



# Downtown Design Criteria

**Draft Design Guidelines**

**18.120.200s – Site Planning Section**

Planning Commission

October 21, 2019



# 18.120.200s – Site Planning

Introduction

Street Fronts

Pedestrian Circulation

Buildings with Ground Related Residential Units

Multi-Building and Multi-Block Sites

Solid Waste Facilities, Service Areas, and Mechanical Equipment

Multifamily Open Space

Security

# 18.120.210 - Introduction

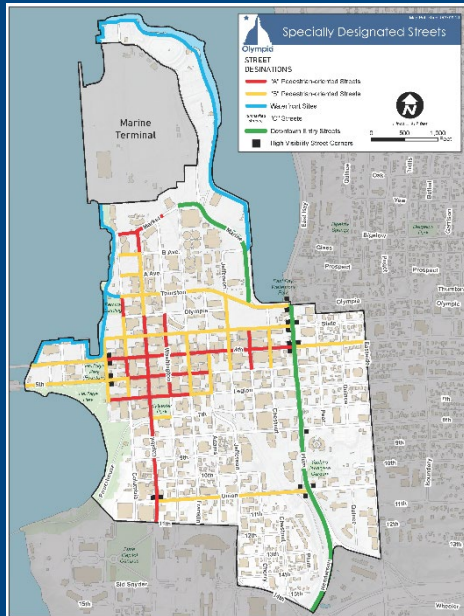
Addresses the visual qualities of streetscapes and developments, such as:

- building orientation and location
- service areas
- pedestrian and vehicular access

# 18.120.220 – Street Fronts

Intent (relationship between street and site)

Applicability (street and waterfront designations)



Requirements for:

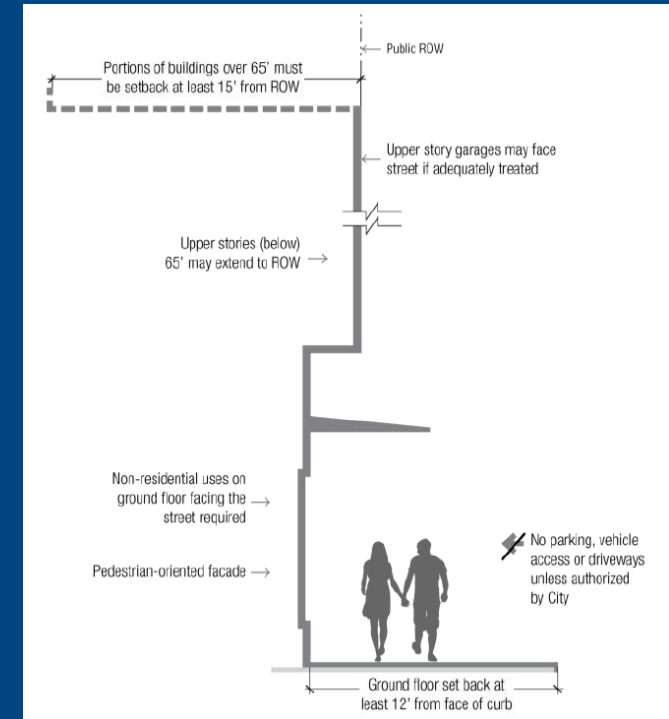
Type A streets

Type B streets

Type C streets

Waterfront Sites

Downtown Entry streets



Summary of requirements for a Type A Street

*Façade details; ground floor uses; ground floor setbacks; street wall definition; parking; driveways; upper story setbacks; sidewalk access; display items; shoreline facing or perpendicular facades; non-residential and residential buildings; surface parking locations*

# 18.120.230 – Pedestrian Circulation

## Intent

- Convenient access to and throughout the site
- Easier, safer, more comfortable walking environment (between uses, to transit, through parking areas)
- Transit service access

## Requirements

- **Pathways** - Between dwellings and the street, connect to all main entrances and uses, to all shared facilities and adjacent sites where reasonable connections are possible.
- **Elevated Walkways** – No external elevated walkways above the ground floor adjacent to individual units, maintain privacy of individual units, maintain visual access from dwelling units into courtyards



# 18.120.240 - Buildings with Ground Related Residential

## Intent

- Privacy, comfort, and livability
- Attractive streetscapes
- Allow for communication between residents and with pedestrians on the sidewalk
- Provide inviting entries into the units



## Requirements

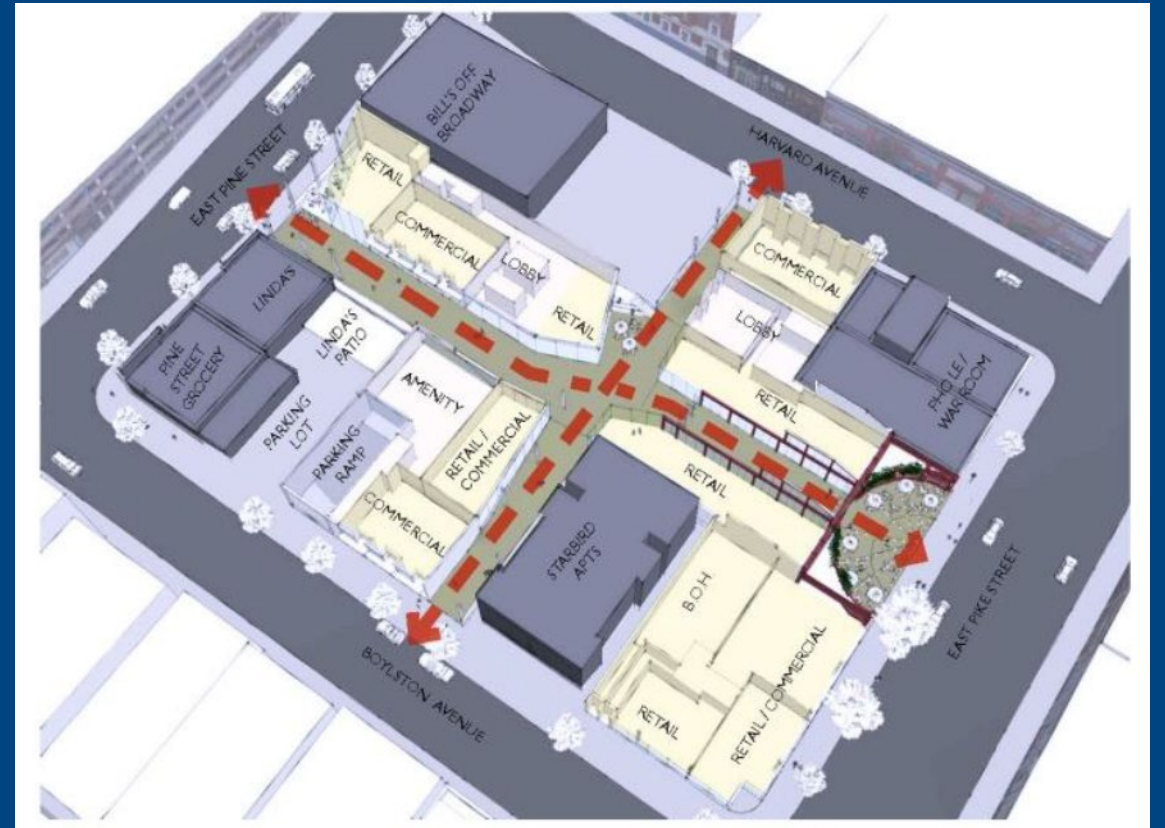
- Ground floor units facing a street each have individual entries from the street
- Ground floor units are setback or elevated to provide privacy

Setback 10 feet or elevated by 3 feet; provide a threshold feature to separate public/private space; provide a porch, patio, or deck area; include weather protected entry space

