

Site Planning – DRAFT

Purpose

Site Planning addresses the pedestrian visual qualities of Downtown streetscapes and developments that are affected by considerations such as building orientation and location, service areas, and pedestrian and vehicular access. It also addresses site security and residential privacy and open space.

Street Fronts

See separate handout

Pedestrian Circulation

Intent: Improve the pedestrian environment with safe, comfortable, and convenient connections through the site and to adjacent sidewalks, transit stops, and other uses.

Topic	Applicability	Current Regulation	Proposal
Pathways	Residential developments with multiple ground related units or entries		Pathways between dwelling units and the street are required.
Pedestrian Connections	Multifamily	Provide attractively designed pedestrian connections to adjacent public rights-of-way, including any existing or planned bus stops. Provide adequate pedestrian access to site features such as mailboxes and other shared facilities.	Pedestrian connections to other areas of the site (e.g., parking, recreation) required
External Stairways	Residential		External stairways or elevated walkways which provide pedestrian access to dwelling units located above the ground floor are prohibited.

Commented [AB1]: In the proposal, are we missing requirements to connect to areas in the ROW such as bus stops, trails, etc.?

Pedestrian Connections	Commercial	Provide driveway and sidewalk connections to and through the development to adjoining streets, bus stops, designated urban trails, and properties, where access exists or reasonable connections are possible.	
Required pathway	Specifically between Jefferson, Thurston, Olympia and Chestnut		Publically accessible walkway running north/south from State to Olympia Ave required. Dimensions and design standards as required by City.

Commented [AB2]: Are we missing pedestrian circulation requirements for commercial projects or is this somewhere else?

Vehicle Access and Circulation

Intent: Improve circulation and ease congestion while enhancing visual character of interior access roads, enhancing safety and function of public streets, and to support transit services.

Topic	Applicability	Current Regulation	Proposal
Vehicle Access	All developments?		<p>Vehicle access shall be from the street with the least traffic and not from Pedestrian Oriented Streets where it can be avoided.</p> <p>The City will determine where vehicle access is allowed.</p>
		(Commercial:) Provide driveway connections to and through the development to adjoining streets, bus stops, designated urban trails, and properties, where access exists or reasonable connections are possible. All crossings of vehicular travel lanes shall be clearly marked.	

Commented [AB3]: Do we need to retain these requirements regarding vehicle circulation?

Site Planning of Large Lots and Full Block Sites

Intent: Create integrated development plans and phasing strategies that enhance pedestrian and vehicular circulation, reduce negative impacts to adjacent properties, create focal points for pedestrian activity, enhance the visual character of the community, and provide usable open space.

Topic	Applicability	Current Regulation	Proposed Change
Unified Site Plans	Development at sites with two or more buildings	No requirement for a unified site plan	Unified site plan required, including pedestrian pathways or open space with landscaping as a unifying element, internal vehicular circulation and pedestrian connections. A development may provide a major public entry serving several shops rather than separate entry for each shop, as long as entry is prominent and articulated with special features.

Solid Waste Storage and Removal Facilities, Service Areas, & Mechanical Equipment

Intent: To provide adequate, durable, well-maintained, and accessible service and equipment areas and minimize adverse visual, auditory, olfactory, or physical impacts of mechanical equipment, utility cabinets, and service areas at ground and roof levels. Provide access for service vehicles while protecting residential uses and adjacent properties from impacts.

Location of Service Areas, Utilities and Mechanical Equipment – other than solid waste storage and removal			
Topic	Applicability	Current Regulation	Proposal
Location of service areas and mechanical equipment	All developments		The City may require evidence that service areas and mechanical equipment areas are located to avoid negative visual, noise, smell, or physical impacts on the street environment and adjacent residentially zoned properties.
Location of service areas and mechanical equipment	All developments		Service areas shall be sited for alley access, if available.

Exterior loading areas	Commercial uses in the Southeast Neighborhood District		Shall not be located within 20' of a residentially zoned property. City may allow it if restriction does not allow for feasible development or adequate service vehicle access, if separated by a masonry wall at least 8' high
Location of service areas	All developments Except in the Art/Tech District	(Commercial:) Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. (Multifamily:) Same as above, plus screening from parks	Service areas must not be visible from the sidewalk and adjacent properties. City may allow it it's the only option, in which case the area must be screened with landscaping or structural screening measures provided.
Ground mounted mechanical equipment	All developments		Must be located and screened to minimize visual and noise impacts to pedestrians on streets and adjoining properties.
Roof mounted mechanical equipment	All developments	Screen roof-top mechanical and communications equipment on all sides.	Must be located and screened so the equipment is not visible from the ground level of adjacent streets and properties within 20 feet of the structure. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts
Utility meters, electrical conduit and other service and utility apparatus	All developments	(Commercial:) Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. (Multifamily:) Same as above, plus screening from parks	Locate and screen so they are not visible from adjacent properties and streets.

