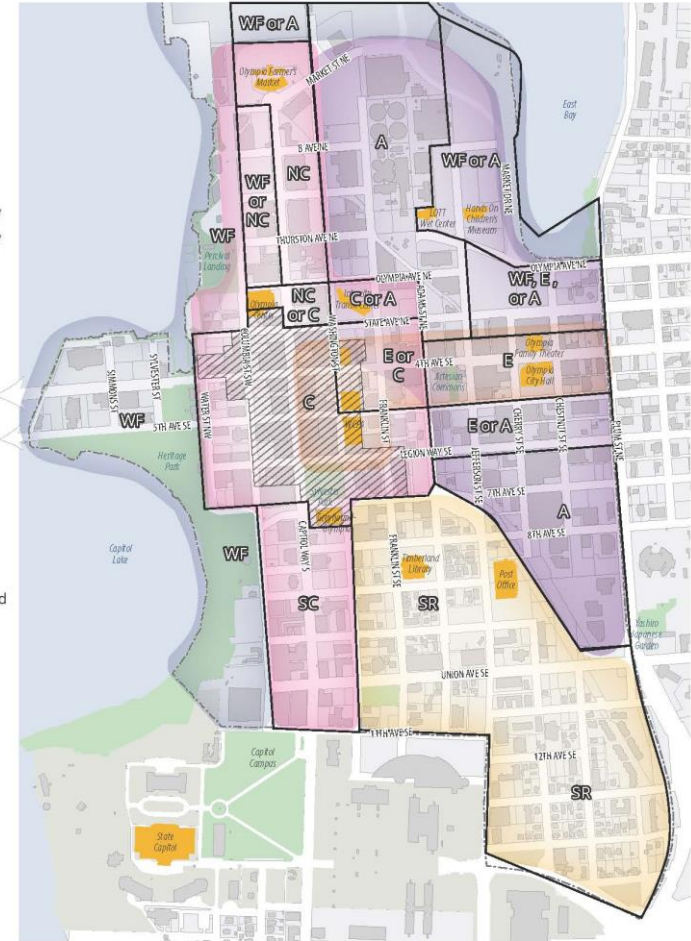
HISTORIC DISTRICT

### DESIGN DISTRICTS

- C: Core
- A: Art/Tech
- E: Entertainment
- WF: Waterfront
- NC: North Capitol Way
- SC: South Capitol Way
- SR: South residential neighborhood

### CHARACTER AREAS

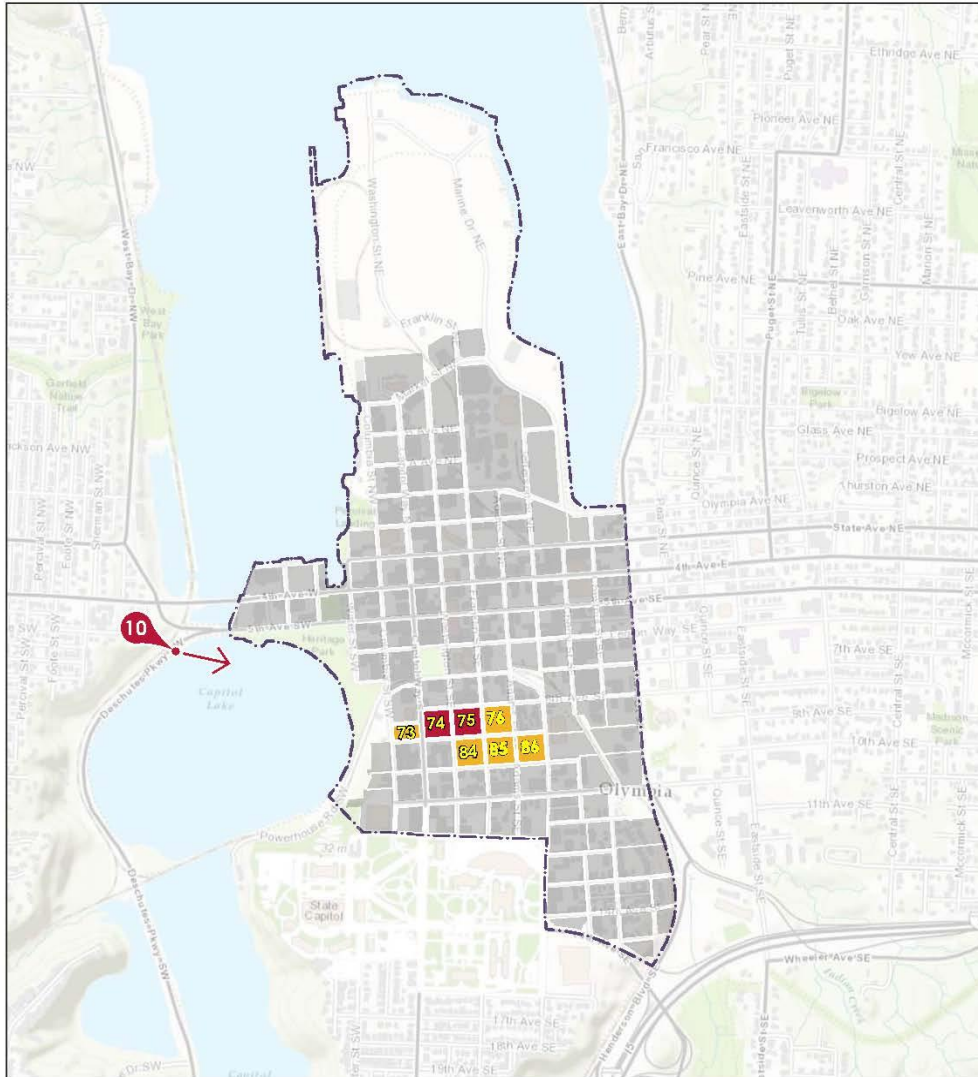
- WATERFRONT**  
Enhance and connect to waterfront attractions.
- CAPITOL TO MARKET**  
Encourage a high activity mix of uses from the Capitol to the Farmers Market.
- ARTISAN/TECH**  
Encourage an eclectic mix of commercial activities and residences to support a creative neighborhood.
- ENTERTAINMENT**  
Continue the core's energy eastward in a safe and lively entertainment district.
- SE NEIGHBORHOOD**  
Build a holistic neighborhood with services and amenities.



