

Project Name: Hilton Garden InnMaster File: #13-0089

- ☐ Concept Design Review  
☒ Detail Design Review

Date: April 10, 2014

**CITY OF OLYMPIA**  
**BASIC COMMERCIAL DESIGN CRITERIA**  
**Chapter 18.110**

<b>18.110.020 – Frontage</b>			
<b>A. REQUIREMENT:</b>			Buildings must abut at least fifty percent (50%) of the street frontage. Gaps in frontage between buildings on a single project may not exceed eighty (80) feet in length.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**STAFF RESPONSE:**

*The primary frontage for the proposed project is Henderson Park Lane. Existing stormwater vaults (installed with site improvements in 2002) prevent the building from being placed along the street frontage. Staff discussed rotating the building with the applicant so that it parallels the street, but variable soil conditions were identified as an issue in the Geotechnical Report.*

*Given these limitations, staff is of the opinion that the building is acceptable as proposed, and that measures can be taken to minimize impacts where parking is situated between the building and the street. See related discussion under 18.110.070 regarding the location of the building and parking.*

<b>18.110.030 – Connections</b>			
<b>A. REQUIREMENT:</b>			Provide driveway and sidewalk connections to and through the development to adjoining streets, bus stops, designated urban trails, and properties, where access exists or reasonable connections are possible. If a parking lot lies between the building entry and an adjacent public street, a pedestrian walkway at least six (6) feet wide shall be provided between them. In all other cases, on-site sidewalks shall have a passable width of at least four (4) feet. All crossings of vehicular travel lanes shall be clearly marked.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Parking lot	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☐ Provide clear pedestrian circulation routes on site.

- ☐ Minimize curb cuts by sharing driveways and access from side streets whenever possible.
- ☐ On large sites where no public streets exist, create a grid street system within the project.
- ☒ Locate storm drainage ponds, swales, and other drainage system components so they do not unreasonably impede pedestrian access to or between buildings.
- ☐ Provide a direct and clear visual connection through the buildings to the front street if parking is located behind the buildings.
- ☐ Provide signs for pedestrians and vehicles within the site, if necessary.
- ☐ Provide walkways through parking bays and adjacent to landscape islands.

**Staff Response:**

*The original proposal showed a single pedestrian connection from Henderson Park Lane to a walkway near the building. As part of Concept Design Review, the applicant was required to provide pedestrian connections and directional signage as follows:*

- *Pedestrian walkways from parking areas to building entrances. Where they cross drive aisles, they shall be clearly marked; and*
- *A minimum 6' wide walkway between the building entry and Henderson Park Lane SE.*
- *Walkways shall be located in such a manner that they provide for the safety of pedestrians, for example through parking bays and adjacent to landscape islands, and Woodland Trail.*
- *On-site directional signage shall be provided. Examples include "main entrance", "guest entrance", "bike parking", etc.*
- *Additional pedestrian scale lighting shall be added, in particular along walkways and drive aisle crossings for pedestrian safety.*

*The site plan was revised to provide a 6-foot wide pedestrian connection between Henderson Park Lane and the main entrance (see Sheet A0.01, Attachment 4). No other walkways or directional signage is proposed. Bollards were added near the outdoor patios, but not along walkways.*

*In staff's opinion, pedestrian safety through clearly marked and illuminated walkways is critical; as such, the original conditions of approval should still be applied as noted in the staff report.*

<b>18.110.040 – Fences and Walls</b>	
<b>A. REQUIREMENT:</b>	Minimize the use of fences that inhibit pedestrian movement or separate the project from the

Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	neighborhood and adjoining streets. Front yards shall be visually open to the street. Where fencing is necessary, maintain a human scale along the street by providing pedestrian connections through use of gates or openings at frequent intervals.
Fences are not proposed.			

**B. GUIDELINES:**

- ☐ Provide variation in fencing through use of stepped fence heights or small setbacks.
- ☐ Add visual interest by providing variation in fence materials, texture, or colors.
- ☐ Provide landscape screening to break up long expanses of fencing.
- ☐ Repeat use of building facade material on fence columns and/or stringers.
- ☐ Provide lighting, canopies, trellises or other features to add visual interest.

