



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Stacey Ray
360.753.8046

Monday, November 18, 2019

6:30 PM

Room 207

1. CALL TO ORDER

Estimated time for items 1 through 5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A [19-1057](#) Approval of November 4, 2019 Planning Commission Meeting Minutes

Attachments: [OPC Meeting Minutes 11042019](#)

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Advisory Committee or Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure.

5. STAFF ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

6.A [19-1041](#) Briefing on the Downtown Design Guidelines - Building Design Section (18.120.400s)

Attachments: [Project Webpage](#)
[Draft Code Section](#)

Estimated time: 30 minutes

7. REPORTS

From Staff, Officers, and Commissioners, and regarding relevant topics.

8. OTHER TOPICS

Discussion on 2019 Annual Retreat

9. ADJOURNMENT

Approximately 8:30 p.m.

Upcoming

Next regular Commission meeting is December 2, 2019. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of November 4, 2019 Planning Commission Meeting Minutes

Agenda Date: 11/18/2019
Agenda Item Number: 3.A
File Number: 19-1057

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of November 4, 2019 Planning Commission Meeting Minutes



Meeting Minutes

Planning Commission

ATTACHMENT 1

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Stacey Ray
360.753.8046

Monday, November 4, 2019

6:30 PM

Room 207

1. CALL TO ORDER

Chair Richmond called the meeting to order at 6:32 p.m.

1.A ROLL CALL

Present: 6 - Chair Carole Richmond, Vice Chair Kento Azegami, Commissioner Tammy Adams, Commissioner Travis Burns, Commissioner Candi Millar and Commissioner Aaron Sauerhoff

Excused: 2 - Commissioner Rad Cunningham and Commissioner Paula Ehlers

1.B OTHERS PRESENT

City of Olympia Community Planning and Development staff:
Senior Planner Joyce Phillips

City of Olympia Public Works staff:
Senior Planner Sophie Stimson

Intercity Transit staff:
General Manager Ann Freeman-Manzanares
Development Director Eric Phillips
Planning Manager Rob LaFontaine
Senior Planner Steve Swan
Associate Planner Michael Burnham

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [19-0999](#) Approval of October 21, 2019 Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. STAFF ANNOUNCEMENTS

Ms. Phillips shared announcements.

6. BUSINESS ITEMS**6.A** [19-0988](#) Intercity Transit Briefing

Staff with Intercity Transit briefed the Commission on their current services and projects that are underway.

The information was received.

6.B [19-0977](#) Briefing on the Downtown Design Guidelines - Site Elements and Design Section (18.120.300s)

Ms. Phillips shared an informational briefing on section three, Site Elements and Design, of the Downtown Design Guidelines.

The information was received.

7. REPORTS

Commissioners shared reports on outside meetings attended.

8. OTHER TOPICS

Ms. Phillips gave an update on the Growth Management Hearings Board decision received last week.

9. ADJOURNMENT

The meeting adjourned at 8:23 p.m.

Upcoming

The next regular Planning Commission meeting is November 18, 2019.



Planning Commission

Briefing on the Downtown Design Guidelines - Building Design Section (18.120.400s)

Agenda Date: 11/18/2019
Agenda Item Number: 6.A
File Number: 19-1041

Type: discussion **Version:** 1 **Status:** In Committee

Title

Briefing on the Downtown Design Guidelines - Building Design Section (18.120.400s)

Recommended Action

Information only. No action requested.

Report

Issue:

Discussion on the fourth section of the draft Downtown Design Guidelines.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

One of the first recommended actions to implement the Downtown Strategy (DTS) is an update to the Downtown design guidelines. These are regulations that help ensure new development and significant redevelopment projects achieve a level of design quality that is consistent with our vision as expressed in our Comprehensive Plan and Downtown Strategy.

Background

Design guidelines address functional as well as aesthetic issues. They influence site design, building orientation, massing, architecture and other building details, as well as historic preservation. They intend for development to be compatible with neighbors; promote safety, security and livability; be environmentally responsible; promote health and pedestrian activity; and upgrade the physical attractiveness of a development.

The City retained MAKERS consultants to assist with updating Downtown design guidelines. The consultant reviewed all comments received on the working draft of the update and a final draft was prepared for a final round of internal review by the current planning staff. Based on staff comments, and to address public comments that had been received on the first public draft, revisions have been

made and a second public draft is now available.

Along with the proposed downtown design guideline update, staff proposes view protection measures guided by the Downtown Strategy, which will include amendments to Title 18, Unified Development Code, of the Olympia Municipal Code. Other chapters in Title 18 will require revisions to ensure consistency with the new design guidelines for downtown.

The draft guidelines are divided into four distinct sections, as follows:

- 18.120.100s - Introduction
- 18.120.200s - Site Planning
- 18.120.300s - Site Elements and Design
- 18.120.400s - Building Design

Analysis

The briefing on the building design section covers issues of intent and exemptions; building character; registered historic districts and sites; architectural composition, massing, and articulation; human scaled building elements and details; pedestrian oriented facades and weather protection; materials and colors; blank wall treatments; and above grade structured parking.

Neighborhood/Community Interests (if known):

There has been a lot of outreach to date, in order to develop the first public draft and in response to it. Because of staff changes and a delay in the project, there has been a significant amount of time between issuance of the two public drafts. For that reason, there will be at least a 30-day comment period on the second draft. Staff anticipates a third public draft, more public outreach, an open house, and more briefings to the Planning Commission.

While staff does anticipate a fair amount of community interest, it is unknown at this point how significant the comments will be on the second draft or what, if any, new issues will be raised. To date most of the comments received have been around historic preservation issues, view protection measures, and the need to allow new development while maintaining the integrity of the downtown. People have asked about how some of the newer buildings in the downtown relate to the proposed guidelines, how parks and recreation needs will be met, and how to balance design requirements with the desire to keep housing units affordable.

Options:

None - Discussion only, no action required.

Financial Impact:

Funding for the consulting firm, MAKERS, to complete the preliminary draft was awarded earlier in the process. The work and that contract have been completed. The remaining work to complete the guidelines and related code amendments is part of the Community Planning and Development Department's base budget.

Attachments:

Project Webpage

Draft Code Section

Downtown Design Guidelines



What are design guidelines?

Design guidelines are regulations applied to development projects. They intend for projects to upgrade physical attractiveness; be compatible with neighbors; promote safety, security and livability; be environmentally responsible; and promote health and pedestrian activity.

What is the City doing?

The City is updating the design guidelines for downtown Olympia. This action was recommended in the [Downtown Strategy](#) to simplify the organization, promote a more urban design quality and be compatible with the Downtown Strategy's character areas.

What's happening now?

The second draft of the guidelines is now available below. This draft considers public comments received on the first draft and refines earlier language. The City will provide briefings on the draft guidelines to the Planning Commission on October 7 and 21, November 4 and 18, and December 2, 2019. People are invited to attend these briefings to learn more about the proposed guidelines.

