



Downtown Design Criteria

Draft Design Guidelines

18.120.300s – Site Elements and Design Section

Planning Commission

November 4, 2019



18.120.300s – Site Elements & Design

Introduction

Parking Areas

Pedestrian Oriented Open Space

Landscaping

Walkways and Circulation Elements

Lighting

Other Site Features

18.120.310 - Introduction

Addresses the size and design of site elements such as landscaping, parking areas, walkways, open spaces, site furniture, and fences.

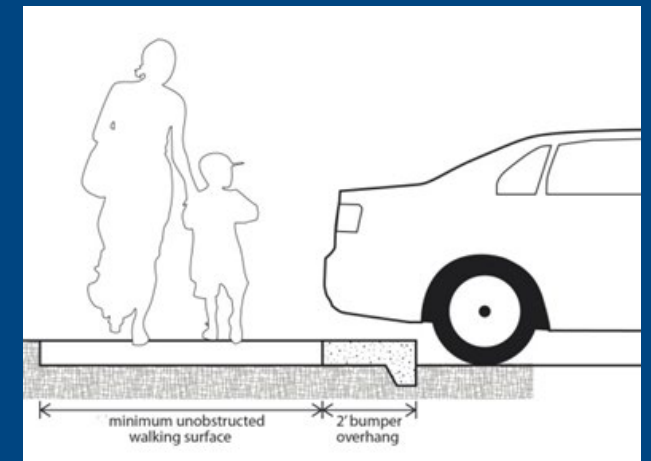
18.120.320 – Parking Areas

Intent

- Reduce visual presence of parking to streets, public spaces, adjacent properties
- Increase pedestrian access

Requirements

- Provide specially paved walkways through parking areas that connect to major building entrances and other sidewalks, walkways, or destinations.
- Where parking abuts landscaping or a walkway, provide a 2' wide paved area to prevent vehicle overhang from infringing.



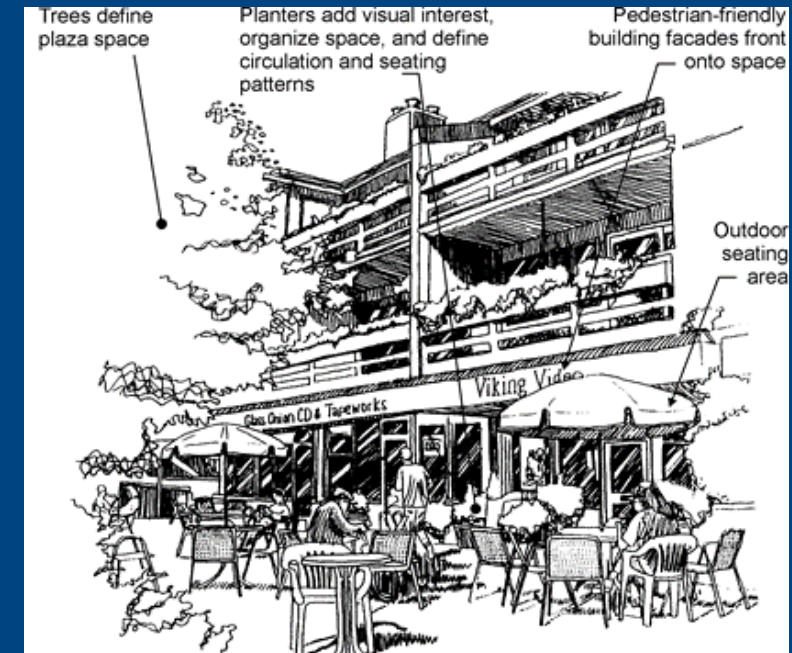
18.120.330 – Pedestrian Oriented Open Space

Intent

- Ensure open spaces are safe, comfortable, usable, and attractive
- Provide space for informal activities
- Establish minimum standards

Requirements

- Location
- Surface
- Seating
- Landscaping
- A few prohibitions



18.120.340 - Landscaping

Intent

- Support landscaping chapter
- Design as an integral part of overall site and community design
- Complement the architecture, site elements, neighborhood & NW environment
- Encourage compositions of plants and site features that create formal, informal, and natural visual character
- Help define distinctive design character
- Reduce summertime heat and glare in parking areas
- Reduce landscape maintenance requirements while ensuring landscape elements are attractive and healthy over time

18.120.340 - Landscaping

Requirements

Core, Business Corridor, North Capitol Way Sub-Districts

- Durable, well-suited ornamental trees and shrubs
- High quality pavements
- Site fixtures (furniture and site furnishings) that complement the materials and character of the building. Select furniture and lighting that reflects the historic character of the Core and Capitol Way Corridor.



