



PLANNING COMMISSION HEARING DRAFT of May 4, 2015

[Drafter's note: As set forth below, this amendment includes one substantive change in response to a recent amendment of the Comprehensive Plan – that of requiring design review for commercial projects along public streets; and a variety of clarifying amendments to the procedural aspects of the design code that reflect current practice and are not intended to be substantive changes.]

Olympia Municipal Code (OMC) 18.100.060 -- Projects Subject to Design Review

A. The following projects are subject to design review:

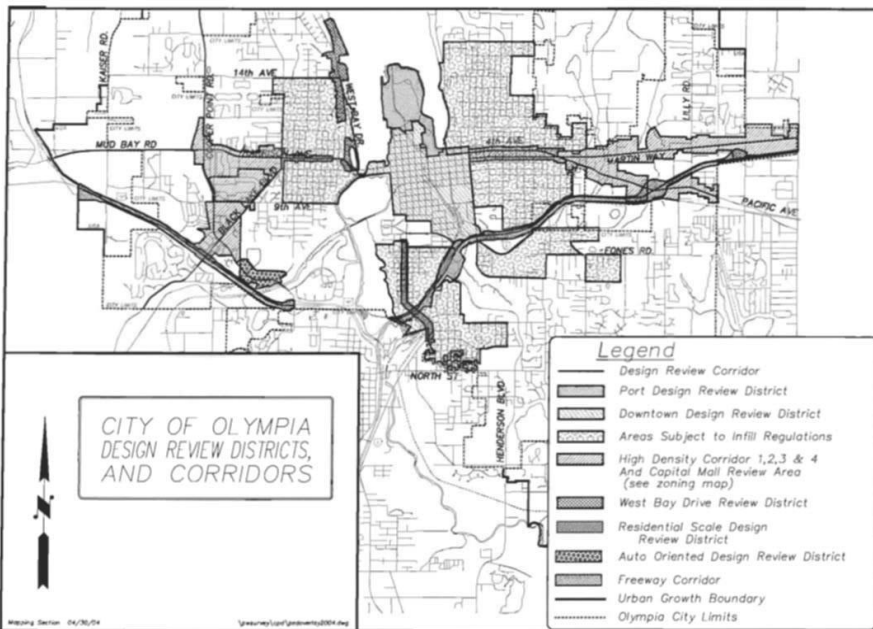
1. Projects within designated design review districts and corridors, as shown on the Official Design Review Map (See OMC Section [18.100.080](#));
2. Commercial projects, and mixed use developments that include commercial uses, adjacent to public streets; and cCommercial projects adjacent to residential zones; *[Drafter's note: This is a substantive change to implement a revised policy in the updated Comprehensive Plan. "Mixed Use Development" is defined as "the development of a parcel or structure with two or more different land uses, such as a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures."].*
3. Commercial or residential projects for Heritage Register properties or those within an historic district;
4. Projects with a building area greater than 5000 square feet that require a Conditional Use Permit in a residential zone;
5. Multifamily projects;
6. Single family housing, including designated manufactured homes, on lots less than 5000 square feet or on substandard lots;
7. Dwellings proposed on lots within the area depicted on Figure 4-2a, "Areas Subject to Infill Regulations";
8. Master Planned Developments (see OMC chapter 18.05A);
9. Manufactured housing parks;

10. Duplexes, triplexes, fourplexes, townhouses, accessory dwelling units, and cottage housing;

11. All projects within scenic vistas as identified on the official maps of the City (~~See, provided further, that all such projects shall be subject to OMC Section 18.100.110~~); and, [Drafter's note: proposed clarification consistent with prior interpretation and substantive code prior to restructuring in 2004.]

12. Signs within designated design review districts and corridors or associated with a project that is subject to design review.

B. Exceptions: Evergreen Park PUD; interior work; free-standing structures within the public right-of-way; and projects which do not affect the character, use, or development of the surrounding properties, or the architectural character of the structure, such as fences, parking lots with less than twenty (20) spaces or minor repair or renovation of, or minor additions to, existing structures. [Drafter's note: This is an editorial change reflecting prior interpretation that bus shelters and similar structures are regulated by public works standards (EDDS) and exempt from design code.]



[Drafter's note: As an editorial change, the staff proposes that the map above be deleted and replaced in section below with a 'hyperlink' to official Design Review Map that is periodically updated and adopted by Council.]