How to comment

You may provide comments using the button below or in-person at the public hearing, which will likely be scheduled in early 2020. Depending on the extent of the comments received, a third draft may be issued prior to the public hearing.

DRAFT Design Guidelines

 Introduction

 Site Planning

 Site Elements & Design

 Building Design (Coming soon)

 Comment on the Draft Guidelines

Summary Handouts

 Major Changes

 Historic Properties

 View Protection

 Residential Open Space

 Street Front Requirements

 Design Guideline Basics

 Development Codes Overview

 Other Topics & How They Are Addressed

Questions?

Contact Joyce Phillips at 360.570.3722 or jphillip@ci.olympia.wa.us

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18.120.400 BUILDING DESIGN

CONTENTS

18.120.410	INTENT AND EXEMPTIONS
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18.120.450	HUMAN SCALE BUILDING ELEMENTS AND DETAILS
18.120.460	PEDESTRIAN ORIENTED FAÇADES AND WEATHER PROTECTION
18.120.470	MATERIALS AND COLORS
18.120.480	BLANK WALL TREATMENTS
18.120.490	ABOVE GRADE STRUCTURED PARKING

18.120.410 INTENT AND EXEMPTIONS

A. INTENT

This section addresses the function, quality, and character of building exteriors. Its purpose is to:

1. Improve the pedestrian environment.
2. Increase the distinctiveness and individuality of the Downtown Design Sub-District.
3. Retain and preserve historic resources.
4. Produce buildings that are more durable, easily maintainable, vandal resistant, and compliment the history of Olympia and its historic resources that give the city a unique sense of place.
5. Enhance buildings' functionality, especially as it relates to the function of façades and entries.
6. Add to Downtown's overall visual quality.

B. EXEMPTIONS

Structures within the Downtown Historic District and any properties individually registered as historic sites within the Downtown Design District are subject to requirements found in Section 18.120.430 and are exempt from all other requirements found in Section 18.120.400 - Building Design.

18.120.420 BUILDING CHARACTER

A. INTENT

1. To reinforce a distinct building design character for each of Downtown's

character areas.

2. To retain Downtown's diversity of design character, and retain and preserve historic resources.
3. To create more design continuity and compatibility between nearby building façades.
4. To support preferred uses in each of the Sub-Districts.
5. To coordinate with street design measures to create attractive and functional streetscapes.
6. To allow for creativity in the design of new buildings.

B. REQUIREMENTS

1. Design character of building elements and details. The building elements and details must be consistent with the building's architectural style and character. Avoid ornate historic elements on a contemporary styled building. Single family residential details on large buildings are not allowed.



Figure 18.120.420.B.1: While emphasizing the entry is laudable, the classical arch and columns clash with the other more contemporary façade elements.

2. Compatibility with the architectural character of individual Design Sub-Districts. The applicant must identify which Design Sub-District (Sub-District) identified in 18.120.010.C the project is consistent with. That Sub-District will be the basis for all the requirements in this section. The project shall incorporate the architectural design elements and characteristics described in (a) through (g) for the applicable Sub-District. The City will require revision of an application if it does not substantially address the criteria in the guideline.

Exception: If the project application is for a building remodel or addition to an existing structure, the applicant may either demonstrate that the proposal reflects the desired characteristics of the applicable Sub-District or that the new building elements positively relate to the architectural character of the existing building.


Existing Character Defining Buildings	Buildings with Desired Characteristics
	
<p>Classic styled building with regular patterns of vertically oriented windows</p>	<p>Contemporary styled buildings with vertical façade with top, middle, and base</p>
	
<p>Nicely detailed commercial building with modulation and window groupings</p>	<p>Traditionally styled buildings with brick on the front façade</p>

Figure 18.120.420B.2: Desired building characteristics in the Core Sub-District.

- a. Core Sub-District: The early 20th century architecture of the historic retail core sets the design foundation of this Design Sub-District. The architectural design objective for the Core Sub-District is to reinforce its historic character which features excellent examples of classically detailed buildings and early 20th century storefronts (see Olympia Downtown Historic District National Register Listing, available online or at City Hall). Buildings may be modern in appearance, materials, and detailing but shall reflect the historic qualities by incorporating at least two of the following design characteristics:
 - i. A vertical façade composition with a top, middle, and base.
 - ii. Building modulation and/or upper story setbacks.
 - iii. Groupings or regular patterns of vertically oriented windows.
 - iv. Traditional materials such as brick, tile, and concrete in the front façade.
- b. Business Corridor. The architectural design objectives for development along South Capitol Way and other Business Corridor Sub-District buildings is to enhance the visual connection between the State Capitol Campus and the Core. Capitol Way is a Type A Pedestrian Oriented Street (See OMC18.120.130). Similarly, the objective along Plum Street (which

is a Downtown Entry Street as described in OMC 18.120.130) is to encourage high quality buildings and an attractive streetscape as an entry into Downtown. Since the building design emphasis for both streets is placed on substantial, high quality buildings, the South Capitol Way design character is an option on sections of Plum Street. These objectives shall be addressed by including at least two of the design characteristics and elements below.

- i. Welcoming entries or plazas with landscaping or special features.
- ii. Artwork or other qualifying pedestrian amenities.
- iii. Ground floor pedestrian activities, especially on Capitol Way.
- iv. Building modulation and/or upper story setbacks.
- v. Special corner treatment (e.g. corner entry or building element) at intersections.



Existing Character Defining Buildings	Buildings with Desired Characteristics
	
	
	

Figure 18.120.420.B.3: Desired building characteristics in the Business Corridor Sub-District. Note that high visibility corners, as noted in Figure 18.120.140.A.1 are also subject to provisions

in section 18.120.450.B.5.

- c. North Capitol Way. This area is an important pedestrian connection that has significant development opportunities. Currently there is a wide variety of building types in the area with the industrial vernacular of the new market buildings standing out. The architectural design objective of the North Capitol Way Sub-District is to enhance pedestrian connections between the Core and the Market. To accomplish this, buildings shall include at least two of the following characteristics:
- i. Ground floor materials with texture (such as brick or wood siding).
 - ii. Relatively high level of transparency at the ground floor. (See OMC 18.120.220.C and D) Buildings with residences on the ground floor can address this issue by satisfying OMC 18.120.240.
 - iii. Comply with Type A Pedestrian Oriented Street requirements as described in OMC 18.120.220.B.
 - iv. Building modulation and/or upper story setbacks.








Existing Character Defining Buildings	Buildings with Desired Characteristics
 <p>Market – Utilitarian with nice detailing</p>	 <p>Small office with good materials, building modulation, and upper story setbacks</p>
 <p>Industrial vernacular adapted to pedestrian-oriented commercial, ground floor materials with texture</p>	 <p>Mixed use with storefronts with high transparency at the ground floor</p>
	 <p>Ground floor residential</p>

Figure 18.120.420.B.4: Desired building characteristics in the North Capitol Way Sub-District.

- d. Art/Tech. The architectural design objectives of the Art-Tech Sub-District is to create new or rehabilitate existing buildings that are functional for commercial, light manufacturing, and artisanal activities. The incorporation of “warm industrial” materials—weathered wood, metal, etc.—and design elements—garage doors or large entryways that engage the street, parklets, etc.—are encouraged. Buildings in this Sub-District shall incorporate at least three of the following:
- i. An eclectic character that accommodates “workshop” (e.g., light manufacturing, commercial kitchens, technical, art, and artisan studios) as well as other similar activities.
 - ii. Adaptive reuse of existing structurally sound building(s).
 - iii. Buildings with simple architectural elements, loading areas, and minimal detailing that echo the character of existing, older warehouse stock: solid massing conveying perimeter walls to the lot line, and expansive interior volumes; roof systems designed to span large volumes including barrel vault and truss form roofs often with prominent front parapets.
 - iv. Industrial fixtures and materials that are durable including metal and wood siding, masonry, and durable panel systems.
 - v. Views into the building so that people can observe the enclosed activities.
 - vi. Water and energy efficient architecture.
 - vii. Unique and/or colorful lighting

Existing Character Defining Buildings	Buildings with Desired Characteristics
 <p data-bbox="203 1690 792 1753">Repurposed warehouse space – an example of adaptive reuse of a structurally sound building</p>	 <p data-bbox="824 1690 1295 1753">Expanded older building with industrial fixtures and durable materials</p>



Industrial building with mural – an example of eclectic character



Adaptive use



New mixed use building with simple architectural elements and minimal detailing



New office building with views into the building

Figure 18.120.420.B.5: Desired characteristics of buildings in the Art-Tech Sub-District.

- e. Waterfront. The architectural design objective of the Waterfront Sub-District is to better connect Downtown to its waterfront location—visually, physically, and symbolically. Design elements found at Percival Landing like furnishings, light fixtures, marine hardware, wood pilings, boardwalks, and rope should be incorporated into new developments to help draw the aesthetics of the waterfront deeper into Downtown. Designs and materials might reflect additional waterfront themes of shoreline ecology, Northwest Native American history, historic industrial uses, sailing and boating, fishing and aquaculture, and commercial trading at the Port. To reinforce the maritime character, incorporate at least two of the following into the building:
 - i. Wide (over 6 feet) overhangs facing the shoreline for weather protection.
 - ii. Large windows (6 feet wide or wider) on the ground floor facing the water. Windows may be multi-paned.
 - iii. Simple building forms with sloped roofs.
 - iv. A simple palette of façade materials. Materials with texture such as wood or metal siding are encouraged.

Existing Character Defining Buildings	Buildings with Desired Characteristics
 <p>Waterfront restaurant with maritime character with large windows on ground floor facing the water</p>  <p>Hands-on Children's Museum, a building with a simple palette of façade materials with texture</p> 	 <p>Wide esplanade with shelter with wide overhangs providing weather protection</p>  <p>Building assemblage with maritime elements</p>  <p>Traditional maritime industrial buildings with simple building forms and sloped roofs</p>

Figure 18.120.420.B.6: Desired building characteristics in the Waterfront Sub-District.

- f. Entertainment. The architectural design objectives for Entertainment Sub-District is to foster artistic and creative expression and create a hub of dining, nightlife, and the performing arts. Architectural elements here may focus on art, theatricality, imagination, with decorative night lighting and expressive detailing. Buildings (and streetscapes) should support entertainment and pedestrian activities, intimate but safe pedestrian spaces, consistent and inviting lighting, windows that put “eyes on the street,” and clear wayfinding. Architectural design shall feature at least three of the following characteristics:
- i. Expressive architectural styles.
 - ii. Artwork placed at the street level or the exterior of the building.
 - iii. Pedestrian amenities in excess of what is required in Section 040.E.

- iv. Human scaled elements with colorful accents.
- v. Unique and/or colorful lighting.
- vi. Transparency into ground floor activities in excess of what is required by other sections of the design standards.











Existing Character Defining Buildings	Buildings with Desired Characteristics
	
<p>Landmark sign and ornate architecture with unique and colorful lighting</p>	<p>Contemporary building with human scaled elements</p>
	
<p>Ornate style with excellent street presence, providing transparency into ground floor activities</p>	<p>New storefront block with human scaled elements and colorful flower displays</p>
	
	<p>Well maintained renovated buildings with pedestrian amenities</p>

Figure 18.120.420.B.7: Desired characteristics of buildings in the Entertainment Sub-District.

- g. Residential Neighborhood. The architectural design objective for this Sub-District is to create an urban residential neighborhood featuring a variety of different residential types and building sizes. While architectural variety is important, emphasis is placed on ensuring the compatibility between old and new structures. Where permitted, new commercial and institutional buildings are to be located and designed to minimize conflict with the area's residential emphasis. All new multi-family (5 or more units) and

commercial buildings shall emphasize a pleasant human scaled character by providing at least 3 of the following characteristics:

- i. Residential building elements, such as porches, balconies, and enhanced entries.
- ii. Design elements that show a clear emphasis on providing compatibility between old and new buildings. Plans must identify potential impacts to existing residences and the design elements intended to mitigate such impacts. Side yard setbacks and step backs of upper stories may be necessary to protect the privacy of neighbors.
- iii. Front yard setbacks with landscaping.
- iv. A variety of materials, building elements, and roof forms.
- v. Human scaled elements beyond those required in OMC 18.120.450.B.1.
- vi. Permanent façade materials such as brick, tile or highly finished concrete. (This is most applicable to commercial buildings but is also appropriated for some residential structures.)

Existing Character Defining Buildings	Buildings with Desired Characteristics
 <p>Older house with a variety of building elements and roof forms</p>  <p>Institutional building with front yard setbacks and landscaping</p>	 <p>5-6 story multifamily building with design elements such as upper story setbacks</p>  <p>3 story multifamily building with residential building elements such as balconies and varied roof forms</p>



Ground-related multifamily residences with a variety of materials and elements

Figure 18.120.420.B.8: Desired building characteristics in the Residential Neighborhood Sub-District.

3. Exceptions and opportunities for flexibility. The City may allow a building with a special civic purpose (such as a public building, assembly building, museum, or facility built for public activities) that does not meet the criteria in OMC 18.120.420.B.2 but contrasts with its neighbors to create a distinctive and high quality landmark.

18.120.430 REGISTERED HISTORIC DISTRICT AND SITES

A. INTENT

1. To support the provisions of OMC 18.12 and the Secretary of the Interior's Standards for the Treatment of Historic Properties (as amended).
2. To reinforce the historic character and pedestrian orientation of the Core Downtown Design Sub-District.
3. To maintain the Downtown Historic District as the "heart" of the community.
4. To allow new development with a contemporary design character provided the new building does not detract from the overall historic character of the Downtown.
5. To honor the historic scale and massing of downtown buildings, new construction should follow original parcel size and dimensions within the historic district.

B. REQUIREMENTS

1. Properties within the Downtown Historic District shall be subject to review detailed in Table 120.01 of this section.
2. For the purposes of this section, a substantial alteration is defined as:
 - a. Adding building stories. Except adding one story (e.g.: penthouse) that is

setback at least fifteen feet from all building facades facing a public street (not an alley) is considered a minor addition.

- b. Adding new rooms, structures, or spaces to an existing building (not including an existing or former single-family residence) that are visible from a public street (not an alley).
 - c. Adding structural building elements to the building façade facing a public street (not an alley) that alter the building's exterior appearance such as new alcoves, entries, storefronts, porches, balconies, windows, siding, etc.
 - d. Any other added element to a building visible from a public street (not an alley) that the City may identify as a substantial addition that is not identified as a "minor alteration" below.
3. For the purposes of this section, a minor alteration is defined as:
- a. Adding new rooms, structures, or spaces to an existing building that are not visible from a public street (not an alley).
 - b. Adding new rooms, structures, or spaces to an existing or former single-family residence.
 - c. One added story (e.g., penthouse) that is setback at least fifteen feet from all building facades facing a public street (not an alley).
 - d. Added weather protection such as a canopy, awning, or marquee, provided it meets all other applicable guidelines and regulations and when removed does not have altered the exterior façade.
4. This section of Chapter 18.120 applies design guidelines to properties that are individually designated historic properties or within a designated historic register district. The process for review of these properties is shown in Table 120.01. If there is any inconsistency or conflict between the provisions in this chapter and OMC 18.105 or 18.12.090, the provisions of OMC 18.105 and 18.12.090 shall apply.

Table 120.01: Review Process for Downtown Historic District. Review Authority includes the Olympia Heritage Commission (OHC) and the Joint Review Committee (JRC).

Historic Property Designation	Type of Development	Secretary of the Interior's Standards for Rehabilitation (18.105)	Downtown Design Guidelines (18.120)	Review Authority
Individually Designated Register Property	Rehabilitation or Minor Alternation	✓		OHC
	Substantial Alteration	✓	✓	JRC

“Contributing” Property in Historic District	Rehabilitation or Minor Alteration	✓		OHC
	Substantial Alteration	✓	✓	JRC
“Non-Contributing” Property in Historic District		✓	✓	JRC
New Construction in Historic District		✓	✓	JRC

18.120.440 ARCHITECTURAL COMPOSITION, MASSING, AND ARTICULATION

A. INTENT

1. To employ façade articulation techniques to reduce the perceived scale of large buildings and add visual interest from all observable scales.
2. To encourage development that is compatible with buildings on the same block in terms of “architectural scale.” A building's apparent height and bulk may be reduced by articulating or modulating façades and other means as described as follows.
3. To create a skyline that is visually interesting.
4. To create clear and welcoming building entries.
5. To add visual interest to buildings.

B. REQUIREMENTS

Note: Building elements or features used to address guidelines in this Section (OMC 18.120.4440) may also be used to concurrently satisfy requirements in OMC18.120.450 (Human Scale Building Elements and Details) and/or OMC 18.120.460 (Pedestrian Oriented Façades and Weather Protection) and vice versa, provided the elements or features are named as options in the applicable sections.

1. Façade articulation for commercial and mixed-use buildings and uses. In order to reflect the original plat divisions and to provide visual interest and variety for a pedestrian walking down a block, at least three of the following elements shall be included on the ground floor of non-residential building façades facing Type A and B Pedestrian Oriented Streets and all above grade parking garages at intervals no greater than 50 feet. Exceptions: Façade articulation is not required in the Waterfront or Art/Tech Sub-Districts.
 - a. Window fenestration patterns and/or entries.
 - b. Use of non-continuous weather protection features.
 - c. Use of vertical piers, pilasters, or columns.
 - d. Change in building material or siding style.

- e. Vertical elements such as a trellis with plants, green wall, or art element.
- f. Providing vertical building modulation of at least 12” in depth combined with a change in roofline modulation pursuant to OMC 18.120.440.B.4 or a change in building material, siding style, or color. (The top right example of Figure 18.120.440.B.1 illustrates this option.)
- g. Built in pedestrian amenities such as planters or seating.
- h. Other design techniques that effectively reinforce a pattern of small storefronts, individual businesses, or uses.
- i. Building modulation
- j. Roofline modulation pursuant to OMC 18.120.440.B.4.



Figure 18.120.440.B.1. Façade articulation examples: Upper buildings use substantial modulation, separate awnings, change in façade materials, and a window fenestration pattern. The lower left building features vertical piers, and a strong window fenestration pattern (note the articulated entry). The lower right images incorporates a roofline change, façade details, and vertical piers with ornamentation to effectively articulate the façade.

2. Façade articulation for residential buildings and residential portions of mixed-use buildings. Residential portions of new buildings shall include articulation features at intervals no more than every 50 feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features shall be used at intervals no greater than the width of the residential unit, facing the street, (typically 25-35 feet wide).

- a. Use of window patterns and/or entries.
- b. Change in roofline per OMC 18.120.440.B.4.
- c. Change in building material, siding style, and/or window fenestration pattern. (This option may not be used as an articulation option in the Core Sub-District. Such changes are allowed there but not encouraged.)
- d. Providing vertical building modulation of at least 12 inches in depth. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least 2 feet. “Juliet balconies” (balconies that are so shallow that they cannot be occupied) or other balconies that appear to be tacked on to the façade will not qualify. The depth of the modulation must be at least 3 feet if not accompanied by roof modulation or a change in materials.
- e. Vertical elements such as a trellis with plants, green wall, or art element.
- f. Other design techniques that effectively break up the massing at no more than 40 feet intervals.

Exceptions: Façade articulation is not required in the Waterfront or Art/Tech Sub-Districts, regardless of use.



Figure 18.120.440.B.2. Examples of articulation of residential building façades. All examples use window fenestration and vertical building modulation elements. The upper examples use a mixture of material changes and detail components to further articulate the façades. In the lower

left example, the balcony element's mix of color, material, and projection are effective. The lower middle and right examples show a combination of materials, color changes, and building modulation.

3. Maximum façade width. Building façades wider than 120 feet that face a public street or park shall include at least one of the following measures (a-c) to break up the massing of the building and add visual interest.

Exceptions: The City may exempt buildings in the Art/Tech Sub-District from the maximum façade width guideline where the applicant can demonstrate that they require large spaces for fabrication, storage, industrial, or other special activities. Office and retail uses do not qualify for this exemption. Parking structures are exempt from this section (3).

- a. Provide vertical building indentation at least 15 feet deep and 30 feet wide. For multi-story buildings, the modulation shall extend through more than ½ of the building floors.



Figure 18.120.440.B.3: Example of vertical indentation to visually break up the scale of a large building.