18.120.340 - Landscaping

Requirements

Waterfront Sub-District

- All plants on waterfront sites must be salt and ground water hardy.
- Esplanade standards or feature decorative pavement
- Furniture and site furnishings shall be functional and weather resistant. Can reflect a maritime character.



18.120.340 - Landscaping

Requirements

Art/Tech Sub-District

- Plant selection and placement appropriate to the site/use
- Utilitarian pavements, artistic pavements and details encouraged
- Furniture and site furnishings reflect activities and conditions on the site



18.120.340 - Landscaping

Requirements

Entertainment Sub-District

- Provide and maintain small scale ornamental plants to add color and texture
- Standard concrete pavements are acceptable but add small areas of unique and high quality pavements to add pedestrian interest
- Furniture and site furnishings shall be easy to maintain, made of durable materials, and relate to the building's architectural character

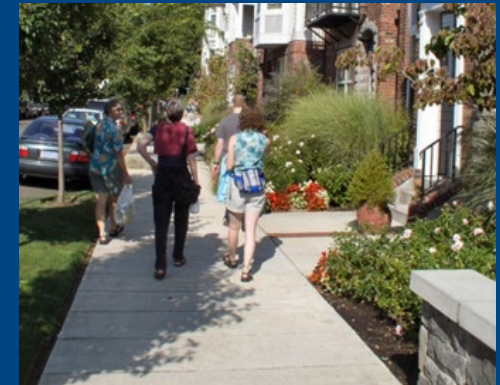


18.120.340 - Landscaping

Requirements

Residential Sub-District

- Variety of plant materials and styles (relate to planned use – residential, mixed use, etc.)
- Paving to consist of concrete pavements, pavers, or decorative elements (tile)
- Site furniture is not necessary in residential development but certain features can enhance a residential complex. All lighting shall be pedestrian scaled and generally less than 15 feet above grade



18.120.350 – Walkways & Circulation Elements

Intent

- Safe and direct, minimal conflicts with cars, connects to neighborhoods
- Accommodate bicyclists
- Attractive internal pedestrian routes that enhance character

Requirements

- Sufficient width to serve intended purpose and level of use
- Provide clear visibility
- Blank wall treatments if within five feet of pathway
- Walkways with trees for pedestrian circulation where building entrances face parking
- Provide privacy to ground floor residential units that face a walkway



18.120.360 – Lighting

Intent

- Use lighting as an integral design component
- Increase safety and security
- Increase night sky visibility
- Reduce horizontal light glare and vertical light trespass from development
- Enhance the night time pedestrian environment
- Increase design consistency within the development

Requirements

- Meet established lighting levels
- Address light quality, height, and shielding
- Accentuate architectural features, artwork, and landscape features
- Lighting character consistent with architecture and sub-district

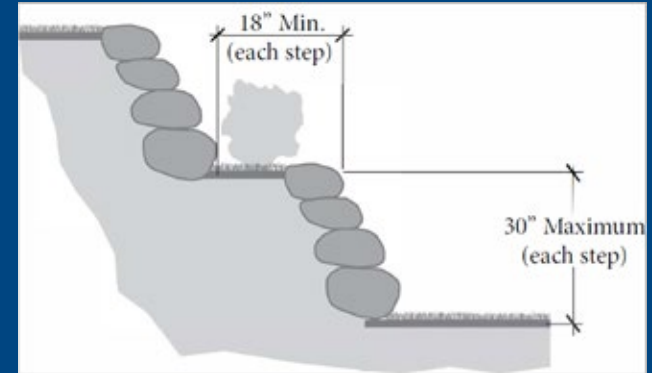
18.120.370 – Other Site Features

Intent

- Ensure site features are well constructed and easy to maintain
- Enhance pedestrian environment, appearance of Downtown

Requirements

- Fences and Walls – address placement and materials
- Poles and vertical elements – minimize use, prohibit wires and hanging features (exception for vertical elements that enhance the pedestrian experience)
- Alcove gates – materials, future removal with only minimal damage to building, historic preservation provisions



Example: Retaining wall adjacent to sidewalk

Future OPC Briefings – Tentative Schedule

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

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

Other public meetings *to be scheduled*:

Design Review Board (*Dec 12 and Jan 9, tentative*)

Olympia Heritage Commission (*Nov 20, tentative*)

Public Open House (*TBD*)

OPC Public Hearing – January or February (*tentative*)

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.

Joyce Phillips, AICP | Senior Planner
Community Planning & Development
PO Box 1967 | Olympia, WA 98507
360.570.3722 | jphillip@ci.olympia.wa.us