18.100.080 Design Review Districts and Corridors

The following districts and corridors are hereby established as Design Review Districts and Corridors: Downtown, Port Peninsula, High Density Corridor 1, 2, 3, and 4 (HDC), ~~High Density Corridor 4 Capital Mall Area~~, Freeway Corridor, Design Review Corridor, West Bay Drive, Residential Scale Corridor, Auto Oriented, and Infill Districts. Said districts and corridors are defined on the "Official Design Review ~~Districts and Corridors~~ Map," on file with the City Clerk ~~and generally described in the illustration below. In the event of a conflict between this illustration and the official map, the official map shall govern.~~

18.100.090 Design Review Process

All projects subject to design review shall be reviewed either by the Design Review Board (DRB), the Joint Review Committee (JRC) or by staff as noted below. The DRB, JRC, or staff shall provide a recommendation to the review authority. The review authority shall give substantial weight to the recommendation of the DRB or JRC. (A project reviewed by the JRC shall not also be reviewed by the Heritage Review Committee.)

A. Projects subject to review by the Design Review Board or Joint Design Review Committee, as described in OMC [18.76.180](#):

1. Any proposed development project located within the following design districts:
 - a. Downtown District; and,
 - b. Residential Scale Corridor ~~Design District~~.

2. Any proposed building development over 5,000 square feet in gross floor area, located within the following design districts and corridors:
 - a. High Density Corridors;
 - b. West Bay Drive District;
 - c. Auto ~~Mall~~ Oriented District;
 - d. Port Peninsula Design District;
 - e. Freeway Corridor; ~~and,~~
 - f. Design Review Corridors; and
 - g. All Master Planned Developments.

3. Any multifamily building with five (5) units or more, any townhouse building with five (5) units or more, and any multifamily development with twenty (20) units or more.

~~4. All Master Planned Developments.~~ [*Drafter's note: Proposed clarification that small projects within MPD's are staff-level review.*]

5. Projects with a single building with a floor area greater than 5,000 square feet that require a Conditional Use Permit in a residential zone. [*Drafter's note: Editorial change to reflect prior interpretation based on 'exceeds single-family scale' principal.*]

B. Projects subject to review by Staff:

1. Single family dwellings on lots within the area depicted on Figure 4-2a.

2. Minor additions or alterations to residential or commercial projects on a Heritage Register or within a Historic District.

3. Any proposed development of 5,000 square feet or less in gross floor area, and signs in the following design districts and corridors:

- a. High Density Corridors;
- b. West Bay Drive District;
- c. Auto Mall District;
- d. Port Peninsula District;
- e. Freeway Corridor; and,
- f. Design Review Corridors.

4. Any other project subject to design review not described in "A" above.

18.100.100 ~~How to Use~~ Applicability of Design Criteria

A. Requirements and Guidelines. Each section of the design review chapters consists of a requirement and possibly several guidelines. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines must be incorporated into the project design except in cases where proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines, and meet the intent of the requirement. If the project does not conform to the design criteria, the Board and/or staff will indicate the requirements that have not been met.

B. Illustrations. Illustrations contained within specific criteria sections are intended to be in harmony with the text of the same section. In the event of conflict between text and an illustration, the text shall govern.

C. Design Review Criteria Chapters. Design criteria are separated into chapters, depending on whether the development is commercial or residential, and the location or type of that development, as outlined below.

18.105 Historic Structures and Buildings within the Historic Districts. This Chapter applies to structures listed on the Olympia Heritage Register, Washington Heritage Register, and the National Register of Historic Places, and all structures within a Historic District.

18.110 Basic Commercial Design Criteria. This chapter applies to all commercial projects throughout the City that require design review except those within the Port district, and are in addition to the ~~district~~-specific requirements found in the following chapters, as applicable. It also applies to projects with a building area greater than 5,000 square feet in gross floor area that require a Conditional Use Permit in a residential zone, ~~to commercial projects adjacent to residential buildings, to commercial or residential projects.~~ The design districts and corridors are shown on the Official Design Review Map Districts and Corridors. *[Drafter's note: These are editorial changes to clarify scope of these criteria.]*

18.120 Commercial Design Criteria - Downtown District. This chapter applies to all commercial projects that require design review that are located in the Downtown Design Review District. In addition, commercial projects in the Downtown Design District may also be subject to the requirements of Chapter [18.16](#), Pedestrian Streets.