- b. Use a contrasting vertical modulated design element such as a turret, glazed area, or set of columns or pilasters featuring all of the following:
 - i. Element extends through all floors above the first floor fronting on the street. Exception: upper floors that are set back more than 10 feet horizontally from the façade.
 - ii. Utilizes a change in building materials that contrasts from the rest of the façade.
 - iii. Element is designed to include roofline modulation per OMC 18.120.040.D.2.d.
- c. A building façade that includes different sections with contrasting articulation that make it appear like two or more distinct buildings. To

qualify for this option, these contrasting façades shall employ at least two of the following:

- i. Different building materials and/or configuration of building materials.
- ii. Contrasting window design (sizes or configurations).
- iii. Different ground floor articulation, entry features, and store front design.
- iv. Other measure approved by the City.



Figure 18.120.440.B.4. Examples of architecturally dividing a façade into sections that give the impression of a composition of smaller buildings.

4. Roofline modulation. In order to qualify as a façade articulation feature in OMC 18.120.040.D.2.b and OMC 18.120.440.B.3, rooflines shall employ one or more of the following:
 - a. Different roof heights. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum difference between the two sections of roofline or cornice is 3 feet for one and two story buildings and 5 feet for buildings with more than two stories.
 - b. A pitched roofline or gabled roofline segment. The pitched or gable roof shall be at least 20 feet in width with a minimum slope of 4:12.
 - c. An arched roof line or a roof with a special geometry or an unusual or distinctive roof element such as an arch, tower, clock, or similar feature as an articulating feature.



Figure 18.120.440.B.5. Three local examples meeting the criteria for roofline modulation.

5. New buildings in the Residential Neighborhood. Minimize shading and impacts to privacy for neighboring residences and to create a harmonious relationship between adjacent buildings and an attractive street front. The City may require a proposed building design to:
 - a. Step back stories four and above up to 15 feet (dependent upon the shade study submitted) from the allowed side and rear yard building wall in order to minimize shading to adjacent properties. This requirement will be most important if the new building's shadow extends 10 feet onto an adjacent property to the north or east when the sun's angle is at 45 degrees from the horizontal.
 - b. Replicate or approximate roof forms and pitch found on existing residential structures in the neighborhood.
 - c. Employ window patterns and proportions similar to those on existing residential structures in the neighborhood, provided they also meet OMC 18.120450.B.4.
 - d. Employ building façade materials similar to those featured on existing buildings in the neighborhood. Such materials may be secondary or accent materials and need not cover the whole façade.
 - e. Maintain a relationship to the street that reflects other buildings on the block. This may be done by:
 - i. Setting the building back a distance between the setbacks of buildings on either side of the project site.
 - ii. Employing landscaping as described in OMC 18.120.300D.
 - iii. Featuring similar entry configurations (e.g. walks, porches, etc.) as found on adjacent properties.
 - iv. Other similar method approved by the City.
6. Modulation required to enhance views. In order to enhance the quality of

views from designated viewpoints, vertical modulation is required on the west face of new buildings over four stories on the properties in the following blocks (modulation is not required on the bottom four stories):

- a. The block bound by Capitol Way, Washington Street, 8th Avenue, and 9th Avenue.
 - b. The block bound by Franklin Street, Washington Street, 8th Avenue, and 9th Avenue.
 - c. The block bound by Franklin Street, Washington Street, 9th Avenue, and 10th Avenue.
7. If vertical modulation is required as outlined in the criteria above (OMC18.120.440.B.6), the vertical modulation shall conform to the following:
- a. Articulated at intervals not greater than 60 feet measured horizontally.
 - b. Project out or in from the building face at least 5 feet in depth if the interval is 35 feet or less and 10 feet in depth if the interval is greater than 35 feet.
 - c. The modulation must be accompanied by roof modulation or the projection must feature a change in materials or colors.
8. Buildings on sites designated as requiring modulation (OMC 18.120.440.B.6) with west facing façades over 120 feet in length measured horizontally must feature modulation projection of indentation at least 15 feet deep and 30 feet wide to break the building face into intervals of no more than 60 feet in width.

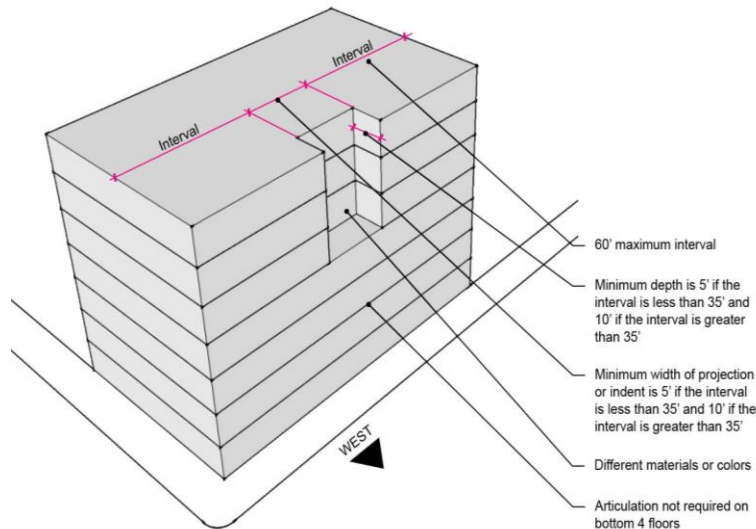


Figure 18.120.440.B.6. Modulation dimensional relationships for specific properties to enhance views. This diagram is for illustrative purposes. Refer to OMC 18.120.440.B.6, 7 and 8 for stated requirements.

9. Multiple sided buildings. Buildings shall have a consistent visual identity from all sides visible to the general public, except building walls adjacent to the alleys and walls immediately abutting neighboring properties (such as firewalls). Buildings shall present a comparable level of quality of materials, detailing, color schemes and fenestration on all sides visible to the general public.

18.120.450 HUMAN SCALE BUILDING ELEMENTS AND DETAILS

A. INTENT

Generally, buildings attain a good human scale when they feature elements or characteristics that are sized to fit human activities such as doors, porches, and balconies. This section emphasizes use of building elements which are larger building features seen from a distance, and building details which are smaller human scaled elements (see definitions for more info). The intent is to enhance the human scale by:

1. Providing attractive and welcoming building façades and pedestrian environments.
2. Increasing the design quality of buildings when viewed close up (roughly within 80 feet of the building).
3. Enhancing the quality of building façades.
4. Providing the building with an appropriate human scale that adds interest and a sense of well-crafted quality.

5. Adding interest to the streetscape, both for those travelling in vehicles, bicycles, and those on foot.

B. REQUIREMENTS

Note: Building elements or features used to address guidelines in this Section (OMC 18.120.450) may also be used to concurrently satisfy requirements in OMC 18.120.440 (Articulation, Massing, and Composition) and OMC 18.120.460 (Pedestrian Oriented Façades and Weather Protection) and vice versa, provided the elements or features are named as options in the applicable sections.

1. Human scaled elements. Buildings on Type A and B Pedestrian Oriented Streets, buildings facing Capitol Way, a water body or public park, and buildings in the Core, Waterfront, and Residential Neighborhood Sub-Districts shall incorporate a minimum of four of the human scale building elements as follows into new buildings and structures.