18.110.050 – Pedestrian Amenities			
<b>A. REQUIREMENT:</b>			Provide pedestrian amenities in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners. These spaces must include seating, landscaping, and at least two of the following:
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	
			<ol style="list-style-type: none"> <li>1. Patterned materials on walkways;</li> <li>2. Shelters;</li> <li>3. Trash receptacles;</li> <li>4. Drinking fountains;</li> <li>5. Pedestrian lighting, light bollards, or alley lighting;</li> <li>6. Fountains, sculptures, mobiles, kiosks, or banners;</li> <li>7. Street trees, flower boxes, or container landscaping in alleys;</li> <li>8. Street vendor stations where appropriate; or</li> <li>9. Bike racks.</li> </ol>

**STAFF RESPONSE:** *Proposed pedestrian amenities include two terraces with outdoor seating, use of brick (or similar) pavers at the main entrance under the entry canopy, patterned concrete in the outdoor terraces, and bike parking. Landscaping is proposed around the perimeter of the outdoor terraces.*

18.110.060 – View Preservation			
<b>A. REQUIREMENT:</b>			<p>In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these features for significant numbers of people from public rights-of-way, and shall provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained.</p> <p>Refer to the Scenic Vista overlay zoning maps available at the Community Planning and Development Department.</p>
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

18.110.070 – Building Location and Design			
<b>A. REQUIREMENT:</b>			<ol style="list-style-type: none"> <li>1. Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made where an alternative building location would provide as good or better pedestrian access. Exceptions may be made in the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060.</li> <li>2. Entrances to buildings shall be clearly articulated and obvious from the street.</li> <li>3. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.</li> </ol>
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Staff Response:**

*The proposed project does not meet Requirement #1 due to the existing storm water vault and unsuitable soil conditions. At Concept Design Review, the applicant was required to provide significant landscaping at the building entrance and along the street frontage. In addition, a tree species with a broader canopy than Chanticleer Pear was to be selected to soften the appearance of the parking lot.*

*The site and landscape plans have been revised to provide much larger planting areas along the street and in front of the porte cochere. A variety of trees, shrubs and groundcover are proposed.*

*The previous landscape plan indicated the use of Chanticleer Pear in the parking lot landscape islands. The Board required that it be replaced with a broader tree. The applicant is proposing the use of Nyssa Sylvatica, which reaches a 30-foot width (may be less due to planting conditions) at maturity.*

*The proposed changes comply with this design standard. The appearance of the parking lot is mitigated with the larger planting areas and broader tree canopy.*

<b>18.110.080 – Maintaining Human Scale</b>			
<b>A. REQUIREMENT:</b>			Use design elements to maintain a human scale at the street. Projects requiring a conditional use permit in a residential zone must incorporate elements that relate to existing buildings in the neighborhood.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ Where there is a strong sense of human scale neighborhood identity, use building modulation, roof forms, windows, materials, and details that are similar to the neighborhood buildings.
- ☒ Articulate façade design features to reduce the apparent size of large buildings. Design elements may include, but are not limited to: facade modulation, cornices, window patterns, plazas, porches, patios, decks, covered entries, balconies, bay windows, dormers, stepped roofs, gables or other roof elements, a variety of cladding materials, lighting fixtures, trellises, trees or other landscape features, and multiple paint colors and building materials.
- ☐ Locate retail shops with display windows at the street level around the exterior of larger commercial buildings.

**Staff Response:**

*The applicant was required to provide additional exterior treatment for greater detailing and visual interest.*

*Major revisions have been made to the building design including a flat roof with parapets instead of a gabled roof, greater window fenestration, use of arched window forms, dentils, reveals, use of brick and masonry block on the lower half of the building, and variation in brick pattern and*

color. The original brewery building in Tumwater served as the inspirations for many of these changes.

The proposal complies with this design standard. The project now includes many of the elements encouraged under the Guidelines.

18.110.090 – Street Walls			
<b>A. REQUIREMENT:</b>			Use a high proportion of clear or lightly tinted glass at the street level for displays or to reveal services available where appropriate. This glass shall cover or comprise at least sixty (60) percent of the building face between two (2) and eight (8) feet in elevation above the sidewalk. If glass is not possible, at least one (1) of the following, or an equivalent, shall be substituted for glazing on the building walls fronting on a street, sidewalk, or other pedestrian walkway visible to pedestrians. The following guidelines are listed in order of preference. Wall segments without such treatments should not exceed thirty (30) feet in length:
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**B. GUIDELINES:**

- ☐ Ornamental and structural architectural details that provide texture to the building surface; or
- ☐ Climbing plants, vines, trees, or other vegetation that, within three (3) years of planting, can reasonably be expected to cover or screen the wall to the degree required to comply with this section; or,
- ☐ A pedestrian area, consistent with Section 18.06.100, Development Standards, located along the southern, eastern, or western exposure of a building face at a transit stop, intersection corner, or other location.

