

Project Name **McDonald's (at Cooper Point)**Master File # **13-0070**

✓ Concept Design Review

✓ Detail Design Review

Date: August 22, 2013Date: November 14, 2013

**CITY OF OLYMPIA
BASIC COMMERCIAL DESIGN CRITERIA
Chapter 18.110**

18.110.020 Frontage**A. REQUIREMENT:**

Complies



Conflicts



N/A



Buildings must abut at least fifty percent (50%) of the street frontage. Gaps in frontage between buildings on a single project may not exceed eighty (80) feet in length.

18.110.030 – Connections**A. REQUIREMENT:**

Complies



Conflicts



N/A



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. If a parking lot lies between the building entry and an adjacent public street, a pedestrian walkway at least six (6) feet wide shall be provided between them. In all other cases, on-site sidewalks shall have a passable width of at least four (4) feet. All crossings of vehicular travel lanes shall be clearly marked.

B. GUIDELINES:

- ✓ Provide clear pedestrian circulation routes on site.
- Minimize curb cuts by sharing driveways and access from side streets whenever possible.
- On large sites where no public streets exist, create a grid street system within the project.
- Locate storm drainage ponds, swales, and other drainage system components so they do not unreasonably impede pedestrian access to or between buildings.
- ✓ Provide a direct and clear visual connection through the buildings to the front street if parking is located behind the buildings.
- ✓ Provide signs for pedestrians and vehicles within the site, if necessary.
- Provide walkways through parking bays and adjacent to landscape islands.

Staff Response: *The drive-thru lane is located between the (plan) north side of the building and the parking lot (facing Top Food & Drug). Pedestrians must cross in front of vehicles leaving the lane to access the building entrance. This site configuration, though allowed pursuant to the City's current Unified Development Code, presents a difficult and inherently dangerous vehicular and pedestrian interface. Staff encourages the applicant to mitigate potential conflicts to the extent possible. The design team should work to both emphasize and separate pedestrian and vehicular zones around the building and through parking lots. Marked sidewalks and*

crossings, well-placed signage, and clear visibility through the development site should be site design considerations.

There are several areas where pedestrian/vehicle interaction will occur, such as:

- *The pedestrian connection from Black Lake Boulevard to building entrances and through the development site to the Top Foods parking lot and grocery.*
- *Pedestrian circulation routes to building entries from parking lots and across driveways.*

Recommendation:

- *Apply the same crosswalk design that exists near the (plan) northwest corner of the building, in the drive-through aisle nearest the northeast corner of the building.*
- *Ensure that the stamped pedestrian crosswalk is a high visibility color, for Olympia weather conditions.*
- *Place adequate signage along walkways directing guests to entrances, and alerting drivers to pedestrians crossing drive lanes.*
- *Keep all walkways clear of parked vehicles and landscaping.*

Detail Design Review:

The pedestrian connection from the main entrance of the building (plan west) ends abruptly after the handicapped parking spaces. For the benefit of all pedestrians, including on-site workers, the sidewalk should extend to the remaining seven parking spaces along the west property line. See Staff Recommendation A.1.

18.110.040 – Fences and walls			
A. REQUIREMENT:			Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood and adjoining streets. Front yards shall be visually open to the street. Where fencing is necessary, maintain a human scale along the street by providing pedestrian connections through use of gates or openings at frequent intervals.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

B. GUIDELINES:

- Provide variation in fencing through use of stepped fence heights or small setbacks.
- Add visual interest by providing variation in fence materials, texture, or colors.
- Provide landscape screening to break up long expanses of fencing.
- Repeat use of building facade material on fence columns and/or stringers.
- Provide lighting, canopies, trellises or other features to add visual interest.

18.110.050 – Pedestrian amenities

A. REQUIREMENT:			<p>Provide pedestrian amenities in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners. These spaces must include seating, landscaping, and at least two of the following:</p> <ol style="list-style-type: none"> 1. Patterned materials on walkways; 2. Shelters; 3. Trash receptacles; 4. Drinking fountains; 5. Pedestrian lighting, light bollards, or alley lighting; 6. Fountains, sculptures, mobiles, kiosks, or banners; 7. Street trees, flower boxes, or container landscaping in alleys; 8. Street vendor stations where appropriate; or, 9. Bike racks.
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response: West of the outdoor plaza area is a small patch of open space, approximately 1,200 sq. ft. in area. This space could be activated with play equipment and/or yard design treatment attractive to children. The open space on the (plan) east side of the building could include pedestrian amenities such as a bench and trash can for employee enjoyment.

