



# Downtown Design Criteria

## **Draft Design Guidelines Related Code Amendments**

Planning Commission  
December 2, 2019



# Related Code Amendments – Title 18

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 and Loading

18.76 – Design Review Board

18.100 – Design Review

18.120 – Strikeout (Repeal and Replace)

18.150 – Port Peninsula Design (Strikeout)

## 18.04 – Residential Districts

Two residential zoning districts occur within the Downtown Design District. These are the Urban Residential (UR) and Residential Mixed Use (RMU) zones.

Proposed amendments to Residential Development Standards Table (4.04):

- Setbacks from A, B, and C streets
- Reference to Upper Story Step-backs

Proposed text amendments:

- Roof projection allowances – keep to minimum
- Acknowledge view protection provisions in Urban Residential zone
- Amend heights map, if needed

# 18.06 – Commercial Districts

## Proposed amendments:

- Refer to Downtown Design chapter rather than Pedestrian Streets Overlay chapter
- Amend Table 6.02 to include references to upper story stepbacks; setbacks from Type A, B, and C streets; view protection measures; and that standards in the Downtown Design District will apply
- Add a new subsection to Height provisions to protect Landmark Views (see maps - some sites not eligible for residential height bonus, some limited to one floor rather than two floors, some will need to complete a views analysis before height bonus will be granted)

# 18.16 – Pedestrian Street Overlays

This chapter was originally written for use only in the Downtown.

It was amended when pedestrian oriented streets were adopted in the Kaiser Harrison Opportunity Area.

The proposed amendments:

- Remove all reference to Downtown
- Retain applicability to the Kaiser Harrison Opportunity Area
- Allow for potential future use in other areas

# 18.38 – Parking and Loading

Section .240 includes structured parking design requirements, primarily related to zoning districts and design requirements in the Downtown.

The proposed amendments:

- Identify which structured parking design requirements apply to projects adjacent to pedestrian oriented streets.
- Chapter 18.16 for projects outside of the Downtown, Chapter 18.120 for sites in the Downtown.

# 18.76 – Design Review Board

The proposed amendment:

- Modifies the membership of the Joint Review Committee (JRC) so there is an equal number of members from the Design Review Board (DRB) and the Olympia Heritage Commission (OHC).

Currently the JRC is made up of five DRB Members and four OHC Members. If amended, both the DRB and OHC would have five members on the JRC.

# 18.100 – Design Review

The proposed amendments:

- Clarify that projects within the Downtown Design District will be reviewed for consistency with Chapter 18.120 only (for design review)
- Will update the Design Review Districts map
- Updates the description of how to apply the Downtown Design Criteria summary





Thank you.

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