



City Council

Approval of an Ordinance Related to Downtown Design Guidelines

Agenda Date: 5/5/2020
Agenda Item Number: 4.I
File Number: 20-0347

Type: ordinance **Version:** 2 **Status:** Passed

Title

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Recommended Action

Committee Recommendation:

The Planning Commission and the Land Use and Environment Committee recommend approval, as written.

City Manager Recommendation:

Move to approve the ordinance related to Downtown Design Guidelines on second reading.

Report

Issue:

Whether to adopt new Downtown Design Criteria and related code amendments.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

Background and analysis has not changed from first to second readings.

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 the City's vision as expressed in the Comprehensive Plan and Downtown Strategy. The updated Downtown design guidelines specifically implement the Downtown character areas established in the Downtown Strategy.

Background

Design guidelines address functional as well as aesthetic issues. They influence site design, building orientation, massing, architecture and other building details, as well as historic preservation. They

intend for development to be compatible with neighbors; promote safety, security and livability; be environmentally responsible; promote health and pedestrian activity; and upgrade the physical attractiveness of a development.

The City retained MAKERS consultants to assist with updating Downtown design guidelines. The consultant reviewed all comments received on the working draft of the update and a final draft was prepared for a final round of internal review by Current Planning staff. Based on staff comments and to address public comments that had been received on the first public draft, additional revisions were made, and a second public draft was issued. City staff reviewed the second draft with the Planning Commission, Heritage Commission, Design Review Board, and held an Open House to solicit comments. A final round of revisions were made to address the additional comments received and the public hearing draft was issued. The Planning Commission and Council's Land Use and Environment Committee recommend approval, as written.

The draft guidelines are divided into four distinct sections, as follows:

- 18.120.100s - Introduction
- 18.120.200s - Site Planning
- 18.120.300s - Site Elements and Design
- 18.120.400s - Building Design

Along with the proposed downtown design guideline update, staff proposed view protection measures guided by the Downtown Strategy, which will include amendments to Title 18, Unified Development Code, of the Olympia Municipal Code. Other chapters in Title 18 require revisions to ensure consistency with the new design guidelines for downtown. The public hearing draft of the Downtown Design Guidelines and the Related Code Amendments are available on the project webpage.

Neighborhood/Community Interests (if known):

Community participation has been a large part of the development of the draft guidelines. Staff from the City and MAKERS worked with a Technical Work Group and held public meetings to gather input and prepare the draft guidelines. Additional outreach was completed to ensure revisions to earlier drafts met the expectations and needs of those who provided comments.

An Open House public meeting was held on January 23, 2020. Ten people attended the meeting. Written comments that were received at the Open House and all comments provided at the public hearing were considered by the Planning Commission before making its recommendation.

Options:

1. Approve the ordinance as drafted on first reading and forward to second reading.
2. Approve the Downtown Design Guidelines and adopt the ordinance with revisions.
3. Remand the Downtown Design Guidelines and Related Code Amendments to the Planning Commission to reconsider noted issues or comments of the Council.

Financial Impact:

Funding for the consulting firm, MAKERS, to complete the preliminary drafts was awarded earlier in the process. The work and that contract have been completed. The remaining work to complete the guidelines and related code amendments is part of the Community Planning and Development

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Department's base budget.

Attachments:

Ordinance

Project Webpage

Public Comment