- Related housekeeping to other code sections
- Sign Design
- Siting solid waste
- View Protection
  - West Bay Park to Rainier
  - East Bay Lookout to Capitol Dome
  - Deschutes Parkway to Rainier



# VIEWPOINT VIEWSHED PROTECTION ANALYSIS



## VIEWPOINT 10 - DESCHUTES PARKWAY TO MT. RAINIER

- Blocks with significant blockage of view: #74, #75
- Blocks with partial blockage of view: #73, #76, #84, #85, #86

View direction: East toward Mt. Rainier

## Zoning

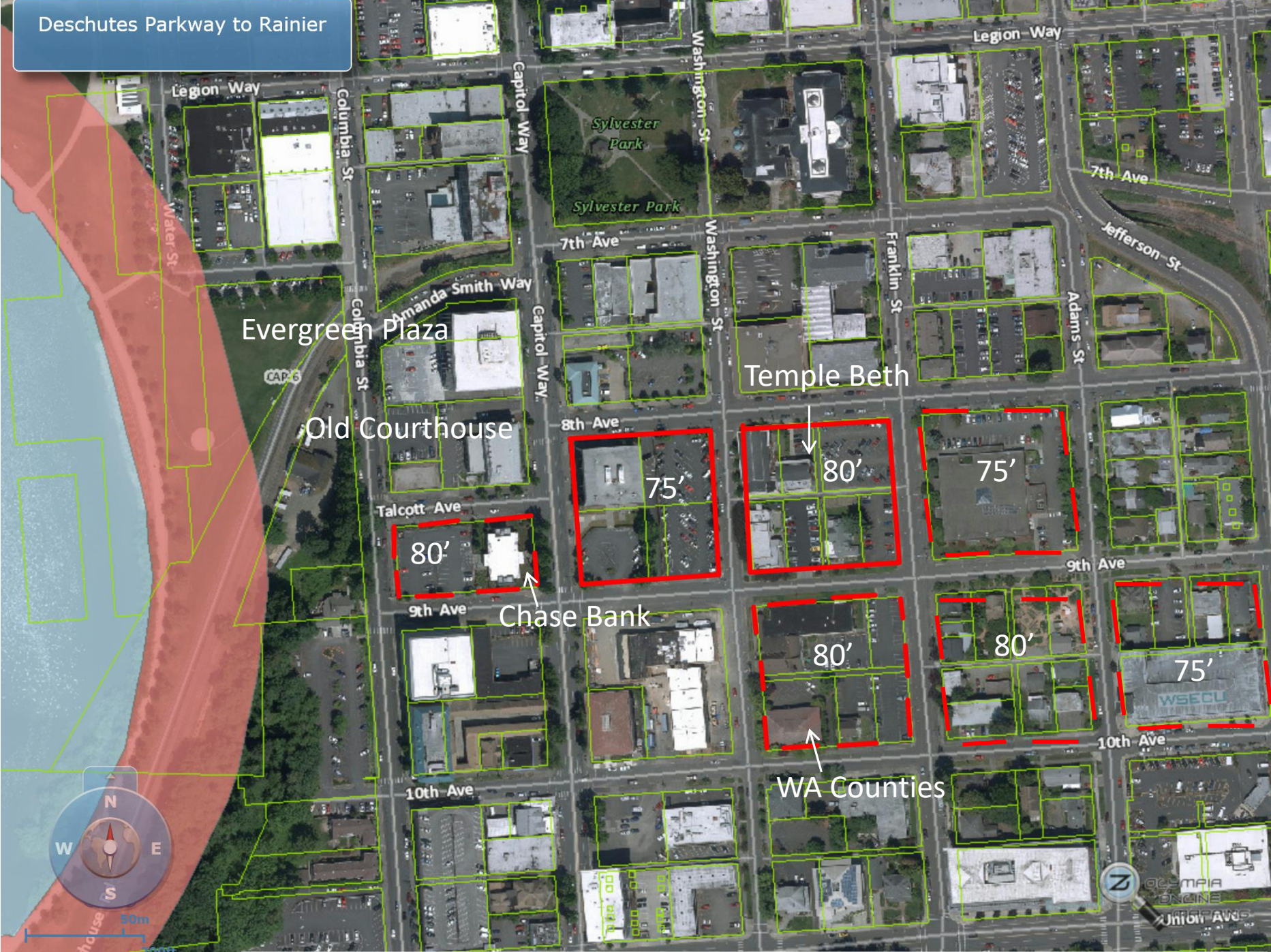
DB (blocks #73-75 & 84)

UR (blocks #76, 85-86)

Heights are directed by  
Capitol Heights District  
(75'-80')

No height bonus here

Deschutes Parkway to Rainier



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

# Deschutes Parkway to Rainier



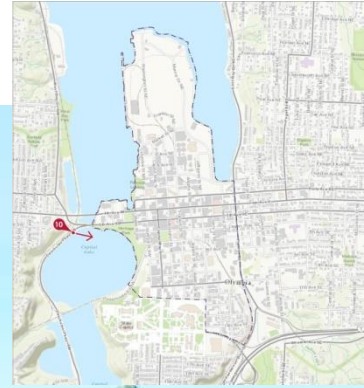
Credit: Nancy Partlow

# Deschutes Parkway to Rainier



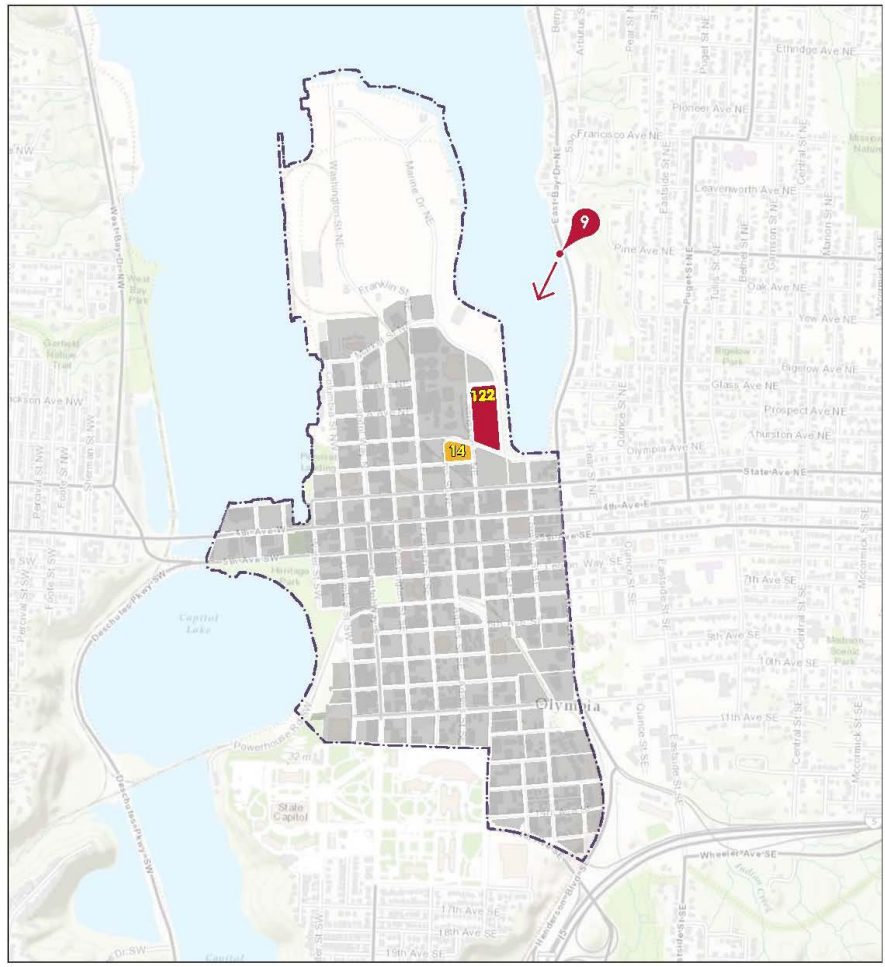
Evergreen Plaza

Old Courthouse



# East Bay Overlook to Dome

## VIEWPOINT VIEWSHED PROTECTION ANALYSIS



### Zoning

UW-65 (+ 2 story residential height bonus)

