



How is this Topic Addressed?

At a public workshop in April 2017, the public brought up several important issues that are not within the direct purview of through design guidelines. Here is where these issues are addressed:

Topic	How is this addressed by Design Guidelines or Other Codes?
Environmental Quality and Sustainability	<p>Most environmental regulations are in various parts of the municipal code such as the Critical Areas Ordinance (OMC 18.32), Drainage Design & Erosion Control Manual and Engineering Design & Development Standards (EDDS). A separate Shoreline Master Program (SMP) guides development within 200' of the shoreline along Budd Inlet, Capitol Lake, and other designated shorelines of the state. Design guidelines support these other tools by promoting design solutions that address environmental concerns and allow flexibility for environmentally friendly elements such as rain gardens, solar panels, and urban green space.</p>
Safety and Security	<p>The proposed design guidelines address personal safety and security through provisions that adhere to Crime Prevention Through Environmental Design (CPTED) principles, including: avoid entrapment areas, provide adequate lighting, employ passive surveillance, and encourage street activity. Design guidelines also support the principle that attractive, well-maintained places encourage social interaction and are less likely to attract vandalism or crime. Guidelines can address these objectives by calling for easily maintainable materials, welcoming storefronts, and creating a pleasant environment that encourages friendly social exchange.</p> <p>However, design is only part of a larger program to enhance human safety and comfort in the public realm. The City operates programs such as the Downtown Ambassadors and police Walking Patrol (which is being expanded) to address real and perceived safety. Through a partnership with the Olympia Downtown Alliance we are also assessing lighting other conditions to identify where public and private investments, including a low-interest loan award, can be focused to improve security and a feeling of safety for all downtown users.</p>
Building Height and Bulk	<p>Building height requirements are in the zoning development code (OMC Title 18) and for areas in the shoreline in the Shoreline Master Program (SMP.) Heights along the water vary from 35' to 65' with a 2-story residential height bonus. Elsewhere in downtown, heights vary from 42' in some areas in the southeast to 75' plus a 2-story residential height bonus in the core. Depending on the proposed location and height of the project, façade articulation techniques in the design guidelines may be required to reduce the perceived scale of large buildings and add visual interest.</p>
Homelessness and Affordable Housing	<p>Design guidelines cannot directly address these issues, however can make development more expensive if they dictate highly expensive building</p>

	<p>materials, are too restrictive or delay the permitting process. Our aim is not to do that.</p> <p>The City is taking many direct steps to address affordable housing and homelessness. A few of the key actions include:</p> <ul style="list-style-type: none"> • Exploring missing middle code updates to provide more opportunities for the development of middle size/middle income housing within our community • A new Home Fund (sales tax levy) will provide approximately \$2.3m annually to provide housing for the most vulnerable. The City will start to receive this funding in September 2018, and a new Home Fund Coordinator will be hired to help develop and manage a plan for these funds. • A new Homeless Response Coordinator will be on board by the end of April. This position will be responsible for leading development of a homeless response plan, including coordinating immediate and longer-term actions with a variety of community partners and stakeholders to address humanitarian needs; impacts to downtown, businesses and neighborhoods; and public resource needs.
Public Restrooms	<p>Providing public restrooms cannot be readily achieved through design guidelines. The City is working on a separate Sanitation (Public Restroom) Master Plan to guide future restroom development, including a summary of best practices for location, operation and design.</p>
Public Parks	<p>Public parks is not addressed through these design guidelines. Development of public parks is addressed through the Parks Master Plan.</p>
Streetscape Design	<p>The City’s Engineering Design & Development Standards (EDDS) establish requirements for sidewalks and streets. While the design guidelines will not address improvements in the public right-of-way, we will coordinate with the Public Works Department to ensure that the design guidelines and streetscape standards work together for maximum effectiveness.</p>
Street Trees	<p>Street tree requirements are in the Engineering Development and Design Standards (EDDS) and OMC 12.44. The City is actively working to ensure future street tree plantings will lead to the right tree in the right place.</p>
Public Open Space	<p>Undeveloped public land that is permanently set aside to protect the special natural character of a particular location is not addressed by the design guidelines. This type of public open space may include, but is not limited to, wetlands, wetland buffers, creek, stream or river corridors, forested areas, ravines, bluffs, or other geologically hazardous areas and undeveloped areas within parks.</p>