18.110.100 – Windows			
<b>A. REQUIREMENT:</b>			Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ Provide variation in rhythm both horizontally and vertically.
- ☒ Use windows that are recessed or protruding such as bay windows.
- ☒ Use visually significant window elements, including lintels, sills, casings, mullions, and frame dimensions.
- ☒ Provide more glazing area on the ground floor than on the upper floors.

**Staff Response:**

*The applicant was required at Concept Design Review to provide additional window fenestration, deeper recesses, and a greater number of windows on the northeast and southwest building elevations.*

*Several elements have been added including architectural window trim and headers (formed with stucco), arched elements, and horizontal banding. On the lower portion of the building, where full size brick is proposed, soldier course will be used above the windows.*

*Windows have been added to the northeast elevation, giving it greater consistency with other elevations. No additional windows were added to the southwest elevation, but other changes such as the use of brick and emphasizing the stair tower as a focal element tie this elevation into the rest of the building, as well as the pavilion building by repeating the hip roof.*

*The proposal complies with this design standard. The added fenestration creates a higher level of detail and visual interest. The use of full size brick and architectural trim create deeper window recesses and greater shadowing than the original proposal.*

<b>18.110.110 – Projections into the Right-of-Way</b>			
<b>A. REQUIREMENT:</b>			In order to create a positive visual experience for the pedestrian moving along the street, add interest and variety to building facades by using projections into the right-of-way.
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

**B. GUIDELINES:**

- ☐ Use any of a variety of projections such as awnings, trellises, planter boxes, bay windows, balconies, canopies and porticos. When awnings are used they should cover the pedestrian clear zone (the 42" of sidewalk immediately adjacent to the building).

Also see Development Guidelines and Public Works Standards 12.24.020, as amended.

18.110.120 – Roofs			
<b>A. REQUIREMENT:</b>			Provide relief, detail and variation to rooflines.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ Use cornices at upper edge of façades or soffit overhangs on rooflines that abut the street.
- ☐ Use landscaped roof terraces and gardens on buildings that are stepped back from the street.

**Staff Response:**

*The original design proposed a massive gabled roof with secondary gabled elements. This was identified as a concern in the staff and by neighboring residents during the public comment portion of the Design Review Board meeting. The applicant was required to reduce the size of the largest gable on the northwest to match the others, and to add a cupola element on the southwest stair tower.*

*The applicant followed the Board's suggestion to consider the surrounding area in the developing design solution. Instead of the large gabled roof, a flat roof is now proposed. Raised parapets with detailed cornices are used to break up the roof line. The stair tower at the southwest building corner is given more prominence and pulls in elements from the original brewery building including a hip roof, dentils, and arched "window" recesses.*

*The proposed complies with this design standard. The use of a flat roof with raised parapets, detailed cornices and arched elements provide variation and relief of the roof line and create a commercial context. The stair tower at the southeast corner with its hipped roof provides a nice contrast and further variation of the roof line.*

18.110.130 – Corners			
<b>A. REQUIREMENT:</b>			Create pedestrian friendly building elements at intersections and alley entrances.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



**B. GUIDELINES:**

- ☐ Incorporate features such as inset or angled corners and entrances, display windows, or corner roof features.

<b>18.110.140 – Consistency</b>			
<b>A. REQUIREMENT:</b>			buildings shall have a consistent visual identity from all sides visible to the general public; except, building walls adjacent to alleys in the downtown design district.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ Use consistent exterior materials, architectural detailing, and color schemes.
- ☒ Buildings should present a comparable level of quality of materials, detailing and fenestration.

**Staff Response:**

*The original design did not include the same level of detail on all elevations. The applicant was required to add windows and/or architectural detailing to create consistent visual identity. The applicant responded by doing both (see discussion above under 18.110.100, Windows).*

*The proposed comply with this design standard. Consistent visual identify is provided on all building elevations.*

<b>18.110.150 – Colors and Materials</b>			
<b>A. REQUIREMENT:</b>			Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ Avoid large expanses of highly tinted or mirrored glass.
- ☒ Do not use highly reflective exterior materials (except glazing) where glare would affect nearby buildings or traffic.