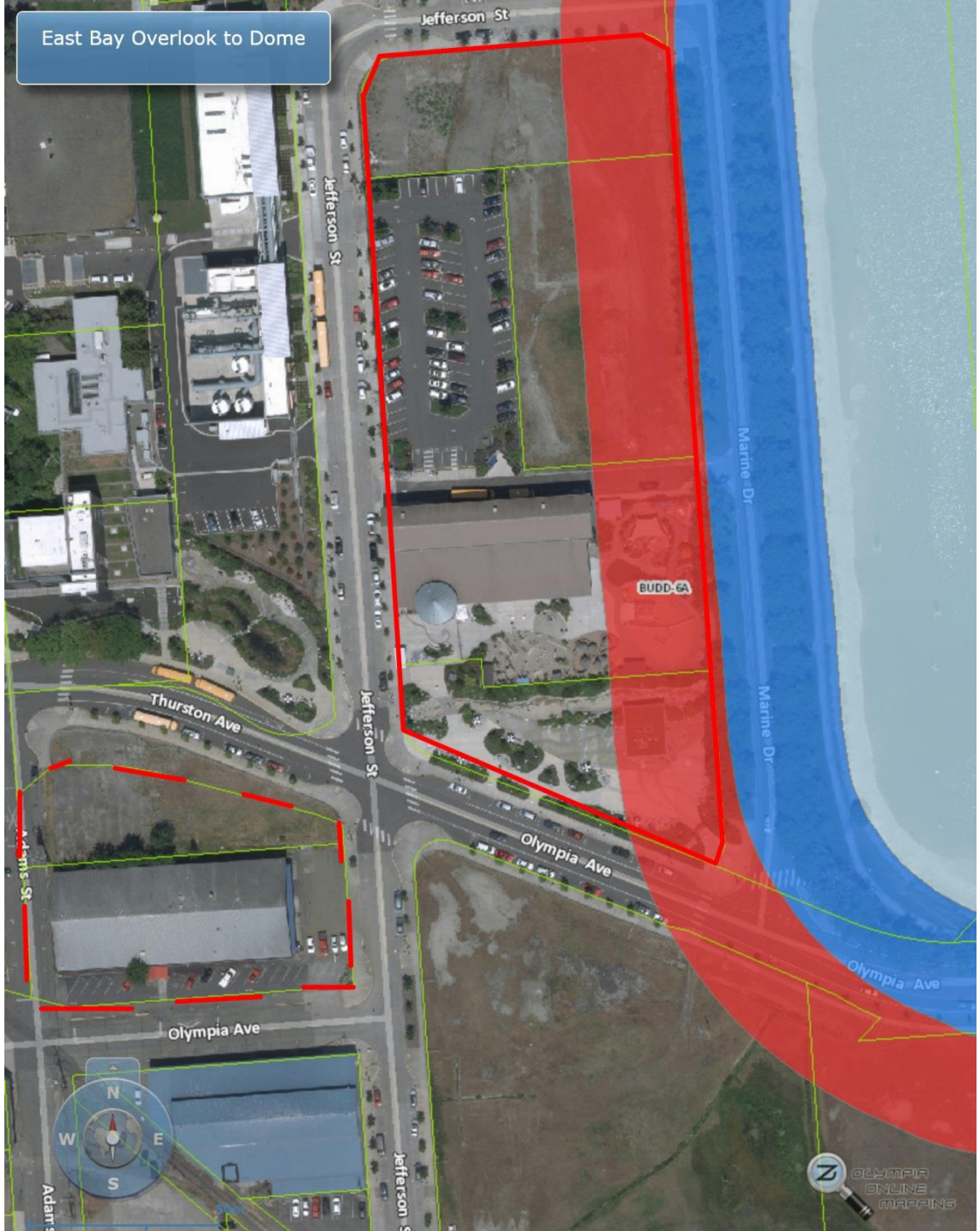
Some area in Shoreline Budd 6A (65')

VIEWPOINT 9 - EAST BAY OVERLOOK TO CAPITOL DOME

- Blocks with significant blockage of view: #122
- Blocks with partial blockage of view: #14

View direction: Southwest toward Capitol Dome

East Bay Overlook to Dome



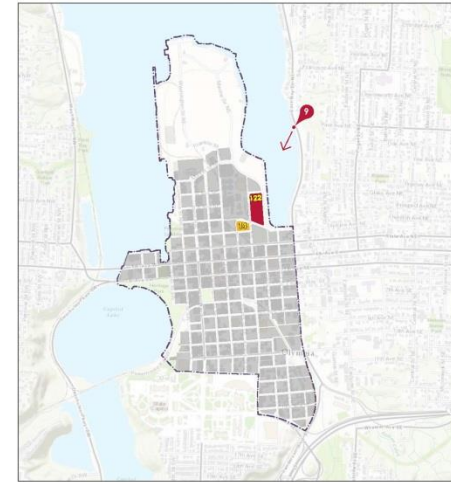
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# East Bay Overlook to Dome



VIEWPOINT VIEWSHED PROTECTION ANALYSIS



VIEWPOINT 9 - EAST BAY OVERLOOK TO CAPITOL DOME

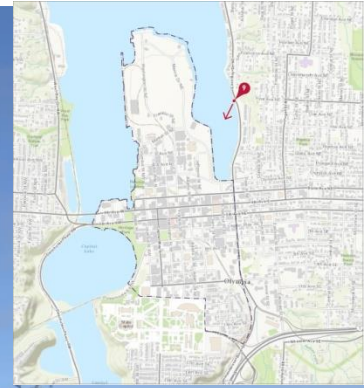
■ Blocks with significant blockage of view: #122

■ Blocks with partial blockage of view: #14

View direction: Southwest toward Capitol Dome

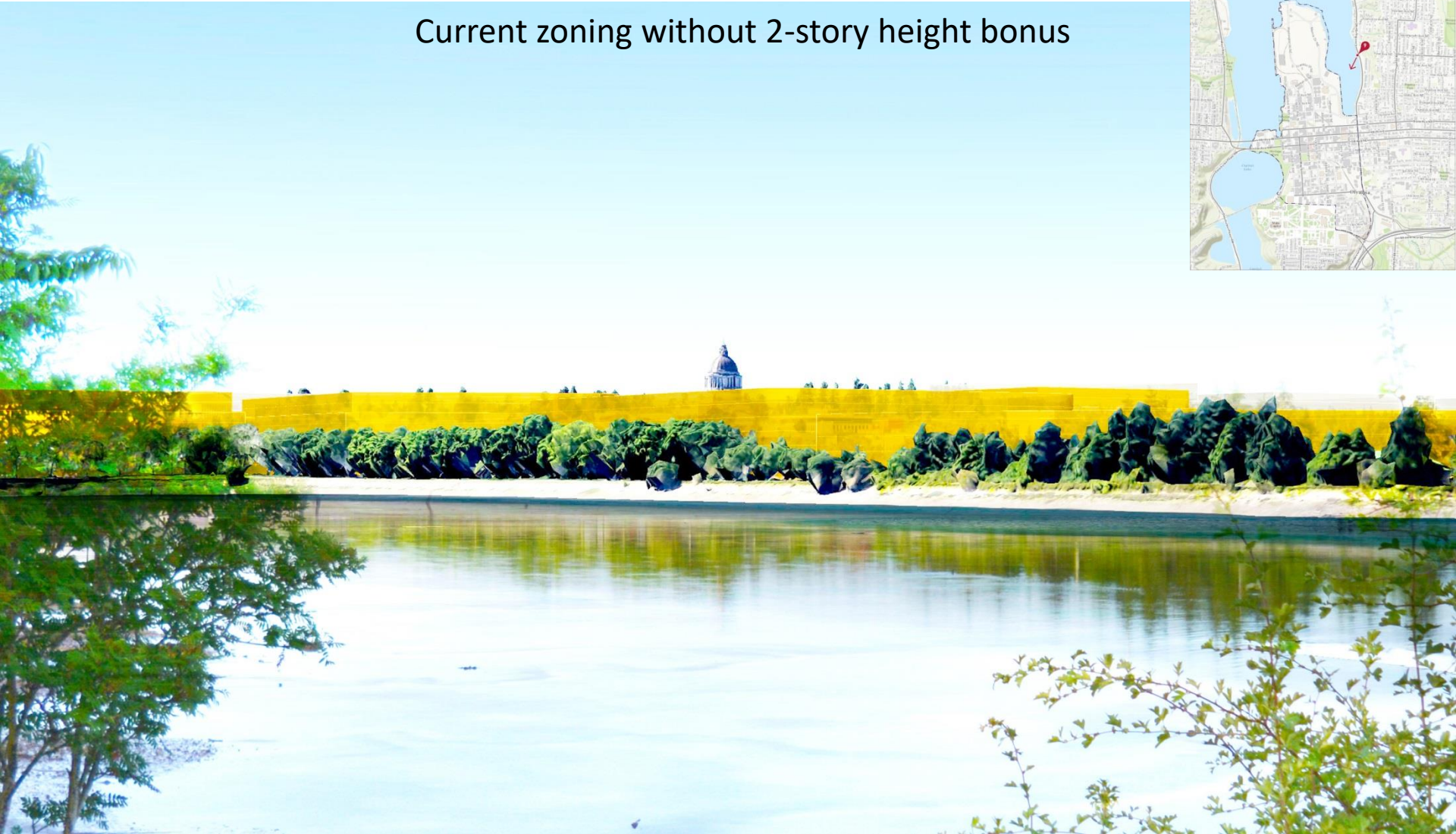
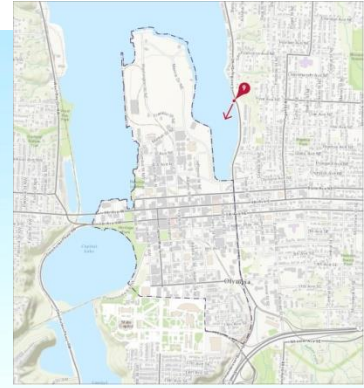
# East Bay Overlook to Dome

Current zoning + 2-story bonus



# East Bay Overlook to Dome

Current zoning without 2-story height bonus



# 9 Existing Zoning – Aerial View

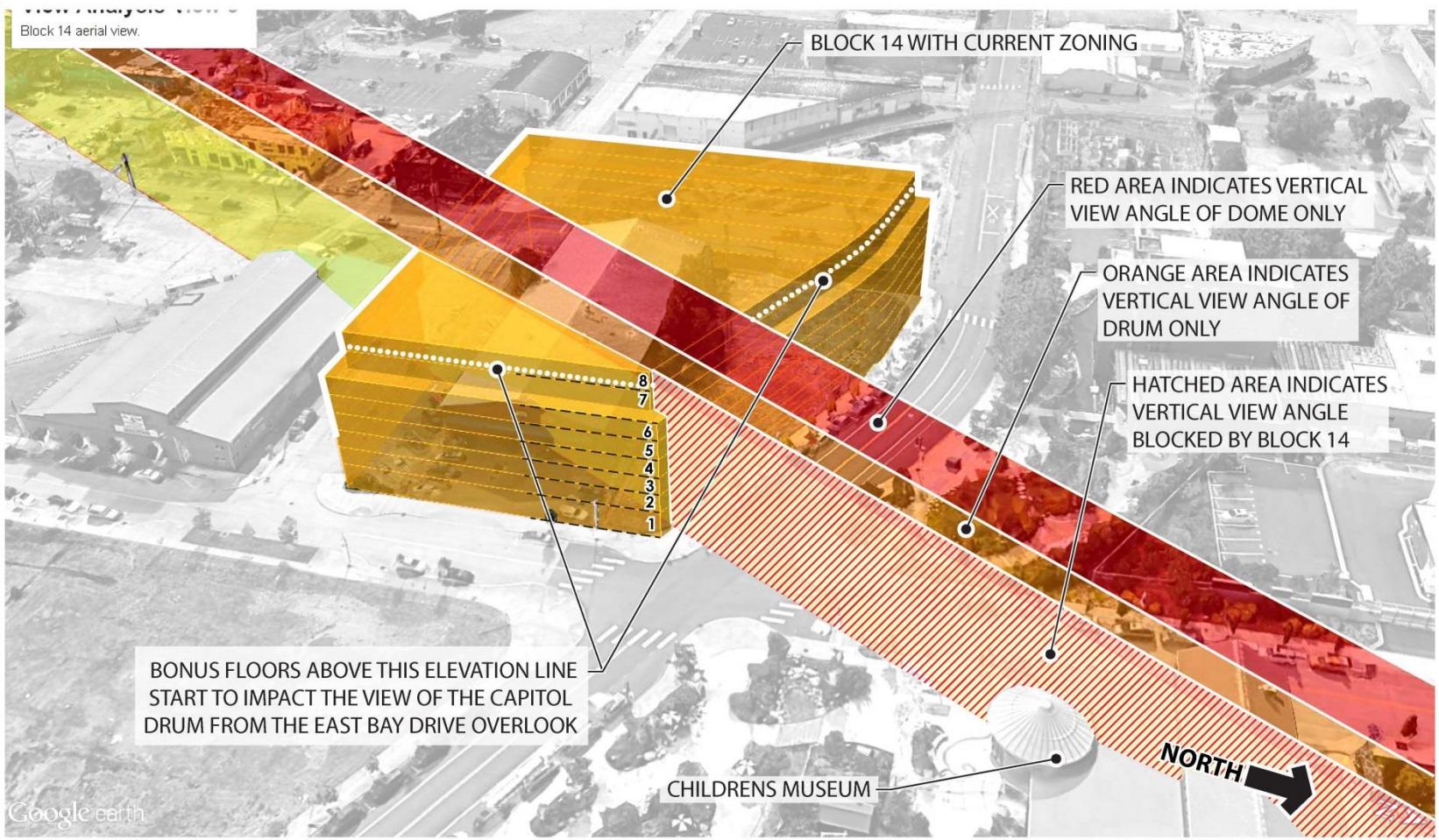
## VIEWSHED PROTECTION ANALYSIS



VIEW 9 - EAST BAY DRIVE OVERLOOK TO CAPITOL DOME / OVERALL AERIAL VIEW SHOWING VERTICAL VIEW ANGLES

# 9 Existing Zoning – Aerial View

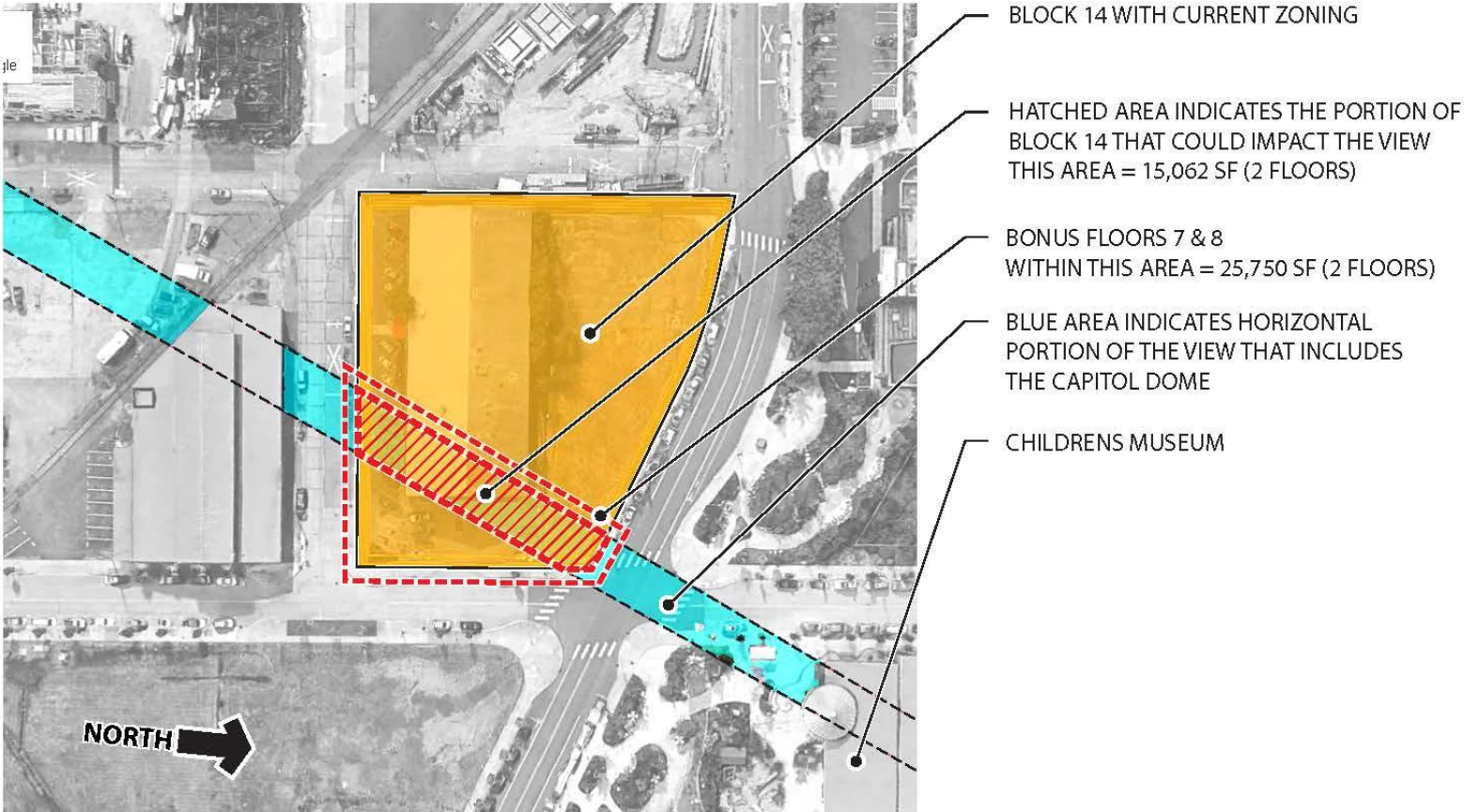
## VIEWSHED PROTECTION ANALYSIS



VIEW 9 - EAST BAY DRIVE OVERLOOK TO CAPITOL DOME / BLOCK 14 AERIAL VIEW SHOWING VERTICAL VIEW ANGLES

# 9 Existing Zoning – Aerial View

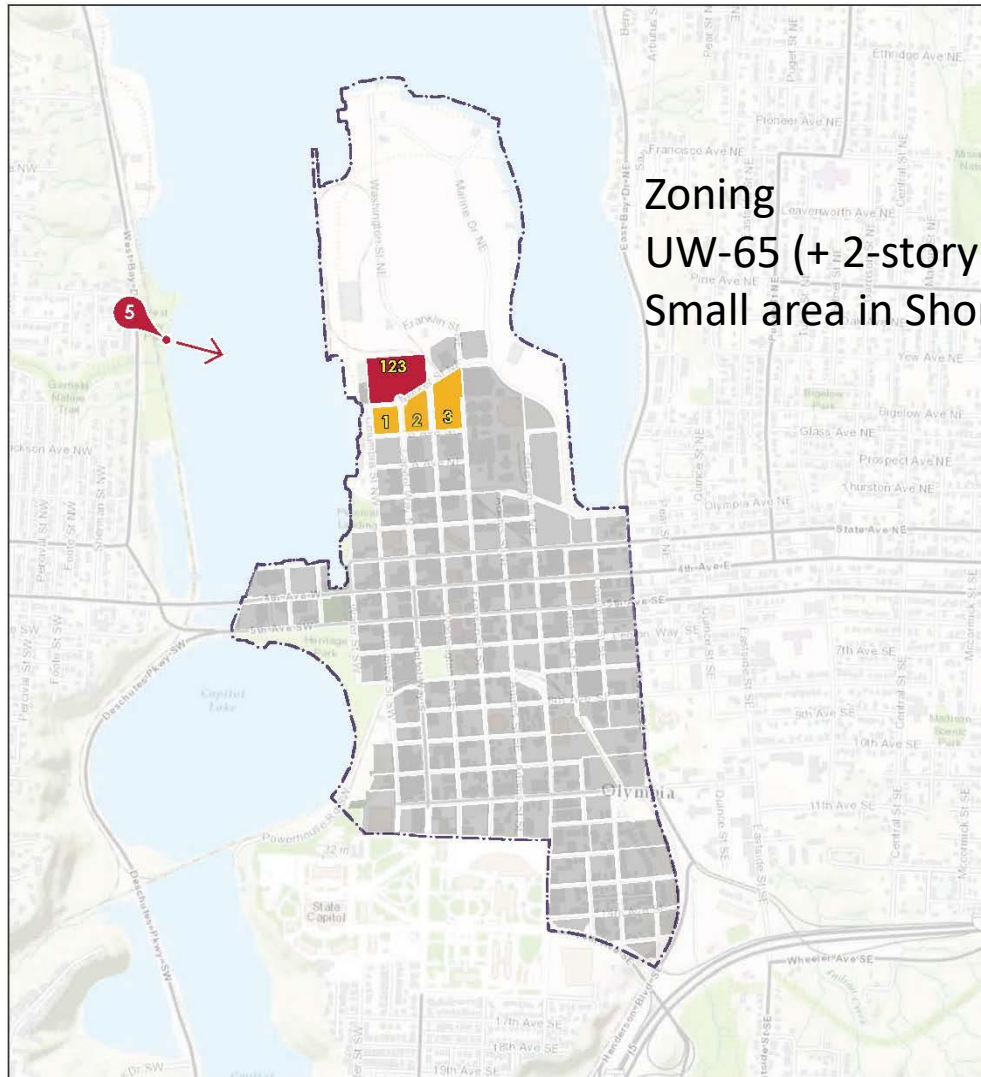
## VIEWSHED PROTECTION ANALYSIS



BLOCK 14 PLAN VIEW INDICATING HORIZONTAL VIEW ANGLE THAT INCLUDES THE CAPITOL DOME & DRUM

VIEW 9 - EAST BAY DRIVE OVERLOOK TO CAPITOL DOME / BLOCK 14 PLAN VIEW SHOWING HORIZONTAL VIEW EXTENTS

# VIEWPOINT VIEWSHED PROTECTION ANALYSIS



Zoning  
UW-65 (+ 2-story residential)  
Small area in Shoreline Budd 5A 35'

## VIEWPOINT 5 - WEST BAY PARK TO MT. RAINIER

■ Blocks with significant blockage of view: #123

■ Blocks with partial blockage of view: #1, #2, #3

View direction: East, Southeast toward Mt. Rainier

West Bay Park to Rainier

BUDD-5B

BUDD-5C

BUDE SA

B Ave

A Ave

Franklin St

Capitol Way

Market St

Corky Ave

Washington St

Franklin St



50m  
200ft





# West Bay to Rainier

## Observation Points



# West Bay to Rainier

View from Rotary Circle

## View 5b - Center Circle

Center Circle view to Mt Rainier  
Existing Conditions



Google earth

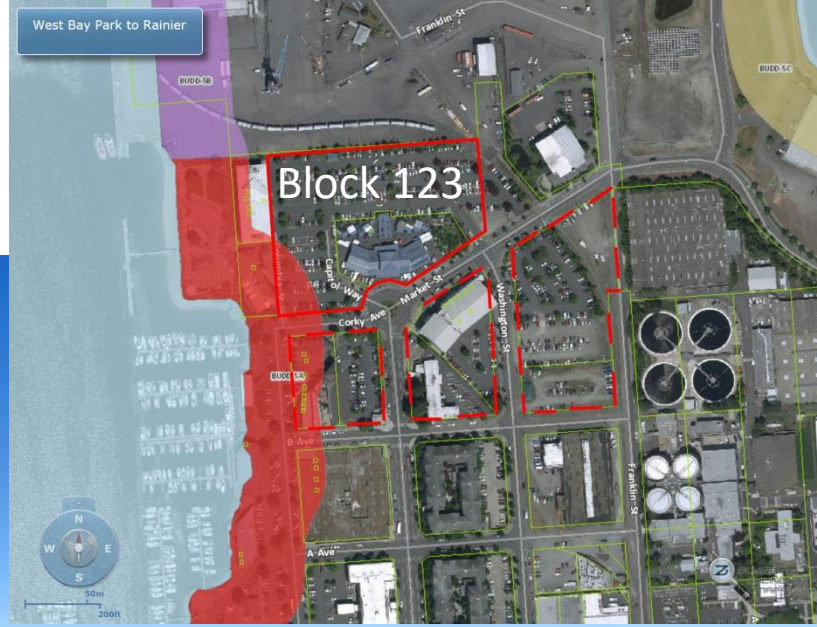
Image Landsat / Copernicus  
© 2017 Google

# West Bay to Rainier

## View from Rotary Circle – Block 123

**View 5b - Center Circle**  
Center Circle view to Mt. Rainier  
"Block #123" Current Zoning envelope

Current zoning: 65' + 2-story bonus

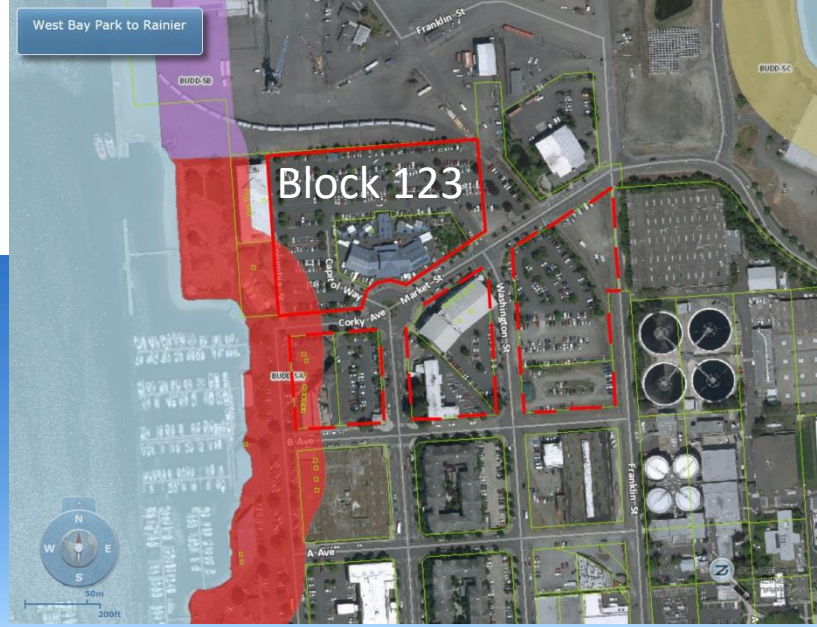


# West Bay to Rainier

## View from Rotary Circle – Block 123

**View 5b - Center Circle**  
Center Circle view to Mt. Rainier  
"Block #123" Zoning envelope without bonus floors

Current zoning – 65' no bonus

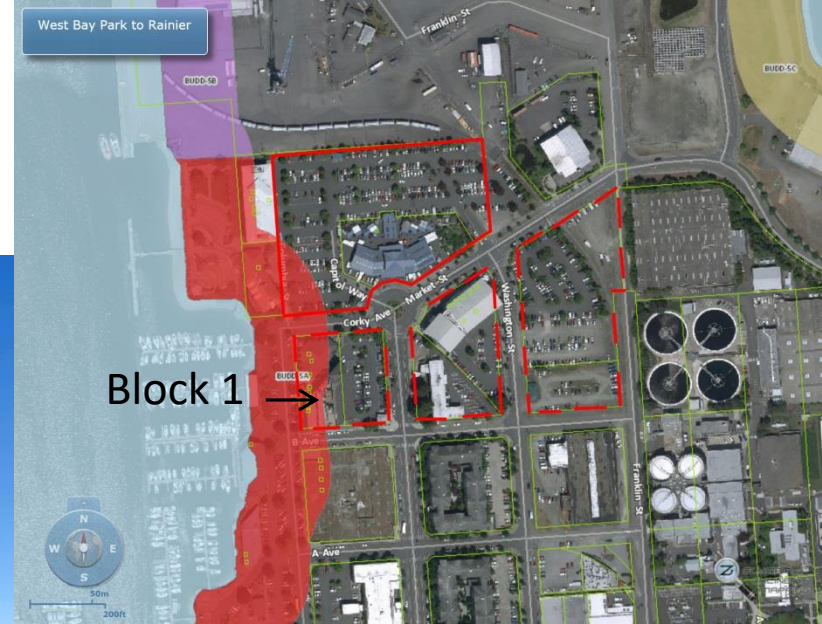


# West Bay to Rainier

## View from Rotary Circle – Block 1

**View 5B - Center Circle to Mt. Rainier**  
Current zoning build out of Block #1. does not block the view of the mountain.

