



City Council

Presentation of Shoreline Visualization

Agenda Date: 3/19/2013
Agenda Item Number: 6.C
File Number: 13-0219

Type: discussion **Version:** 1 **Status:** Filed

Agenda Item:

Presentation of Shoreline Visualization

Issue:

The City has entered into a contract with Mithun Architects to prepare a visualization of the shoreline. Mithun Architects will present the results of their work.

Committee Recommendation:

None.

City Manager's Recommendation:

Receive presentation of shoreline visualization.

Staff Contact:

Keith Stahley, Director Community Planning and Development Department (360) 753 8227.

Presenter(s):

Keith Stahley, Director Community Planning and Development Department
Erin Christensen, Principal Associate AIA, LEED AP ND, Mithun Architects

Background and Analysis:

The City entered into a contract with Mithun Architects to develop a geographic information system (GIS) based three dimensional model of downtown Olympia and the surrounding shoreline. Mithun has completed this work and the city now has a working model using ESRI's City Engine and Lumion software.

As part of the ongoing shoreline deliberations, City Council asked Mithun to build on this work and develop a visualization that illustrates the Planning Commission's proposed shoreline regulations and the City Council's proposed shoreline regulations for comparative purposes. This work consists of still images pulled from the visualization, 2D graphics of the viewshed analysis and video clips of the Planning Commission and City Council scenarios rendered and brought to life with the Lumion software. The focus of this work is to illustrate the relationship between a conceptual development and the shoreline and to provide council with an idea of how the shoreline might look and feel under these two scenarios. This conceptual development is based on the dimensional realities of the code (setbacks, buffer widths, building heights, parking, viewsheds, etc.). Among the things that it does not reflect are: market realities or preferences, shoreline mitigation sequencing, design review requirements, engineering or architectural constraints or a project pro forma.

As noted in the agenda materials for the February 26th and March 5th City Council shoreline deliberations, "Implementation of the Shoreline Master Program occurs at the project level. The City can plan for issues such as restoration, mitigation, access, trails and view protection. The City can develop regulations that address these policies, however, until there is a project submitted it is difficult to ascertain exactly how the policies and regulations will be applied because each project is going to be different -- different location, different use, different shoreline, different impacts and different approaches to mitigation. Issues like view impacts, environmental impacts and mitigation cannot be fully addressed in the abstract. They require a project and a review process to fully assess and respond to the impacts." While the City Engine and Lumion software may be valuable for project level review in the future, the presentation is not at a project level and should not be treated as such.

Neighborhood/Community Interests (if known):

Neighborhoods and Community interest in the shoreline master program update has been high.

Options:

Receive report.

Financial Impact:

The shoreline visualization was \$16,000 and funded from CPD professional services funds.