**Staff Response:**

*The original proposal included the use of EIFS for the entire exterior. Due to issues with EIFS failing on other projects in Olympia, the applicant was required to minimize the use of EIFS. The*

*applicant was also encouraged to use high quality materials that reflect the surrounding environs.*

*The applicant eliminated the use of EIFS and is now proposing the use of brick (full size) and masonry block on the lower portion of the building. The upper portion is proposed to be stucco. The color scheme is similar to the original proposal with dark brown and red brick and masonry, a medium brown for the field stucco color and dark brown for the stucco accent color.*

*Photo images of the materials and colors are included in the packet but are not an accurate rendition of the actual materials and colors. The material/color board will be presented at the DRB meeting. The color board includes a lighter color (tan) for the field stucco which, in staff's opinion, would provide greater contrast between the upper and lower portions of the building. A condition of approval encouraging the applicant to use a lighter color is included in the staff report.*

*The changes in materials comply with this design standard. The applicant has been responsive to the Boards interests in using long lasting materials and local cues in developing design solutions.*

<b>18.110.160 – Lighting</b>			
<b>A. REQUIREMENT:</b>			Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ Use lighting to emphasize key architectural elements and landscape features.
- ☒ Use adequate lighting along sidewalks and alleys to provide well-lit pedestrian walkways.

**Staff Response:**

*The lighting plan had not been fully developed at Concept Design Review. The applicant was required to provide additional lighting, especially in the parking lot and along walkways for increased pedestrian safety.*

*A site lighting plan has been prepared and is included in the packet along with cut sheets and specifications. The lighting program includes pole lights in the parking lot with cut-off fixtures to minimize glare and spillover, bollards, and directional lighting to illuminate the building exterior.*

*Additional lighting may be needed to address comments under 18.110.030, Connections. If the Board determines that walkways be designated in the parking lot, the lighting plan and photometric will need to be evaluated to ensure adequate lighting. This assessment can also consider lighting levels along walkways surrounding the building. If additional lighting is needed, it can be addressed during permit review.*

<b>18.110.170 – Parking Structures</b>			
<b>A. REQUIREMENT:</b>			Vehicle entries to garages shall be recessed at least six (6) feet from the street facade plane. At least sixty (60) percent of the street facade between two (2) and eight (8) feet above the sidewalk, shall have at least one (1) of the treatments listed below.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**B. GUIDELINES:**

- ☐ Transparent windows (with clear or lightly tinted glass) where pedestrian-oriented businesses are located along the facade of the parking structure; or
- ☐ Display windows; or
- ☐ Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief art work, or similar features; or
- ☐ Decorative metal grille work or similar detailing which provides texture and covers the parking structure opening; or
- ☐ Vertical trellis or other landscaping or pedestrian plaza area.

<b>18.110.180 – Plant Selection</b>			
<b>A. REQUIREMENT:</b>			Select plants that are compatible with planting conditions and existing landscaping. Plant trees that at their mature, natural size will be well-suited to the planting location. Avoid use of invasive species adjacent to critical areas. Do not plant noxious weeds, as defined by the Thurston County Noxious Weed Control Program (lists are on file with Thurston County or the City's Community Planning & Development Department).
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.

- ☒ Consider mature tree size in relation to planting area dimensions and soil type.
- ☒ Avoid a haphazard appearance by using a limited number of plant species.
- ☐ Choose native plant species for primary landscaping; limit use of exotic plant species to areas of interest or effect.

**STAFF RESPONSE:**

*There were few changes required to the landscape plan at Concept Design Review. The applicant was asked to confirm the hardiness of the plant list and ensure that the provisions of OMC 18.36 were met.*

*The landscape plan was revised in response to comments made during the land use review. Landscape islands were increased in width, a greater variety of plant materials are proposed at key locations, and grading has been modified which promotes better plant establishment. The applicant requested a reduction in the width of the perimeter landscape area on the west property line from 10 feet to 5 feet to accommodate the drive aisle. Such requests can be administratively granted as long as the reduced area is included elsewhere on-site and if the intent of the code regarding screening is met. Staff approved the request due to the presence of large trees in the I-5 right-of-way. Instead of a double row of shrubs, there is now a single row. A row of Bowhall red maple is proposed instead of a mix of coniferous and deciduous trees.*

*The landscape plan is generally consistent with OMC 18.36 except for the area between the parking lot and sidewalk at the south end of the site. Additional landscaping will be required and handled during engineering permit review. The applicant will also be required to add trees where they were removed from islands in the southern parking area (trees were removed to avoid conflicts with lights; this will be addressed during engineering permit review).*

*The landscape architect has indicated that the proposed plants are well suited to local conditions. Staff generally concurs. Flax does not do well in cold windy conditions, but since it is are used in small quantities (total of 7), they can be easily replaced if damaged. Or, they can be relocated to a more shelter location and replaced with a hardier plant.*

<b>18.110.190 – Screening Site Services</b>			
<b>A. REQUIREMENT:</b>			Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process. Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. Screen roof-top mechanical and communications equipment on all sides.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- ☐ Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses.
- ☐ Screen or paint wall mounted mechanical equipment to match the building.