Recommendation:

- Provide pedestrian amenities in areas both west and east of the building for children and on-site staff.

Detail Design Review:

Building entries must include, at a minimum, seating and landscaping and at least two of the features listed above. This requirement could be met by adding seating and a trash receptacle at the south entrance, and by incorporating pedestrian scale lighting along all walkways.

18.110.060 – View preservation

A. REQUIREMENT:			<p>In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these features for significant numbers of people from public rights-of-way, and shall provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained.</p> <p>Refer to the Scenic Vista overlay zoning maps available at the Community Planning and Development Department.</p>
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

18.110.070 – Building location and design**A. REQUIREMENT:**

Complies	Conflicts	N/A
✓	<input type="checkbox"/>	<input type="checkbox"/>

1. Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made where an alternative building location would provide as good or better pedestrian access. Exceptions may be made in the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060).
2. **Entrances to buildings shall be clearly articulated and obvious from the street.**
3. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.

Staff Response: *NOTE to Board members:*

- *The site plans differ from the elevation drawings; the building facade facing Black Lake Boulevard does not show two doors at the east end of the building, whereas the plans (grading, landscape, floor plan, etc.) do show these entries to the building. Prior to detail design review, the applicants shall address this design issue.*
- *The site plans differ from the elevations, also, insofar as the building elevation drawings and renderings show three doors on the (plan) east building side (facing Pier 1 Imports), but not on the associated site plans (grading, landscape, floor plan, etc.). Prior to detail design review, the applicants shall address this design issue.*

Staff Response: *The McDonald's south building entrance faces BLkB and the mix of active commercial development south and southeast of the site. It also faces north-bound traffic along Highway 101. Views of the site and from the site should be maintained as open and visibly clear as possible.*

Recommendation:

- *Entrances to the building shall be clearly articulated and obvious from the street and from on-site active areas (open space areas). See also Section 18.110.180.*

Detail Design Review:

There is a "Welcome" sign above the yellow canopy on the (plan) south façade that should be more prominent than currently shown, if it is to be applied. The copy could be larger and of the same color and boldness of the larger white "McDonald's" sign on the parapet. The plan set does not address the ADA ramp from the site to the sidewalk on Black Lake Boulevard. Staff looks forward to seeing the details, particularly if the walkway provides a wide, well lit, and a comfortable connection from the street level.

18.110.080 – Maintaining human scale**A. REQUIREMENT:**

Complies	Conflicts	N/A
✓	<input type="checkbox"/>	<input type="checkbox"/>

Use design elements to maintain a human scale at the street. Projects requiring a conditional use permit in a residential zone must incorporate elements that relate to existing buildings in the neighborhood.

B. GUIDELINES:

- Where there is a strong sense of human scale neighborhood identity, use building modulation, roof forms, windows, materials, and details that are similar to the neighborhood buildings.
- Articulate façade design features to reduce the apparent size of large buildings. Design elements may include, but are not limited to: facade modulation, cornices, window patterns, plazas, porches, patios, decks, covered entries, balconies, bay windows, dormers, stepped roofs, gables or other roof elements, a variety of cladding materials, lighting fixtures, trellises, trees or other landscape features, and multiple paint colors and building materials.
- Locate retail shops with display windows at the street level around the exterior of larger commercial buildings.

18.110.090 – Street walls**A. REQUIREMENT:**

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Use a high proportion of clear or lightly tinted glass at the street level for displays or to reveal services available where appropriate. This glass shall cover or comprise at least sixty (60) percent of the building face between two (2) and eight (8) feet in elevation above the sidewalk. If glass is not possible, at least one (1) of the following, or an equivalent, shall be substituted for glazing on the building walls fronting on a street, sidewalk, or other pedestrian walkway visible to pedestrians. The following guidelines are listed in order of preference. Wall segments without such treatments should not exceed thirty (30) feet in length:

B. GUIDELINES:

- ✓ Ornamental and structural architectural details that provide texture to the building surface; or,
- ✓ Climbing plants, vines, trees, or other vegetation that, within three (3) years of planting, can reasonably be expected to cover or screen the wall to the degree required to comply with this section; or,
- ✓ A pedestrian area, consistent with Section 18.06.100, Development Standards, located along the southern, eastern, or western exposure of a building face at a transit stop, intersection corner, or other location.

Staff Response: *NOTE to Board members - refer to Section 18.110.070 above.*

As currently proposed, glass covers approximately 25% of the building facade along Black Lake Boulevard.