Current zoning: 65' + 2-story bonus



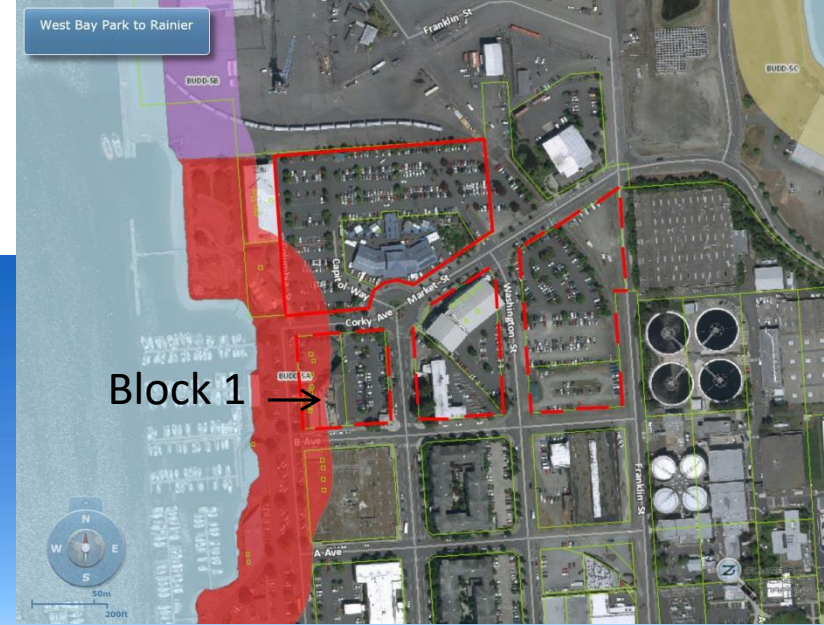
# West Bay to Rainier

## View from Rotary Circle – Block 1

### View 5B - Center Circle to Mt. Rainier

Current zoning build out of Block #1 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' no bonus



# West Bay to Rainier

## View from Rotary Circle – Block 2

**View 5B - Center Circle to Mt. Rainier**  
Current zoning build out of Block #2, does not block the view of the mountain.

Current zoning: 65' + 2-story bonus



# West Bay to Rainier

## View from Rotary Circle – Block 2

### View 5B - Center Circle to Mt. Rainier

Current zoning build out of Block #2 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' no bonus





# West Bay to Rainier

## View from Rotary Circle – Block 3

### View 5B - Center Circle to Mt. Rainier

Current zoning build out of Block #3. Barely starts to block the view of the mountain.

Current zoning: 65' + 2-story bonus



# West Bay to Rainier

## View from Rotary Circle – Block 3

### View 5B - Center Circle to Mt. Rainier

Current zoning build out of Block #3 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' no bonus

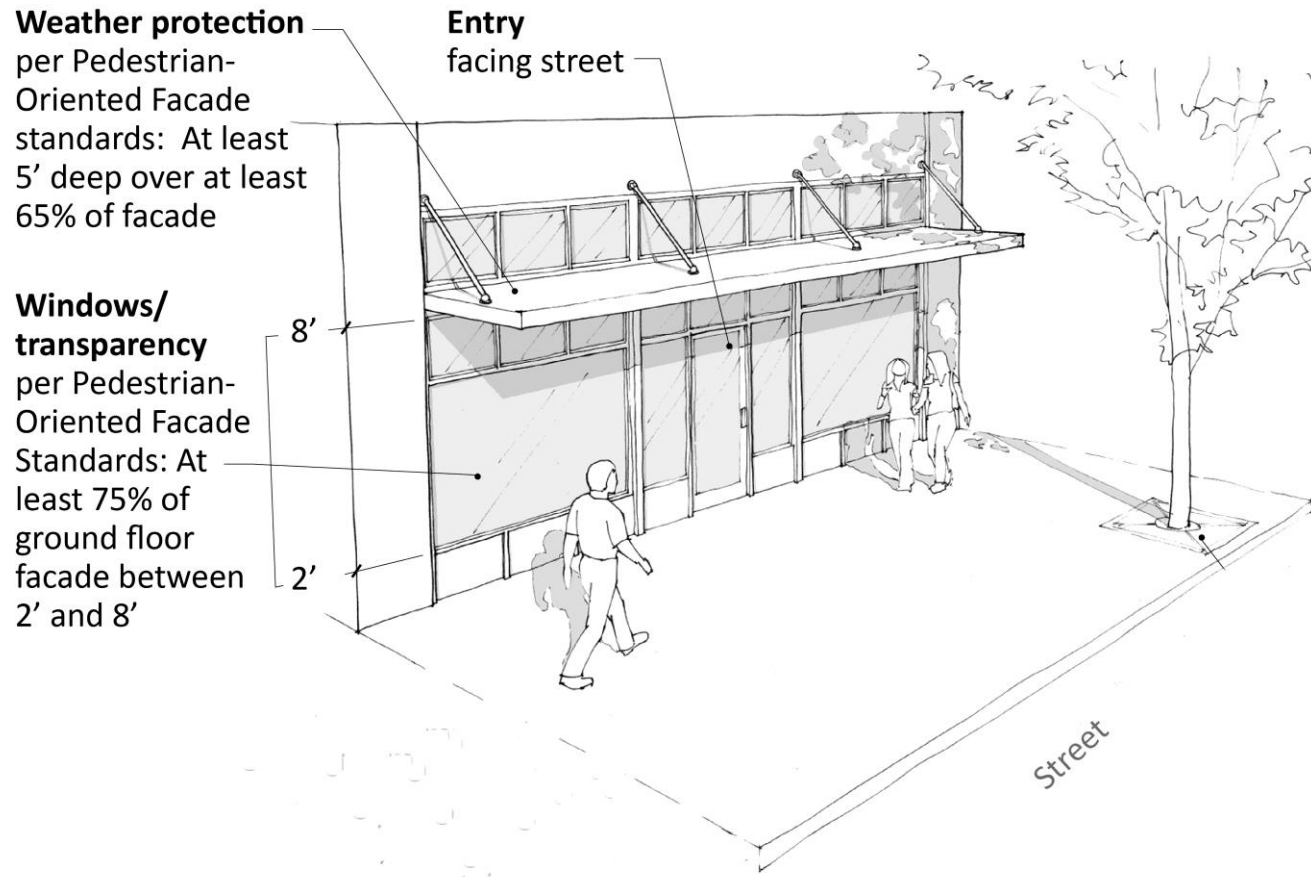


# Questions?



[olympiawa.gov](http://olympiawa.gov)

# Example Graphic



# Not part of the scope

- Changes to design review process
- Streetscape standards → in the EEDS
- Parks planning → Parks Master Plan
- Sign design → Sign Code update

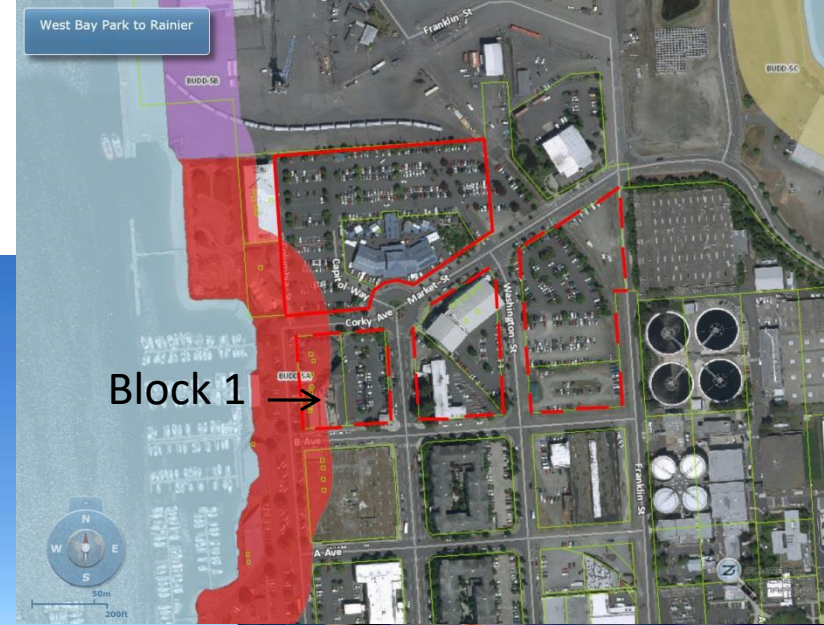


# West Bay to Rainier

## View from Upper Entrance – Block 1

**View 5B - Upper Entrance to Mt. Rainier**  
Current zoning build out of Block #1. Barely starts to block the view of the mountain.