**Staff Response:**

*The applicant was required to show the location and screening of all vaults and meters where visible from the street. This information was not included on the plans and will be required to be shown on plans submitted for engineering and building permit review. The location of the backup generator also had to be shown; it will be located inside the trash enclosure.*

<b>18.110.200 – Screening Blank Walls</b>			
<b>A. REQUIREMENT:</b>			Use a variety of landscape materials along lengthy expanses of blank walls or fences.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☐ Screen walls or fences with a combination of trees, shrubs and vines.
- ☐ Use irrigated raised planter boxes for screening purposes.
- ☐ In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

**Staff Response:**

*As a condition of approval at Concept Design Review the applicant was required to address blank walls. The changes described early address previous concerns.*



Project Name: Hilton Garden InnMaster File: #13-0089

- ☐ Concept Design Review  
☒ Detail Design Review

Date: April 10, 2014

**CITY OF OLYMPIA  
 COMMERCIAL DESIGN REVIEW - FREEWAY CORRIDOR DISTRICT  
 Chapter 18.145**

<b>18.145.020 – Landscape screening adjacent to freeways</b>			
<b>A. REQUIREMENT:</b>			Provide landscape screening adjacent to the freeways where development is visible to motorists passing through the City of Olympia. All properties adjacent to the freeway shall provide a sight-obscuring hedge and/or a sound-absorbing wall measuring between four (4) feet and six (6) feet in height.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ Landscape screening may include plant materials, fences, berms, and walls.

**Staff Response:**

*The original proposal depicted a mix of shrubs and deciduous trees along the northwest property boundary. The applicant was required to replace half of these trees with evergreen trees. In addition, trees and shrubs were to be planted in a more natural configuration to complement trees in the I-5 right-of-way.*

*Since Concept Design Review, the applicant had to move a large retaining wall outside of the required yard along Henderson Boulevard. This resulted in significant changes to the parking layout on the north portion of the site including a reduction in the width of the perimeter landscape area along the northwest property line from 10 feet to 5 feet. Such requests are allowed as long as the reduced area is included elsewhere on-site and the intent of the screening requirements is met. Due to the presence of large trees in the I-5 right-of-way that provide screening, staff approved the request to reduce the width of the planting strip. Instead of a double row of shrubs, a single row is proposed. A row of Bowhall red maple is proposed instead of a mix of coniferous and deciduous trees.*

<b>18.145.030 – Security and site lighting</b>	
<b>A. REQUIREMENT:</b>	Eliminate glare onto the freeways from security lighting and site lighting.

Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	
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**B. GUIDELINES:**

Use the following techniques to prevent spillover lighting glare:

- ☒ Use cut-off lenses to prevent light from shining off site.
- ☒ Locate light fixtures to avoid spillover lighting onto freeways.

**STAFF RESPONSE:**

*Pole lights are proposed along the northwest perimeter of the site. Cut-off fixtures will be used to prevent light from spilling onto I-5.*

<b>18.145.040 – Signs adjacent to freeways</b>			
<b>A. REQUIREMENT:</b>			To reduce visual sign clutter, signage shall be distinct and minimal. Signs along the freeways are limited to identification of the multifamily complex, shopping center, or industrial complex adjacent to the freeway. Signs must conform to the Olympia Sign Code.
Complies <input checked="" type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ The identification sign should be located flush on the primary building wall facing the freeway or freestanding in the landscape area no closer than five (5) feet to the freeway rights-of-way.
- ☒ Freestanding signs should not exceed twenty-five (25) feet in height nor two hundred (200) square feet in sign surface area (total of all sign faces of the sign).
- ☐ Signs mounted flush on the building may not exceed one (1) square foot of sign surface area per one linear foot of wall it is mounted on up to two hundred (200) square feet of sign surface area, (a twenty (20) foot long wall may have up to a twenty (20) square foot sign) in accordance with Chapter 18.42, Signs.

**STAFF RESPONSE:**

*Sign locations are shown on the elevations in the attached packet. Identification signs will be flush-mounted on the building walls. A free standing sign is proposed at the entry driveway; it does not exceed the height or area limits noted above. Compliance with sign area requirements will be confirmed at the time of sign permit application.*