The applicants shall provide the required 60% glazing or wall coverage along the building facade.

Recommendation:

- *Provide the required 60% glazing or wall coverage along the south building façade.*

18.110.100 – Windows**A. REQUIREMENT:**

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.

B. GUIDELINES:

- Provide variation in rhythm both horizontally and vertically.
- Use windows that are recessed or protruding such as bay windows.
- Use visually significant window elements, including lintels, sills, casings, mullions, and frame dimensions.
- Provide more glazing area on the ground floor than on the upper floors.

18.110.110 – Projections into the right-of-way**A. REQUIREMENT:**

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

In order to create a positive visual experience for the pedestrian moving along the street, add interest and variety to building facades by using projections into the right-of-way.

B. GUIDELINES:

- Use any of a variety of projections such as awnings, trellises, planter boxes, bay windows, balconies, canopies and porticos. When awnings are used they should cover the pedestrian clear zone.

Staff Response: *Weather protection should be placed over each building entrance. Awnings should extend at least 4.5 feet from the face of the building, and should be no less than 8 feet in height over the walkway (OMC 18.06.100(C)(2)).*

Recommendation:

- Provide awnings over each building entrance that extend at least 4.5 feet from the face of the building, and are at least 8 feet in height over the entry.*

Detail Design Review:

The applicants have submitted colored renderings of the overhead weather protection as proposed. However, the colored renderings, the floor plan, and supplemental exhibits show a mix of awning treatment along the walls and over entryways – with regard to the yellow aluminum canopy and the gray aluminum trellis feature. How far from the building wall does the aluminum trellis extend? Is the trellis band functioning as overhead weather protection – trellis typically denotes latticework of some sort? Are there breaks in the aluminum trellis along the (plan) south and east elevation – it appears so, but not along the south elevation in the drive-thru aisle (Sheet A2.2). At a minimum, overhead weather protection of the dimensions indicated above should be provided over each building entry (five points of entry), and should be clearly and consistently depicted in the renderings, floor plan, and site plan. OMC 18.06.100. The yellow canopy and the aluminum trellis building elements should be consistently depicted in the colored renderings, floor plan, and site plan – note the inconsistencies in the east elevation and south elevation drawings.

18.110.120 – Roofs			
A. REQUIREMENT:			Provide relief, detail and variation to roof lines.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

B. GUIDELINES:

- Use cornices at upper edge of façades or soffit overhangs on rooflines that abut the street.
- Use landscaped roof terraces and gardens on buildings that are stepped back from the street.

18.110.130 – Corners			
A. REQUIREMENT:			Create pedestrian friendly building elements at intersections and alley entrances.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

B. GUIDELINES:

- Incorporate features such as inset or angled corners and entrances, display windows, or corner roof features.

18.110.140 – Consistency			
A. REQUIREMENT:			Buildings shall have a consistent visual identity from all sides visible to the general public; except, building walls adjacent to alleys in the downtown design district.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Use consistent exterior materials, architectural detailing, and color schemes.
- Buildings should present a comparable level of quality of materials, detailing and fenestration - articulation.

Staff Response: Staff encourages the design team to extend design features that exist along the south building façade, e.g., the planter boxes and banding, around the entire building, where possible. This will provide a better sense of consistency and continuity. The amount and proportion of fenestration and glazing should be consistent along the three prominent building facades, (plan) south, west, and north.

Recommendation:

- Use consistent exterior materials, architectural detailing, and color schemes around the entire building.

Detail Design Review:

The site plan and the colored renderings differ in terms of building materials applied on the (plan) southwest corner of the building. The site plans show the veneer ledgerstone wrapped around the corner of the building, but the colored renderings show glazing and the “mink” hardi-plank material. The design team will need to

*address this inconsistency. If the ledgestone is **not** to wrap around the corner of the building, ensure that the proposed glazing is balanced horizontally with the west portion of the façade.*

18.110.150 – Colors and materials

A. REQUIREMENT:

Complies Conflicts N/A

Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.

B. GUIDELINES:

- Avoid large expanses of highly tinted or mirrored glass.
- Do not use highly reflective exterior materials (except glazing) where glare would affect nearby buildings or traffic.

Recommendation:

- *Provide a color and materials board, at the detail design review Board meeting that represents what will be applied to the building at construction.*

18.110.160 – Lighting

A. REQUIREMENT:

Complies Conflicts N/A

Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings

B. GUIDELINES:

- Use lighting to emphasize key architectural elements and landscape features.
- Use adequate lighting along sidewalks and alleys to provide well-lit pedestrian walkways.