18.130 Commercial Design Criteria - High Density Corridors. This chapter applies to all projects that require design review that are located in the HDC districts.

18.135 Commercial Design Criteria - Residential Scale Corridor ~~District~~. This chapter applies to all projects that require design review that are located in the Residential Scale Corridor ~~District~~.

18.140 Commercial Design Criteria - Auto Oriented District. This chapter applies to all projects that require design review that are located in the Auto Oriented District.

18.145 Commercial Design Criteria - Freeway Corridor. This chapter applies to all projects that require design review that are located in the Freeway Corridor ~~District~~.

18.150 Commercial Design Criteria - Port District ~~Peninsula~~. This chapter applies to all projects that require design review that are located in the Port ~~Peninsula~~ design review district. This chapter contains the only design criteria that apply to the Port ~~Peninsula~~.

18.155 Commercial Design Criteria - West Bay Drive District. This chapter applies to all projects that require design review that are located in the West Bay Drive District.

18.170 Residential Design Criteria - Multifamily. Design criteria contained in this chapter (~~Sections [18.170.030](#)–[18.170.160](#)~~) apply to all multifamily residential buildings with five or more units and any multifamily development with twenty (20) units or more throughout the city. Projects of this type and size are reviewed by the Design Review Board. Mixed use developments including multi-family occupancy and other uses may be subject to this chapter, chapter 18.110, or other design criteria depending on the proposed uses and location. [*Drafter's note: Editorial clarification based on prior interpretation when mixed use buildings reviewed.*]

18.175 Residential Design Criteria - Infill and other residential. Sections [18.175.020](#) through ~~[18.175.060](#)~~ [070](#) of this chapter apply to single-family dwellings, including designated manufactured housing, proposed on lots within the area depicted on Figure 4-2a, on lots less than 5000 square feet, or on substandard lots, duplexes, triplexes, fourplexes, and townhouse buildings of four (4) units or less throughout the city. Sections [18.175.080](#) and [18.175.090](#) apply to accessory dwelling units throughout the city. Section [18.175.100](#) applies to cottage development.

18.180 Residential Design Criteria - Manufactured home parks. This chapter applies only to manufactured home parks.

18.16 Pedestrian Street Overlay District – This chapter applies to development adjacent to certain downtown streets. [*Drafter's note: this amendment would clarify that the Design Review Board may make recommendations regarding a project's consistency with this chapter's requirements. Prior amendments added this 'overlay' to the Design Review Map.*]

18.05A Urban Village, Neighborhood Village, Neighborhood Center and Community Oriented Shopping Center Design Criteria. This chapter applies to various types of master-planned mixed-use developments. In most cases the approved master plans will include specific supplemental design requirements. [*Drafter's note: This is an editorial change to add a cross-reference.*]

Miscellaneous Related Code sections to be amended:

18.42.380 Non –Conforming Signs

B. Signs on historic buildings. If firm evidence can be provided of the existence in the past of a sign on a designated historic building, which would be non-conforming under current regulations, ~~receives approval from following review by both the City's Design Review Board and Heritage Commission,~~ the City may allow the placement of a replica of the sign, if the replica sign ~~receives approval from both the City's Design Review Board and Heritage Commission~~ and meets current building code standards. [*Drafter's note: 'Approval' provision conflicts with other code sections denoting DRB and OHC as advisory bodies.*]

18.05A.250 Duplex, triplex, etc.-Applicability

Design Guidelines for Duplexes, Triplexes, etc. apply to duplexes, triplexes, fourplexes, high density single family (lots smaller than 5,000 square feet), including designated manufactured housing (~~6 units/acre or~~

higher), and townhouse projects of 4 units or less and cottage housing. [*Drafter's note: Editorial change to reflect prior interpretation harmonizing "6 units/acre or higher" with city-wide regulation applying design requirements to lots smaller than 5,000 square feet.*]

18.170.120 Building modulation

A. REQUIREMENT: Use building modulation at least every 30 feet to reduce the appearance of large building masses. This requirement may be waived in the downtown district and other locations where large building masses are otherwise allowed. [*Drafter's note: Editorial clarification of multi-family requirement based on prior interpretations.*]

[Note: As a result of the comprehensive restructuring of the design code in 2004, the Olympia Municipal Code includes many incorrect cross-references. The staff intends to correct these in the final ordinance to be adopted by Council.]