

Downtown Design Guidelines

April 2019 Status

One of the first recommended actions to implement the Downtown Strategy (DTS) is an update to the Downtown design guidelines. These are regulations that help ensure new development and significant redevelopment projects achieve a level of design quality that is consistent with our vision as expressed in our Comprehensive Plan and Downtown Strategy.

The City retained MAKERS consultants to assist with updating Downtown design guidelines. The consultant has reviewed all comments received on the working draft of the update and a final draft has been prepared for a final round of internal review by the current planning staff.

Planners and an architect/member of the Heritage Commission have reviewed the working draft and have provided comments (April 2019). While relatively minor comments and suggestions were anticipated, the comments received contain organizational and administrative comments and requests for reorganization of content. Addressing these comments will take longer than previously anticipated and will likely require an additional round of internal review. In addition, staff has committed to continued discussion with members of the Olympia Avenue Historic District in response to comments they raised earlier and how staff is proposing to address those comments. The contract with MAKERS is set to expire in June of 2019. Staff is considering options to extend the contract or have city staff reorganize the code sections.

NEXT STEPS

- Prepare revised working draft
- Internal review and comment
- Meeting with Olympia Avenue Historic District
- Issue Public Hearing Draft
- Communicate release of draft to Working Group and Interested Parties
- Legal review
- SEPA Determination
- Planning Commission briefing and Public Hearing
- Forward ordinance and OPC recommendation to City Council