Staff Response: Site lighting that meets the safety needs of pedestrians and vehicles, along walkways and at entry points, will be particularly important for this development proposal given the current site plan proposal. Staff would like to see a lighting plan that includes lighting along pedestrian routes, is well integrated with landscaping, and minimizes spillover/trespass onto arterials and development in the vicinity.

Recommendation:

- *Provide a full lighting plan, at the detail design review Board meeting that includes a KEY to the proposed lighting with the types and location of fixtures, mounting height, hours of illumination, and cut-sheets with photographs of the fixtures.*

Detail Design Review:

Lighting plan has not been added to the design program. A condition has been included in the staff report requiring a comprehensive lighting plan that includes parking lot and pedestrian scale lighting along walkways, over building entrances, in the plaza area, and near the solid waste enclosure area.

18.110.170 – Parking structures

A. REQUIREMENT:			Vehicle entries to garages shall be recessed at least six (6) feet from the street facade plane. At least sixty (60) percent of the street facade between two (2) and eight (8) feet above the sidewalk, shall have at least one (1) of the treatments listed below.
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

B. GUIDELINES:

- Transparent windows (with clear or lightly tinted glass) where pedestrian-oriented businesses are located along the facade of the parking structure; or,
- Display windows; or,
- Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief art work, or similar features; or,
- Decorative metal grille work or similar detailing which provides texture and covers the parking structure opening; or,
- Vertical trellis or other landscaping or pedestrian plaza area.

18.110.180 – Plant selection

A. REQUIREMENT:			Select plants that are compatible with planting conditions and existing landscaping. Plant trees that at their mature, natural size will be well-suited to the planting location. Avoid use of invasive species adjacent to critical areas. Do not plant noxious weeds, as defined by the Thurston County Noxious Weed Control Program (lists are on file with Thurston County or the City's Community Planning & Development Department).
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

B. GUIDELINES:

- Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.
- Consider mature tree size in relation to planting area dimensions and soil type.
- Avoid a haphazard appearance by using a limited number of plant species.
- Choose native plant species for primary landscaping; limit use of exotic plant species to areas of interest or effect.

Staff Response: *Not only are native and drought tolerant plantings strongly encouraged in landscaping planning plans here in Olympia and the Pacific Northwest, but native plantings are also required as part of the Wellhead Protection critical areas minimum mitigation standards for plantings in the drinking water protection area (OMC 18.32.225). (The development site is entirely within a sensitive aquifer recharge and wellhead protection area.)*

Landscaping along the facade of the building facing BLkB should be low-level plantings, deciduous trees and should be maintained to allow long-term permeability and visibility from Highway 101 and from areas (plan) south and east. Plant choices for landscaping at the (plan) east end of the building should allow visual connection to building edges and planes from car vehicles in the parking lots and from the drive-through lanes. Plantings should allow clear views of site signage, pedestrian circulation routes, and so on. Trees along the

perimeter of the development site will need to meet the provisions of the City’s Tree Ordinance and the City’s Engineering Design and Development Standards.

Recommendation:

- The landscape plan shall depict plants in relation to their location on-site; shall include a KEY with plant photographs and arrows to plant placement.

Detail Design Review:

The landscape plant palette does not indicate native and/or drought tolerant plantings. All plantings are required to be native or drought tolerant. Plan choices surrounding the mechanical equipment shall provide Type 1 100% sight-obscuring screening at maturity. The landscape plan and the grading plan shall include existing, proposed, and replacement trees.

18.110.190 – Screening site services			
A. REQUIREMENT:			Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process. Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. Screen roof-top mechanical and communications equipment on all sides.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ✓ Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- ✓ Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses.
- ✓ Screen or paint wall mounted mechanical equipment to match the building.

Staff Response: The architectural and civil plan sets do not show the placement of mechanical site services, utility vaults, or building mounted equipment.

Recommendation:

- Show the location of all mechanical equipment and utility vaults (on-site and building-mounted) on both the site plan and landscape plan.
- Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses.
- Screen or paint wall mounted mechanical equipment to match the building

Detail Design Review:

Note staff response in section 18.110.180 above.

18.110.200 – Screening blank walls**A. REQUIREMENT:**

Complies Conflicts N/A

Use a variety of landscape materials along lengthy expanses of blank walls or fences.

B. GUIDELINES:

- ✓ Screen walls or fences with a combination of trees, shrubs and vines.
- ✓ Use irrigated raised planter boxes for screening purposes.
- In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

Staff Response: See staff response and recommendations in Sections 18.110.070 and 18.110.090.

