

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
May 15, 2014

Case: Tanasse Mixed Use Building, 14-0025

Applicant: Gretchen Van Dusen
409 Rogers ST NW
Olympia WA 98502

Location: 924 State Avenue NE
Olympia WA

Request: Conceptual Design Review

Project Description: The project is for a three story mixed-use office and residential building with a gross floor area of 6,970 sq.ft. The commercial space will occupy the ground floor and half of the second floor. One residential unit will share the second floor with the commercial use; and one residential unit will occupy the entire third story. Parking for 7 vehicles will be provided north of the structure with access from the alley. An extensive landscape plan and street and alley improvements are proposed as part of the design program.

City Staff: Catherine McCoy, Phone: 360.570.3776;
E-Mail: cmccoy@ci.olympia.wa.us

Zoning District & Comprehensive Plan Designation: Professional Office/Residential Multi-family (PO/RM)

Scenic Vista: N/A

Critical Areas: None

SEPA Determination: A SEPA environmental determination has not yet been made.

NOTIFICATION: In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on or before April 22, 2014, to the Property Owners within 300 feet of the project site, Parties of Record and the Recognized Neighborhood Association(s).

Adjacent Development/Context: The development site is located mid-block on State Avenue NE between Pear Street and Quince Street in the Bigelow Neighborhood. Development within 1000 feet of the site consists of a broad range of residential and commercial uses in buildings of varying ages and architectural styles due in large part to the heterogeneous blend of zoning districts, design review districts, and an historic district immediately north of the site. A breakdown is provided below:

Site Zoning District – Professional Office/Residential Multi-family (PO/RM)

- ↑ Residential 4 to 8 units per acre (R 4-8)
- ↑ Residential Multifamily 18 units per acre (RM-18)
- ↔ Urban Waterfront (UW)
- ↔ Downtown Business (DB)
- ↓ General Commercial (GC)
- ⇒ High Density Corridor 1 (HDC-1) (Figure 1)

Site Design Review District – Downtown Design Review District

- ↔ Infill Regulations
- ↔ Port Design District
- ⇒ High Density Corridor

Site Neighborhood – Downtown Neighborhood Association, Olympia Downtown and the Bigelow Neighborhood

- ↑ **North of the Site** – Olympia Avenue Historic District (Figure 2).

The intent of the site's underlying zoning district, Professional Office/Residential Multifamily District (PO/RM), is to:

Provide a transitional area, buffering residential areas from more intensive commercial uses. Development within this district should be compatible with residential uses and generate low vehicular traffic characteristic of less intrusive uses.

Provide for a compatible mix of office, moderate to high-density residential and small-scale commercial uses, in order to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area. OMC 18.06.020.B.9.



Figure 2 Subject Site and Surrounding Zoning. CPD, 2014.

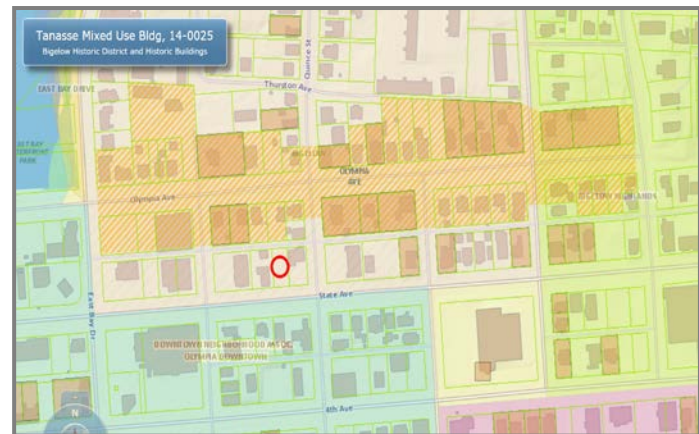


Figure 2 Bigelow Historic District North of the Subject Site. CPD, 2014.

Existing Site Conditions: The vacant 6,300 sq.ft. lot is situated between State Avenue NE and an alley north of the site. State Avenue is a busy one-way west-bound major arterial; one block south of State Avenue is the one-way east-bound 4th Avenue, also a major arterial. The alley immediately north of the site is an unimproved 12 to 14 foot wide alley.

The lot is flat due to previous grading, although the block and the surrounding area gradually slope from east/northeast to west. The abutting lot to the west is five feet lower than the subject site; and the lot abutting the site to the east is five feet higher in elevation. The drop in elevation is more dramatic along State Avenue beginning at Ralph's Thriftway (State Avenue and Fairview Street), flattening out at Budd Inlet along East Bay Drive (a distance of approximately 12 city blocks; less than one mile). The drop in elevation, from approximately 200 feet to 44 feet, is due to a natural ridgeline that extends from the Eastside Neighborhood near I-5 to the shoreline along East Bay Drive.

The lot is currently undeveloped aside from retaining walls along both north-south property lines. The heights of the retaining walls vary from two feet, closest to State Avenue, to five feet nearer the alley. The lot to the immediate west is developed with a three-unit residential house. The parcel east of the site is developed with a commercial use in a residential house, combined with a private open space area nearer the corner of State Avenue and Quince Street.