Other buildings for which the above paragraph does not apply shall use at least two of the human scale measures below. Human scale measures include:

- a. Balconies or decks in upper stories, provided there is at least one balcony or deck per upper floor on the façades facing streets. (Alleys are not counted as streets.)
- b. Bay windows or other window treatments that extend out from visible building faces.
- c. At least 100 SF of pedestrian oriented space, as described in OMC 18.120.330, for each 100 lineal feet of building façade.
- d. Individual windows on the ground floor. Windows shall be less than 32 SF per pane with molding or trim around each window.
- e. A porch or covered entry on the façade facing a street or public space.
- f. Provide spatially defining building elements such as a trellis, overhang, canopy, or other element that defines space that can be occupied on the façade facing a street or public space.
- g. Upper story setbacks provided one or more of the upper stories are set back from the face of the building at a depth of at least 6 feet.
- h. Placement of smaller building elements near the entry of Pedestrian Oriented Street Fronts of large buildings. Figure 18.120.040.E.2.a illustrates how human scale can be achieved using elements such as

multiple canopies, an extended café area, and upper deck.

- i. Landscaping components that meet the requirements of OMC 18.120.340.
- j. Public art, hand crafted, or detailed ornamental sign that incorporates elements of a human scale (e.g., life size sculpture).
- k. Upper story windows with molding at least 4-inches wide or clusters of adjacent windows separated by molding (ribbon windows and curtain walls do not apply).
- l. Other elements the City determines meets the intent of this section.



Figure 18.120.450.B.1: Examples of elements that provide a human scale. Human scale elements include outdoor seating and furniture, landscaping, multi-paned windows, canopies, trellises, a porch, lighting fixtures, and traditional materials.

2. Building entries. Building entries must feature all of the following:
 - a. All buildings shall have a primary building entrance facing the street or open onto a courtyard directly facing the street. (Exception: buildings that are situated immediately on a shoreline esplanade or public walkway are required to include a primary building entrance facing the shoreline.)
 - b. All primary building entries shall be covered with weather protection at least 6 feet wide and 5 feet in depth.
 - c. All primary building entries shall feature lighting for visibility and security.

- d. Primary building entries within the Core, North Capitol Way, Business Corridor, Waterfront, and Entertainment Sub-Districts shall be enhanced with at least two of the façade details noted in OMC 18.120.450.B.
3. Façade details – non-residential and mixed-use buildings. All new buildings and additions that change the character of the building or site shall employ at least one detail element from each of the three categories below, as follows on all façades facing a street or public space.

Exception: Ground floor residences in mixed-use buildings are exempt from these requirements.

- a. Entry treatment such as:
- i. Display windows divided into a grid of multiple panes.
 - ii. Transom windows.
 - iii. Roll-up windows or doors that promote outdoor activities.
 - iv. Decorative entry door(s).
 - v. Etched or stained decorative glass.
 - vi. Multi-paned windows on upper stories (at least four panes per window).
 - vii. Other decorative or specially designed window or entry treatment the City determines that meets the intent of this section.



Figure 18.120.450.B.2: Examples of special window treatments. Note transom windows in the lower right image's façade.

- b. At least one of the following building façade details such as:
 - i. Custom-designed weather protection element such as a steel canopy, cloth, or retractable awning.
 - ii. Decorative, custom sign(s) with bottom edge no more than 12 feet above grade.
 - iii. Custom, decorative or hand crafted artwork.
 - iv. Decorative building-mounted light fixtures.
 - v. Bay windows, trellises, towers, and similar elements.
 - vi. Other details or elements that the City determines meet the intent of this section.



Figure 18.120.450.B.3: Examples of attractive building details including artwork, special lighting, interesting window patterns, special features, and pedestrian oriented signs.

- c. At least one of the following materials that provide a decorative or textural enhancement to the building façade, such as:
 - i. Use of decorative or textural building materials such as, decorative use of brick, tile, or stonework.
 - ii. Artwork on the building (such as a mural or mosaic).

- iii. Decorative kick-plate), pilaster, masonry beltcourse (a horizontal line of distinctive masonry), or other similar feature.
- iv. Hand-crafted material such as special wrought iron or carved wood.
- v. Etched or stained decorative glass.
- vi. Other details that the City determines meet the intent of this section.



Figure 18.120.450.B.4. Examples of unique use of materials that add façade interest. High quality materials are most important at the ground floor, particularly for commercial and mixed-use buildings in the Core, Waterfront, North, Business Corridor, and Entertainment Sub-Districts where façades are near sidewalks and more exposed to damage and vandalism.

4. Window design. Buildings in all Sub-Districts except the Art/Tech Sub-District shall employ techniques to add quality and interest to fenestration on building facades. Whereas OMC 18.120.440 Human Scaled Elements is focused on storefronts, this guideline applies to upper story windows. At least one of the following is required:
 - a. Recess or project individual windows above the ground floor at least 2 inches from the façade or incorporate other design treatments that add depth, richness, and visual interest to the façade.
 - b. Arrange the grouping of windows in a distinctive pattern.
 - c. Multi-paned windows (more than four panes per window).

- d. Visually significant window trim or shading elements such as wider frames, lintels, or casings.
 - e. Other method approved by the City that meet the intent of these guidelines.
5. High Visibility Street Corners. All development proposals located at designated High Visibility Street Corners as listed below and as identified on the map at Figure 18.120.140.A.1 shall locate a building or structure within 15 feet of the street corner and include design features approved by the City that accentuate the street corner. Alternatively, the building can be configured with a corner plaza. Corner design features can include a cropped building corner with a special entry feature, decorative use of building materials at the corner, distinctive façade articulation, sculptural architectural element, or other decorative elements that the City determine meet the intent of the standards. The following are Designated High Visibility Street Corners:
- a. Intersection of Plum Street and Union Avenue – NE, NW, & SW corners.
 - b. Intersection of Plum Street and 4th Avenue – NE, NW, & SW corners.
 - c. Intersection of Plum Street and State Avenue – NE, NW, & SW corners.
 - d. Intersection of Plum Street and Olympia Avenue – NW, & SW corners.
 - e. Intersection of Plum Street at 8th Avenue – SE corner
 - f. Intersection of Union Avenue and Capitol Way – NE & NW corners.
 - g. Intersection of 5th Avenue and Water Street – NE & SE corners.
 - h. Intersection of 4th Avenue and Water Street – NE & SE corners.

Note: Figure 18.120.450.B.5 illustrates acceptable examples.

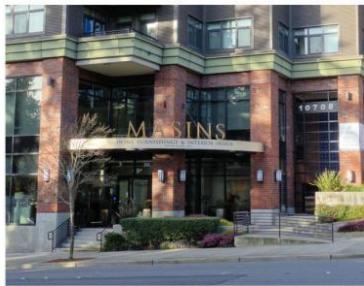


Figure 18.120.450.B.5: Examples of acceptable corner treatments. These buildings feature large scale building elements. Olympia City Hall features a curved glass curtain wall and landscaping. The lower middle example breaks down the building massing to a human scale and adds a corner entrance and canopy.