Current zoning: 65' + 2-story bonus



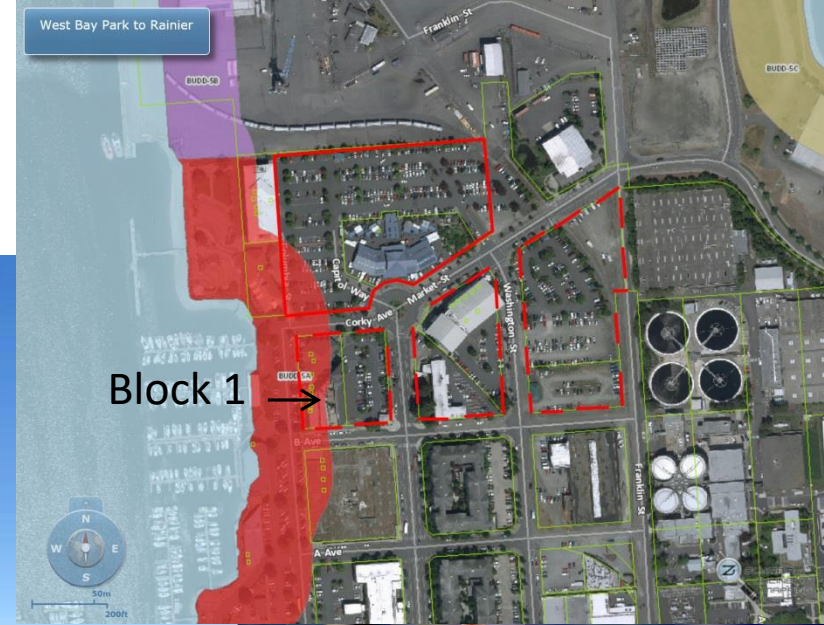
# West Bay to Rainier

## View from Center Circle – Block 1

### View 5B - Upper Entrance to Mt. Rainier

Current zoning build out of Block #1 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' no bonus



# West Bay to Rainier

## View from Upper Entrance – Block 2

**View 5B - Upper Entrance to Mt. Rainier**  
Current zoning build out of Block #2. Barely starts to block the view of the mountain.

Current zoning: 65' + 2-story bonus





# West Bay to Rainier

## View from Upper Entrance – Block 2

### View 5B - Upper Entrance to Mt. Rainier

Current zoning build out of Block #2 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' + 2-story bonus



# West Bay to Rainier

## View from Upper Entrance – Block 3

**View 5B - Upper Entrance to Mt. Rainier**  
Current zoning build out of Block #3. Barely starts to block the view of the mountain.

Current zoning: 65' + 2-story bonus



# West Bay to Rainier

## View from Upper Entrance – Block 3

### View 5B - Upper Entrance to Mt. Rainier

Current zoning build out of Block #3 without bonus floors. Does not block the view of the mountain.

Current zoning: 65' no bonus



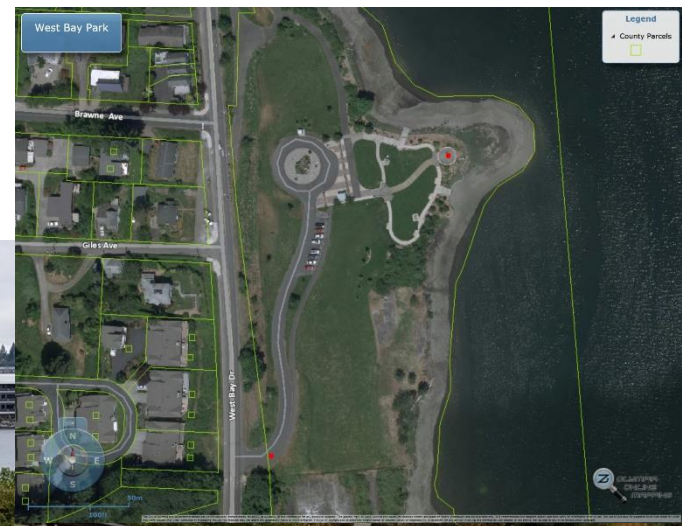
# West Bay to Rainier

View from Maria Ruth – Block X



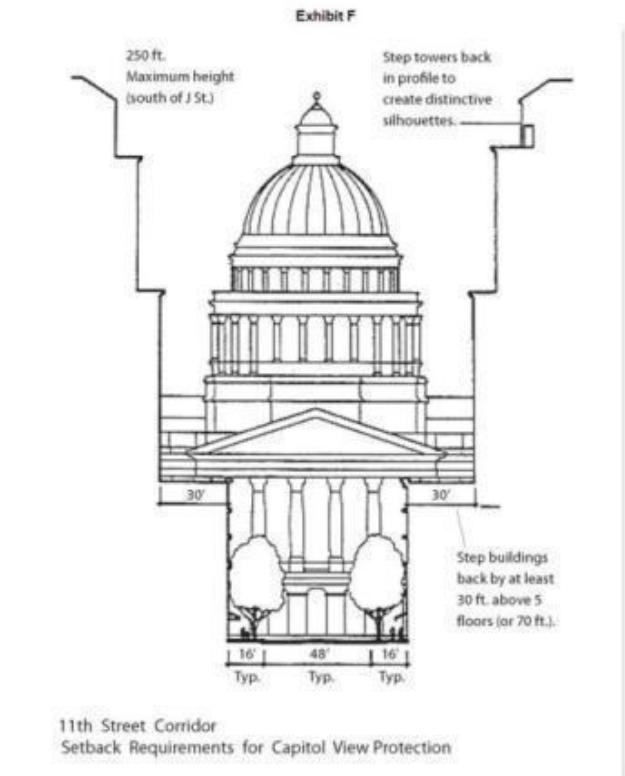
# West Bay to Rainier

View from Maria Ruth – Block X



# View Preservation

- Incorporate DTS views recommendations
- Add design guidelines to enhance 3 views:
  - West Bay Park to Rainier
  - East Bay Lookout to Capitol Dome
  - Deschutes Parkway to Rainier
- In addition to zoning changes:
  - Remove height bonus for 2 views
  - Revise existing design regulation



# Address Mixed Use Buildings

- New guidelines will not be as use-specific
- Building design guidelines will address issues such as pedestrian orientation, building scale, details, materials, and character