Public Comment:

CPD has received both supportive and opposing public comment associated with the development proposal. Two neighborhood meetings have been held: March 25th and April 15th, 2014.

Site Plan Review Committee Comments: The proposal is currently under review by the Site Plan Review Committee. No decision will be made until after that review is complete.

DESIGN ISSUES:

Concept Design Review involves the major design elements of a project which include site analysis and contextual response, site development, and architectural and landscape concepts as they relate to the general Citywide design criteria and the specific design criteria of the design district(s).

The section called "How to Use Design Guidelines (OMC 18.100.100)" in the Olympia Municipal Code encourages creative solutions in meeting the Requirements as long as these design solutions **are equal to or better than** the guidelines listed below the Requirement Sections.

City staff has evaluated the project based on the architectural plan set, date-stamped February 26, 2014, and associated application forms and materials; and the Basic Design Criteria, OMC 18.110, and Commercial Design Criteria Downtown, OMC 18.120. The project file and application materials, including public comment, are available for review at the Community Planning & Development Department, second floor, City Hall.

The project proposal lies within a sensitive, multi-faceted, and evolving transition area. The small underlying zoning district is intended to provide a buffer between the residential uses north of the

development site, the Downtown Olympia commercial development area, and the High Density Corridor districts immediately east of the PO/RM zone. The corridor is zoned for mixed uses such as this development proposal, and as proposed the development satisfies the zoning development standards.

The project site is south of the Bigelow Historic District – a vital component of the City’s rich history. However, 1) the site is not within the Historic District, 2) does not involve the demolition or alteration of an existing designated historic property, and 3) the building design and the building’s orientation are towards State Avenue – a corridor that welcomes the quality of design and form proposed (expressed through established development within 1000 feet of the subject site); and the site planning applied exceeds the City’s development and design review requirements.

The overall architectural concept acknowledges and respects the northern Historic District by incorporating supportive design elements and features, such as stepping the building back considerably and presenting a residential ‘face’ along the alley; by incorporating side yard setbacks that offer space, privacy, and beauty in landscaping; and by offering a contemporary, active, and transparent design toward the street that will contribute positively to the development along the commercial corridor.

City staff has reviewed this project and has determined that the proposal meets the intent of the Concept Design Review Requirements. Detailed project analysis is provided in the design review checklists beginning on page 7 of this report. Staff recommendations to the Design Review Board are provided below, with Code references provided *in Italics* as a framework for the recommendations.

STAFF RECOMMENDATION:

Conceptual Design Review approval is recommended, subject to the conditions listed below.

- A. Context Plan: Approve as proposed.**
- B. Preliminary Site & Landscape Design: Approve as proposed.**
- C. Preliminary Building Design: Approve subject to the following conditions:**

OMC 18.110.080

- 1.** Provide more visual screening to the balcony railings above the garage and at the second floor level (the area below the handrail) for an increased level of privacy for residents across the alley.
- 2.** Depict the staircase that leads from the second story to the roof deck along the rear façade in the black and white elevations and the colored renderings. The east and west elevations do not show the staircase. The staircase is part of the design and when included will provide a better over-all perspective of the design at the rear of the property.

OMC 18.110.100

3. Consider modifying the windows on the east and west facades from vertical placement and alignment to horizontal.

OMC 18.110.120

4. Consider stepping the rooftop elevator structure back from the edge a minimum of one foot to break up the scale of the building wall along the alley, and de-emphasize the extent and size of the elevator structure on the roof. This modification would also help distinguish the different façade materials and alley façade articulation.
5. Consider adding landscape elements along the roofline to further break the appearance of the flat/horizontal roof line.

OMC 18.110.150

6. Provide studies, alternatives, additional options to the proposed main color scheme and application in the building design.

FOR DETAIL DESIGN REVIEW, DEPICT THE FOLLOWING ITEMS IN THE ARCHITECTURAL PLAN SET/PACKET:

OMC 110.050

7. Provide details of the front entryway furniture. Include the details in the plan set.
8. Provide design details of the texture, pattern, and colors of the hardscape area at the front entryway. Include the details in the plan set.
9. Provide the design details of the short-term bicycle parking spaces; include dimensions of the overhead canopy coverage (OMC 18.38.220.C.3 and 4).

OMC 18.110.150

10. Provide a colors and materials board - one that includes material and color choices for building materials, windows, balconies, railings – main exterior façade features.

OMC 18.110.160

11. Provide the specifications of lighting choices in the plan set. Include light intensities, shading, structural details, and locations.

OMC 18.110.180

12. Provide colored renderings, drawings, or sketches of plantings at maturity, at ground level, around the entire building. Include plant specimens that will be used on the fencing at the rear of the property.

OMC 18.110.190

13. Depict the design and structural details of the solid waste/recycling area in the plan set. Provide materials, colors, screening options – to scale and with dimensions.

OMC 18.120.140

14. Provide a signage plan that complies with OMC 18.42, and meets the guidelines listed in OMC 18.120.140. Depict lighting associated with signage in the plan set as well.

Submitted By: Catherine McCoy, Associate Planner

Attachments:

2. General Land Use Application
3. CONCEPT Design Review Application
4. Project Narrative
5. Tanasse Plan Set
6. Combined Site Photos
7. