



Downtown Design Criteria

Draft Design Guidelines

18.120.400s – Building Design Section

Planning Commission

November 18, 2019



18.120.400s – Building Design

Intent and Exemptions

Building Character

Registered Historic District and Sites

Architectural Composition, Massing, and Articulation

Human Scale Building Elements and Details

Pedestrian Oriented Facades and Weather Protection

Materials and Colors

Above Grade Structured Parking

18.120.310 – Intent and Exemptions

Intent

- Improve pedestrian environment
- Increase distinctiveness and individuality
- Durable, easily maintained, vandal-resistant buildings that compliment history
- Enhance building functionality
- Enhance overall visual quality

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.”



10.420 – Building Character

Intent

- Reinforce distinct building design for character areas
- Retain diversity, retain and preserve historic resources
- Create more continuity and compatibility
- Support preferred uses in sub-districts
- Coordinate with street design
- Allow for creativity







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 facade</p>

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

18.120.420 – Building Character

Requirements

- Building elements and details must be consistent with architectural style, character
- Incorporate architectural design elements and characteristics of sub-districts

Core – 2 of 4

Vertical façade composition; building modulation; window patterns; materials

Business Corridor – 2 of 5

Entries/Plaza with landscaping; artwork or pedestrian amenities; ground floor pedestrian activity; building modulation; special corner treatment

Art/Tech – 3 of 7

Eclectic character; adaptive reuse; simple architecture; industrial fixtures and materials; views into building; water/energy efficient architecture; unique lighting

18.120.420 – Building Character (continued)

Waterfront – 2 of 4

Wide overhangs; large windows; simple building forms with sloped roofs; simple palette of façade materials.

Entertainment – 3 of 6

Expressive architectural style; artwork at street level or exterior of building; extra pedestrian amenities; human scaled elements with colorful accents; unique and/or colorful lighting; additional transparency into ground floor activities

Residential Neighborhood – 3 of 6

Residential elements (porches, balconies, enhanced entries); design elements that provide compatibility between old and new buildings; front yard setbacks with landscaping; variety of materials, building elements, roof forms; extra human scaled elements; permanent façade materials (brick, tile, highly finished concrete)

18.120.430 – Registered Historic District and Sites

Intent

- Support Historic Preservation requirements and Secretary of the Interior's Standards for the Treatment of Historic Properties
- Reinforce historic character and pedestrian orientation of the Core sub-district
- Maintain the Downtown Historic District as the heart of the community
- Allow new development with contemporary design provided new building does not detract for overall historic character of the Downtown
- Honor historic scale and massing of downtown buildings

Requirements

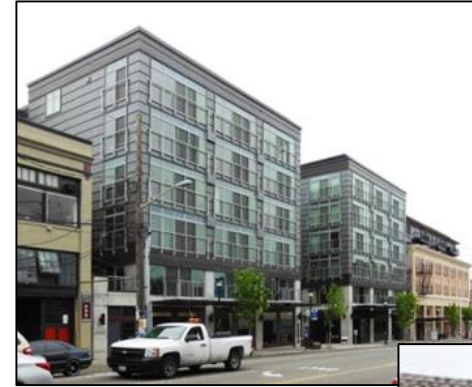
- Review for properties in Downtown Historic District
- Address “substantial alterations” and “minor alterations”
- Clarify review authority



18.120.440 – Composition, Massing, Articulation

Intent

- Façade articulation that reduces perceived scale of large buildings, adds visual interest
- Compatibility with scale of other buildings on the block
- Visually interesting skyline
- Clear and welcoming building entries
- Add visual interest to buildings



18.120. 440 - Composition, Massing, Articulation

Requirements

- Commercial/Mixed Use Façade Articulation (at least 3)
 - Window fenestration patterns and/or entries
 - Use of non-continuous weather protection features
 - Use of vertical piers, pilasters, or columns
 - Change in building material or siding style
 - Vertical elements such as a trellis with plants, green wall, or art element
 - Providing vertical building modulation of at least 12" in depth combined with a change in roofline modulation or a change in building material, siding style, or color.
 - Built in pedestrian amenities such as planters or seating.
 - Other design techniques that effectively reinforce a pattern of small storefronts or uses
 - Building modulation
 - Roofline modulation
- Residential Façade Articulation (at least 3)
 - Use of window patterns
 - Change in roofline
 - Change in building material, siding style, and/or window fenestration pattern
 - Vertical building modulation of at least 12 inches in depth
 - Vertical elements such as a trellis with plants, green wall, or art element
 - Other design techniques that effectively break up the massing at no more than 40 feet intervals



18.120.450 – Human Scale Building Elements/Details

Intent

- Attractive and welcoming building facades and pedestrian environments
- Design quality of buildings when viewed within roughly 80 feet
- Enhance building façade quality
- Human scaled that adds interest and sense of well-crafted quality
- Add interest to streetscape

Requirements

- Human scaled elements (include two or four from list)
- Building entries (face street, weather protection, lighting, façade details for some)
- Façade details (one items from each list – entry treatment, façade details, decorative or textural enhancement)
- Window design (one item from list)
- High Visibility Street Corners – locate building within 15 feet of street corner and accentuate the corner

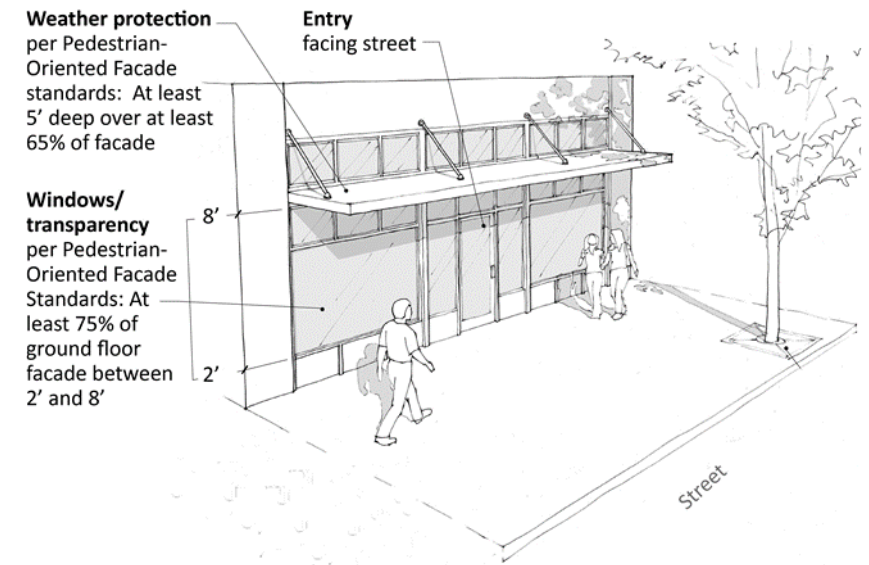
18.120.460 – Facades & Weather Protection

Intent *(for A & B designated streets)*

- Consistently interesting pedestrian environment
- Encourage walking
- Strengthen retail activities
- Allow view into non-residential uses
- Provide adaptable ground floor space
- Increase safety *(eyes on the street)*

Requirements

- Transparent windows
- Primary entrance faces street
- Weather protection at least 5 feet wide over 65% of the front façade
- Ground floor heights of at least 15 feet
- City may approve alternative that meets the intent of these requirements



18.120.470 – Materials & Colors

Intent

- Use durable, high quality, urban building materials
- Promote distinctive mix of materials that helps to articulate facades

Requirements

- Quality building materials – stone, masonry, architectural concrete (1st floor)
- Flood proofing – if conflict, flood proofing for sea level rise applies
- Specific material limitations – for concrete block, metal siding, panel systems, and exterior insulation and finish system (EIFS)
- Specific materials requirements, sub-district specific – chart identifies where materials are permitted in each of the sub-districts



18.120.470 – Materials & Colors

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

P = Permitted as primary, secondary or accent material

S = Permitted as secondary or accent material

A = Permitted as an accent material

N = Not permitted

18.120.480 – Blank Wall Treatments

Intent

- Ensure large uniform walls do not detract from pedestrian environment
- Add interest to streetscapes

Requirements

- Blank walls facing a public street, pedestrian oriented open space, common open space, or pedestrian pathways must be treated with:
 - ✓ Display windows,
 - ✓ A vertical trellis with climbing vines or plants,
 - ✓ Building detailing that adds visual interest at a pedestrian scale, or
 - ✓ Another method approved by the City



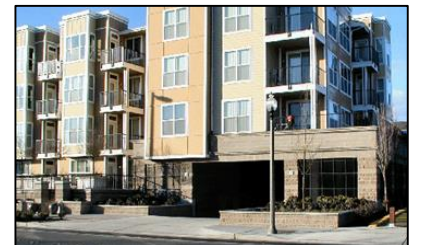
18.120.490 – Above Grade Structured Parking

Intent

- Minimize negative visual impacts of stand alone parking structures, or structured parking in buildings

Requirements

- Design to obscure view of ground floor parked cars
- If within 10 feet of the sidewalk edge the grade level façade shall incorporate artwork, grillwork, special building material, treatment, design, or other treatments as approved by the city
- Use articulation treatments that break up the massing and add visual interest



Future Meetings – Tentative Schedule

Olympia Planning Commission

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

Other public meetings:

Olympia Heritage Commission (*Nov 20th*)

Design Review Board (*Dec 12th and Jan 9th*)

Public Open House (*TBD, January 23rd - tentative*)

OPC Public Hearing (*February 10th - 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.

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