18.120.460. PEDESTRIAN ORIENTED FAÇADES AND WEATHER PROTECTION

A. BACKGROUND AND INTENT

Guidelines in OMC18.120.220.C and D include provisions for “Pedestrian Oriented Façades” on designated Type A and Type B streets. This section establishes the requirements for such Pedestrian Oriented Façades. The intent is to:

1. Provide a consistently interesting pedestrian environment.
2. Encourage walking.
3. Strengthen retail activities in the Downtown.
4. Allow pedestrians to view the inside activities of businesses and associated non-residential uses.
5. Provide accessible ground floor space that is adaptable to a variety of uses
6. Increase safety by adding “eyes on the street.”

B. REQUIREMENTS

1. Where Pedestrian Oriented Façades are required (pursuant to OMC18.120.220.C and D), the building shall meet all of the following:
 - a. Transparent window areas or window displays over at least 75 percent of the ground floor façade between 2 feet and 8 feet above the sidewalk. The windows shall look into the building’s interior or be configured as

merchandise display windows. The building must be designed so that the windows satisfying the requirement for “pedestrian oriented façades” do not look into service or storage areas or other unsightly rooms.

Exception: Special purpose buildings such as theaters that do not sell merchandise may propose an alternate solution to providing an interesting pedestrian experience. (Offices, banks, and restaurants do not qualify for this exception because they can provide the required transparency without compromising their functions. If the applicant’s proposal includes windows that are not fully transparent to satisfy this requirement, the alternative materials must be approved by the City.

- b. A primary building entry facing the street front. (See OMC 18.120.450.B.2 for entry enhancement requirements.)
- c. Weather protection (e.g. canopy, awning, or other cover from the rain) at least 5 feet wide over at least 65 percent of the front façade. The weather protection must be located between 8 feet and 15 feet above grade unless the City determines there is a compelling reason to the contrary.
- d. A floor to floor ground floor height of at least 15 feet. The City may waive this requirement if there are special conditions such as the provision of a mezzanine.
- e. Exceptions: The City may approve other methods for providing an attractive ground floor building front that meet the intent of this guideline.

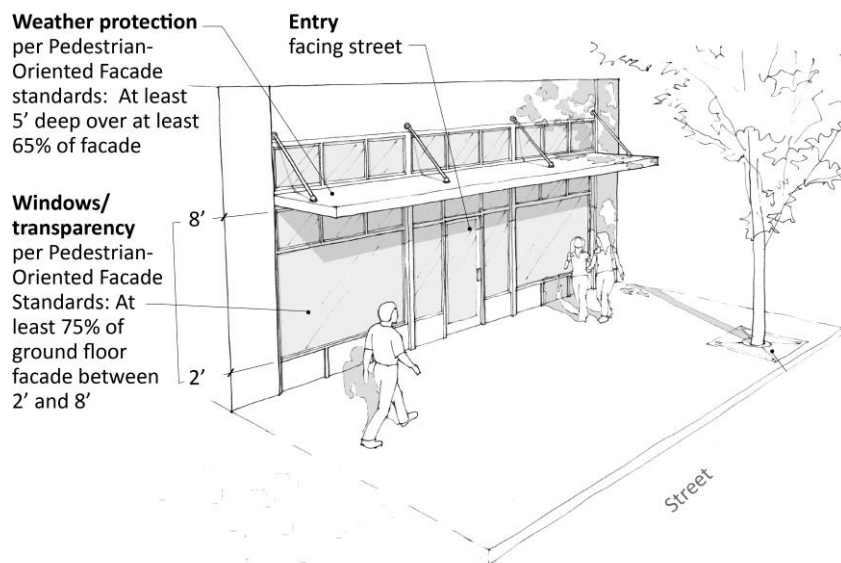


Figure 18.120.460.B.1. An example of a pedestrian oriented façade.

18.120.470 MATERIALS AND COLORS

A. INTENT:

1. Encourage the use of durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
2. Promote the use of a distinctive mix of materials that helps to articulate façades and lends a sense of depth and richness to the buildings.
3. Place the highest priority for the quality and detailing of materials on the first two to three building floors.

B. REQUIREMENTS

1. Quality building materials. All building façades shall be constructed of high quality durable materials. At a minimum, stone, masonry, or architectural concrete shall be used (excluding window and door areas) for first floor building exterior cladding on all non-residential or mixed-use buildings.
2. Flood proofing. If there is an unavoidable conflict between the guidelines in OMC 18.120 and the City's requirements for flood proofing to address sea level rise, those flood proofing requirements shall apply.
3. Specific material limitations. The following conditions and limitations for the use of concrete block, metal siding, panel systems (e.g. Hardiplank or Hardie Board), exterior insulation, and finish system (EIFS) cladding shall apply.
 - a. Concrete block (a.k.a. CMU) may be used as indicated in the Permitted Materials Chart in OMC 18.120.470.B.4 provided special enhancements such as tile, special finishes and colors or some other approach approved by the City are included to add a combination of textures and/or colors.



Figure 18.120.470.B.1. Tile used as an appropriate CMU enhancement. Combining split or rock-façade with other masonry of colored tile units with smooth blocks can create distinctive patterns.



Figure 18.120.470.B.2. The above façade illustrates an acceptable alternative example, as CMU is used as the primary cladding material. Note the use of split-façade CMU's above each of the awnings coupled with the use of smooth-façade CMU's on the vertical columns (which employ black accent tiles for added interest).

- b. Metal siding may be used as noted in Permitted Materials Chart in OMC 18.120.470.B.4 if it is incorporated with other permitted materials and complies with the following:
 - i. It features visible corner molding and trim and does not extend to the ground level of non-residential and mixed-use buildings and extends no lower than 2 feet above grade for residential buildings. Masonry, concrete, or other durable material shall be incorporated between the metal siding and the ground plane.
 - ii. Metal siding shall be factory finished with a matte, non-reflective surface.
 - ii. Where metal siding is the primary or secondary siding material on upper floors, the layout of the panels must be coordinated with the location and patterns of windows, balconies, and modulated building surfaces to provide an integrated appearance.

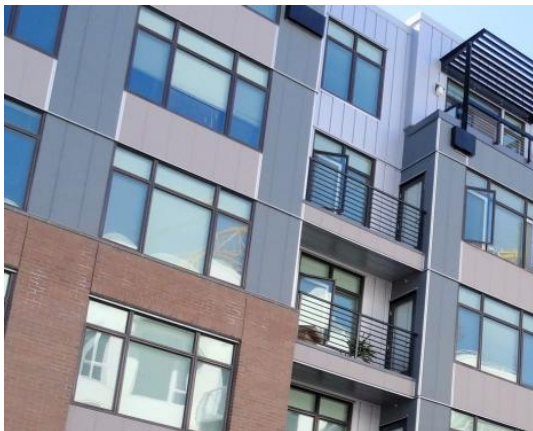


Figure 18.120.470B.3. Metal siding used appropriately in combination with other materials.