**CITY OF OLYMPIA
COMMERCIAL DESIGN CRITERIA
HIGH DENSITY CORRIDOR (HDC)
Chapter 18.130**

18.130.020 Building Orientation**A. REQUIREMENT:**

Complies Conflicts N/A

1. **Primary building entries, storefront windows, and building facades shall face the street, create a continuous row of storefronts along the street frontage, and provide direct access from the street to the building.** In the case of multifamily housing or townhouse projects, stoops and porches or distinctive entryways can substitute for commercial storefront window openings.
2. In the case of buildings at corners of street intersections, this requirement applies to both street frontages. An entrance at the corner would meet this requirement.
3. HDC-4 exceptions: The following exceptions apply if excellent pedestrian connections to the HDC street are provided:
 - a. Building entries need not face the HDC street edge but may be located on the corner, off a publicly accessible pedestrian plaza or on the side of the building. All other applicable design guidelines apply.
 - b. Hotels and multifamily developments may be set back greater than 10 feet provided that the setback area does not include parking.
 - c. Setbacks may be increased where street improvements do not exist or where they do not provide the separation from vehicles as described in the Development Guidelines and

	Public Works Standards (Street Standards) to include the additional distance required by those standards for sidewalk and planter strips. The setback area may not include parking.
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B. GUIDELINES:

- Locate service and delivery entries in the rear whenever possible.
- On transit routes, site design should accommodate transit.

Recommendations: See staff response and recommendations in Sections 18.110.070 and 18.110.090.

18.130.030 – Building design**A. REQUIREMENT:**

Complies	Conflicts	N/A
✓	<input type="checkbox"/>	<input type="checkbox"/>

Where visible to pedestrians, walls over thirty (30) feet in length shall be modulated and building elements shall be articulated.
Orient buildings and locate windows to provide privacy, to the extent practical, both within the project and to the adjacent residential neighborhood.

B. GUIDELINES:

- Provide vertical and horizontal modulation in the façade;
- Provide features that identify a clear base to the building;
- Provide recessed entries;
- ✓ Provide awnings, canopies, marquees, building overhangs, or similar forms of pedestrian weather protection. Such elements should be at least four and one half (4-1/2) feet wide and cover at least eighty percent (80%) of the length of buildings, including entries, which abut a pedestrian walkway, subject to Section 18.06.080, Commercial Development Standards.
- ✓ Use fenestration;
- Vary roof lines; use dormers;
- Provide porches or balconies.

Recommendation: See staff responses and recommendations in Sections 18.110.090 and 18.110.110.

18.130.040 – Surface parking**A. REQUIREMENT:**

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	✓

Locate parking behind or on the side of buildings. On corner lots, parking shall not be located on the corner. Minimize curb cuts and **provide landscaping, berms and/or low walls for screening.**

Recommendation:

- Provide parking design features, such as low walls, between the parking spaces and the sidewalks/walkways that protect pedestrians' safety and security. Walkways shall be kept clear at all times.

**COMMERCIAL DESIGN REVIEW
FREEWAY CORRIDOR DISTRICT
Chapter 18.145**

18.145.020 Landscape screening adjacent to freeways.			
A. REQUIREMENT:			Provide landscape screening adjacent to the freeways where development is visible to motorists passing through the City of Olympia. All properties adjacent to the freeway shall provide a sight-obscuring hedge and/or a sound-absorbing wall measuring between four (4) feet and six (6) feet in height.
Complies	Conflicts	N/A	
✓	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ✓ Landscape screening may include plant materials, fences, berms, and walls.

Recommendation:

- *Provide a solid screen of plant materials along the (plan) west property line. Coordinate plantings with the City's Urban Forester and the CPD's Engineering Plans Examiners.*

18.145.030 – Security and site lighting			
A. REQUIREMENT:			Eliminate glare onto the freeways from security lighting and site lighting.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

Use the following techniques to prevent spillover lighting glare:

- ✓ Use cut-off lenses to prevent light from shining off site.
- ✓ Locate light fixtures to avoid spillover lighting onto freeways.

Recommendation:

- *Provide photographs, cut sheets, and lighting specifications of lighting along walkways, on the building, at entrances, and so on. See staff response and recommendations for Section 18.110.160.*

Detail Design Review:

Parking lot lighting shall use full cut-off lenses or glare shields to prevent glare and light trespass. Unshielded parking lot lighting, or 'Dusk to Dawn Security' fixtures, are highly discouraged.