# 18.120.250 – Multi-Building & Multi-Block Sites

## Intent

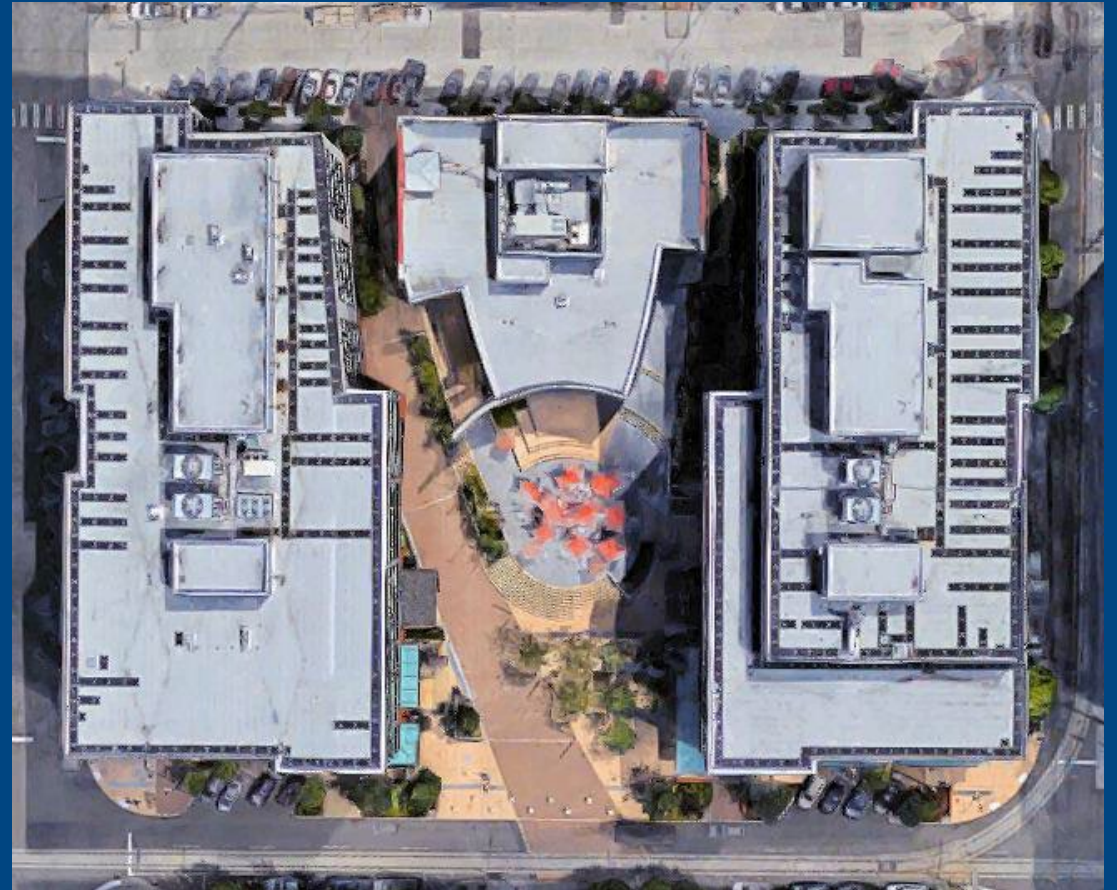
- Create integrated development plans and phasing strategies
- Reduce negative impacts to adjacent sites
- Enhance pedestrian and vehicle circulation
- Provide usable open space
- Create focal points for pedestrian activity
- Enhance visual character of the community



# 18.120.250 – Multi-Building & Multi-Block Sites

## Requirements

- Unified Site Plans for sites with two or more buildings:
  - Incorporate pedestrian pathways or open space with landscaping to integrate the site
  - Provide for internal vehicular circulation that does not isolate buildings
  - Building entrances shall be connected by a pathway system or open spaces
  - Shared entries to multiple shops shall be prominent and articulated with special features
  - Provide publicly accessible pedestrian connections between public streets





# 18.120.260 – Solid Waste Facilities, Service Areas, Mechanical Equipment

## Intent

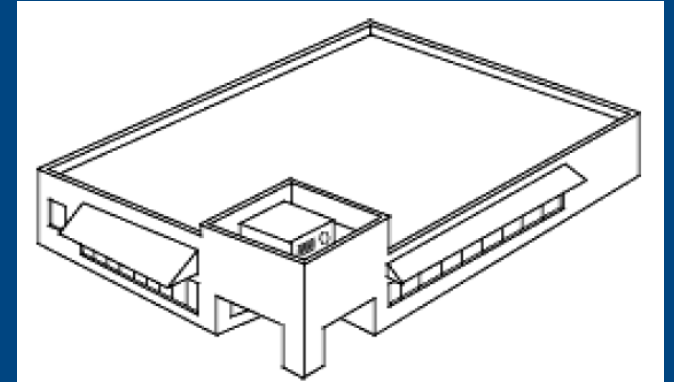
- Minimize adverse impacts (visual, odor, noise)
- Provide access for service vehicles
- Provide durable, well-maintained, accessible service and equipment areas
- Protect residential uses and adjacent properties from impacts

## Requirements

- Location and Screening

Least impact to street and residentially zoned properties, sited for alley access (if available); not visible from sidewalk and adjacent properties to greatest extent possible, screened; avoid entrapment areas; etc.