Commented [AB4]: Is it important to retain "on all sides?"

Security	All developments		Service areas used by residents shall be located and configured to avoid entrapment areas and other conditions where personal security is a concern. The City may require pedestrian-scale lighting or other measures to enhance security.
Screening requirements	All developments		May be reduced by City at access points for service areas inside buildings.
Screening options			In addition to required screening, art work may be used to help blend the equipment into the background.
Noise producing mechanical equipment	All developments		Locate or shield noise producing mechanical equipment such as fans, and heat pumps to meet State noise law.
Service connections and on-site utilities	All developments		All service connections and on-site utilities including wires and pipes must be located underground unless there is a compelling public purpose to the contrary. Project proponents are required to coordinate with the local electric utility provider to locate electrical service facilities in the least obtrusive way.
Plan Requirement	All developments	Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process.	Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process.
Screening of mechanical equipment and service areas – other than solid waste storage and removal			
Screening	All developments Except in the Art/Tech District		Where screening of service areas is required because a location outside of view from the right of way could not be met, a structural enclosure shall be constructed of masonry, heavy-gauge metal, or decay-resistant composite wood.

Paving and Stormwater runoff	All developments		The service area shall be paved and run-off managed according to City requirements.
Requirements for Solid Waste Storage and Removal Facilities			
Location	All developments		Solid waste storage and removal facilities (such dumpsters and trash containers, compactors, and access for trash removal vehicles) shall be located to avoid negative visual, auditory (noise), olfactory, or physical impacts on the street environment and adjacent residentially zoned properties. The City may require evidence that such elements will not significantly impact neighboring properties or public areas.
Security	All developments		Service areas used by residents shall be located and configured to avoid entrapment areas and other conditions where personal security is a concern. The City may require pedestrian-scale lighting or other measures to enhance security.
Access for service vehicles	All developments		Provide adequate access to solid waste and other service providers to remove solid waste and perform maintenance; Access must account for the type of vehicles and equipment used to perform the service; Project proponents are required to coordinate with the City's Public Works Department Solid Waste Division to identify adequate service access for waste disposal and other services to the proposed development and adjacent properties.
Screening	All developments	(from landscaping code:) Waste Containers, Mechanical Equipment and Open Storage. 1. Waste Containers and Mechanical Equipment: Solid waste containers (dumpsters, carts, drop	Same (refers to landscape code)

		<p>boxes and compactors) and mechanical and electrical equipment in industrial, commercial, multi-family and mixed-use projects, which would otherwise be visible from adjoining streets shall be screened from public view by a Type II Visual Screen unless such would interfere with access and service, in which case a Type III Visual Buffer shall be provided.</p> <p>2. Open Storage: All outside storage areas shall be fully screened by a Type I Solid Screen a minimum of five (5) feet in width, unless the Department finds such storage material is not visually obtrusive.</p>	
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Multifamily Open Space

See separate handout

Site Planning for Security

Intent: Incorporate Crime Prevention through Environmental Design (CPTED) principles to increase personal safety and property security, assist law enforcement within the Downtown, provide an indication that unlawful and uncivil behavior is not permitted.

Topic	Applicability	Current Regulation	Proposal
Entrapment Areas	All developments	No such standard	Ensure that the development does not include “entrapment areas,” where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces or a wide and visible exit to allow a person to avoid a threat. Ensure entrapment conditions are avoided in the design of rooftop decks, parking areas, waste recycling stations, and other areas frequented by residents and workers.
Visibility	All developments		Ensure that all accessible areas that are well lit and/or visible from a public space or right-of-way. Provide lighting per Guideline 18.120.030.F. Site Lighting.
Visual obstruction	All developments		Size vegetation and fences to allow visibility into open space, pathways, and building entries. Avoid the inclusion of buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.
Motorists’ view	All developments		Ensure that screening or landscaping does not block motorists’ views of pedestrians crossing streets, driveways, and vehicular circulation areas. Where visibility is necessary to avoid creating an unsecure area to reduce the potential for pedestrian/vehicle collisions, select vegetation that will not obstruct views between 3 feet and 8 feet above the ground.
Passive surveillance	All developments		In the planning of the site and design of buildings and site elements, to the extent feasible, provide for “passive surveillance,” the ability of people occupying buildings and public spaces to view all parts of accessible spaces.
Access control	All developments		Provide appropriate natural access control. Employ features that delineate where the general public should not enter without an invitation. For example, a low fence or hedge can indicate that people should not enter a yard or open space except through a gate or opening. Access control should not limit visibility or passive surveillance.
Territorial definition	All developments		Clearly indicate through site planning and design measures what parts of the site are open to the public and what parts are not.

Maintainability	All developments		Incorporate easily maintained and vandal resistant elements.
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