- c. The use of Exterior Insulation and Finish System (EIFS) is prohibited in the Downtown.
- d. Cement board paneling/siding (e.g. Hardie Plank) may be used where indicated in the Permitted Materials Chart in OMC 18.120.470.B.4, provided where cement board paneling/siding is the primary or secondary material, the paneling joints must be arranged in a pattern that is consistent with windows, balconies, and modulated building surfaces and must be enhanced with façade details that add visual interest from the ground level and adjacent buildings.

Exception: this joint location requirement does not apply in the Art/Tech Sub-District.

- 4. Sub-District specific materials requirements. The following chart identifies where materials are permitted in each of the Downtown Design Sub-Districts according to the following markings:
 - a. The color green indicates the material is generally acceptable in the Sub-District. Yellow indicates there are some conditions or limitations for using the material. Red indicates the material is not acceptable for that sub-District.
 - b. Primary material means any single material that covers more than 35% of the façade.
 - c. Secondary material means any single material that covers 35% or less of the façade.
 - d. Accent material means any single material used for a small building element such as a door, canopy, weather protection, light fixtures cornice, trim (e.g. window trim), signs, or artwork.
 - e. Legend:
 - P = Permitted as a primary, secondary, or accent material.
 - S = Permitted as a secondary or accent material.
 - A = Permitted as an accent material.
 - N = Not permitted
 - f. “C” means that the material may be permitted but the City may require added conditions in order to ensure the durability and quality of materials provide a high level of design, construction, finish, and increase consistency with the desired design character for Sub-Districts as described in OMC18.120.420.

Other materials not covered in this section will be evaluated by the City based on the intent statement of this section.

- g. The City may allow materials otherwise prohibited if the applicant can demonstrate to the City's satisfaction that the material is durable, appropriate for the proposed purpose and application, and meets the objectives of this section.

PERMITTED MATERIALS CHART

Materials	Core - bottom 2 floors	Core - above 2 floors	Capitol - bottom 2 floors	Capitol - above 2 floors	North Capitol - bottom 2 floors	North Capitol - above 2 floors	Waterfront	Art/Tech	RNeighborhood - ground floor	RNeighborhood - upper floors	Entertainment - ground floor	Entertainment upper floors
Brick, stone, masonry except for CMU	P	P	P	P	P	P	PC	P	P	P	P	P
CMU, Plain	N	N	SC	SC	SC	SC	SC	P	AC	AC	AC	PC
CMU with enhancements	SC	SC	SC	SC	P	P	S	P	P	P	P	P
EIFS	N	N	N	N	N	N	N	N	N	N	N	N
Metal siding	N	N	AC	N	PC	P	P	P	AC	SC	AC	P
Cement panels	N	PC	N	PC	SC	P	PC	P	AC	P	AC	P
Lap siding or similar	AC	N	AC	N	P	P	P	P	P	P	PC	PC
Wood panels with special finish and texture	AC	N	AC	N	P	P	P	P	P	P	PC	PC
Mirrored or highly reflective surfaces	N	N	N	PC	N	PC	N	PC	N	N	A	N
Plastic or sheet fiberglass	N	N	N	N	N	N	N	N	N	N	N	N
Chain link fence (site)	N	N	N	N	N	N	N	PC	N	N	N	N
Ceramic tile and similar	P	P	P	P	P	P	P	P	P	P	P	P
Concrete	C	C	C	C	C	C	P	P	C	C	C	C
Stucco	C	C	C	C	C	C	C	C	C	C	C	C

5. Building color. Bright, highly saturated colors such as red, yellow, orange, bright green, bright blue, purple, and black must be limited to their use as accent colors on small architectural features such as a door, canopy, weather protection, light fixtures, cornice, trim (e.g. window trim), signs, or artwork.

18.120.480 BLANK WALL TREATMENTS

A. INTENT

The intent of limiting blank walls is to:

1. Ensure that large expanses of uniform walls visible from a public roadway or park do not detract from the Downtown's appearance or the pedestrian environment.
2. Add interest to local streetscapes.

B. REQUIREMENTS

1. New blank walls. Blank walls facing a public street, pedestrian oriented space, common usable open space, or pedestrian pathway are prohibited unless treated. For large visible blank walls, a variety of treatments may be required to meet the purpose of the standards. Acceptable methods to treat blank walls can include, but are not limited to:
 - a. Display windows at least 16 inches of depth to allow for changeable displays. "Tack-on" display cases shall not qualify as a blank wall treatment.
 - b. A vertical trellis in front of the wall with climbing vines or plant materials.
 - c. Building detailing that adds visual interest at a pedestrian scale. Such detailing shall use a variety of surfaces; monotonous designs will not meet the purpose of the standards.
 - d. Other method approved by the City.

Exceptions:

- i. The City may waive or relax this provision in the Art/Tech Sub-District if the proposed wall is not on a designated Pedestrian Oriented Façade, if it is not visible, and not within 300' from Plum Street NE, Union Ave SE, Capitol Way, or 4th Ave SE.
- ii. Blank wall limitations do not apply to existing blank walls where improvements are not proposed.



Figure 18.120.480.B.1. Examples of blank wall treatments in smaller spaces.

18.120.490 ABOVE GRADE STRUCTURED PARKING

A. INTENT

To minimize negative visual impacts of parking garages or above grade structured parking in buildings. These guidelines apply to all above grade structured parking including above grade parking within buildings as well as stand-alone parking garages.

B. REQUIREMENTS

1. Above grade structured parking and parking garages must be designed to obscure the view of parked cars at the ground level. This does not require opaque screening that would create security issues in conflict with OMC 18.120.280 Site Planning for Security.
2. Where the structured parking or garage wall is built within 10 feet of the sidewalk edge, the grade level façade shall incorporate a combination of artwork, grillwork, special building material, treatment, design, or other treatments as approved by the City that enhance the pedestrian environment. Small setbacks with terraced landscaping elements can be effective in softening the appearance of a parking garage.
3. Above grade structured parking must use articulation treatments (not necessarily building modulation) that break up the massing of the parking structure and add visual interest as described in OMC 18.120.440.B.1.
4. Exception: Structured parking and parking garages screened from public roadways by a building (i.e. a building located between the garage and the public street) are not required to comply with these criteria.



Figure 18.120.490.B.1. The side of this parking garage includes decorative grillwork and a raised brick planter to enhance the pedestrian environment.



Figure 18.120.490.B.2. This building uses openings on its second level parking area to resemble windows.

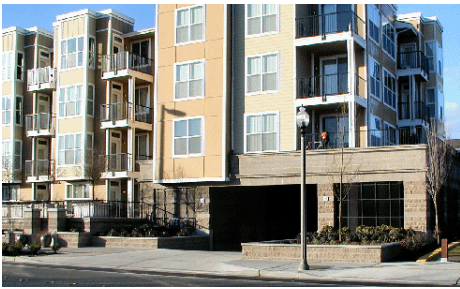


Figure 18.120.490.B.3. Design parking garages to obscure the view of parked cars. Note the landscaping that separates the garage from pedestrians.