- Solid waste storage and removal facilities comply with Engineering Standards



*Roof equipment enclosure*

# 18.120.270 – Multifamily Open Space

## Intent

- Promote the health and well-being of downtown residents
- Create usable space suitable for leisure and recreation of residents
- Contribute to Downtown's residential setting
- Provide open spaces for new developments with five or more units

## Requirements

- Provide on-site open space of at least 100 sf per dwelling unit or 10% of residential unit floor area (excluding hallways) – lesser of the two amounts is acceptable
- Can be required setback areas when code conditions are satisfied
- Remodeling of existing residential units or additions to existing residential structures are exempt from the open space requirements



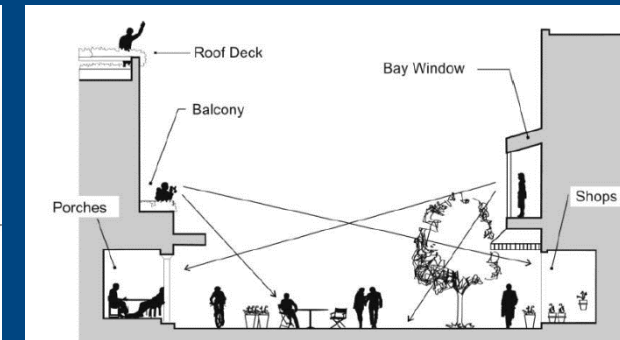
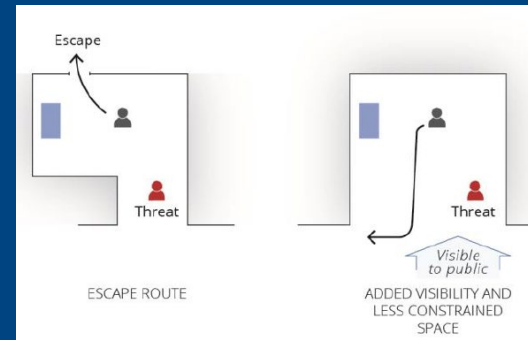
# 18.120.280 - Security

## Intent

- Increase safety – for people and property
- Assist law enforcement
- Provide indication that unlawful uncivil behavior is not permitted

## Requirements

- Avoid creating entrapment areas
- Ensure accessible areas are well lit and visible from public areas
- Ensure site improvements don't result in visual obstructions into open spaces, pathways, public entrances
- Provide "Passive Surveillance" for all accessible spaces
- Use access control to separate public and private spaces (fences, hedges, etc.)
- Incorporate easily maintained and vandal resistant elements



# Future OPC Briefings – Tentative Schedule

Nov 4: *Site Elements and Design Section (18.120.300s)*

Nov 18: *Building Design Section (18.120.400s)*

Dec 2: *Related Code Amendments (multiple chapters)*

Other public meetings *to be scheduled:*

Design Review Board *(Nov 7, tentative)*

Olympia Heritage Commission *(Nov 20, tentative)*

Public Open House *(TBD)*

# Related Code Amendments

To ensure the rest of the Unified Development Code is consistent with the new Downtown Design Guidelines, several other code chapters must be amended, including:

18.04 – Residential Districts

18.06 – Commercial Districts

18.16 – Pedestrian Street Overlays

18.38 – Parking

18.76 – Design Review Board

18.100 – Design Review

18.110 – Basic Commercial Design Review

18.120 – Strikeout existing Commercial Downtown Design Criteria

18.150 – Strikeout existing Port Peninsula

*Other chapters may require modification as well. This is still under review and subject to change as drafts are amended through the review and adoption process.*



Thank you.

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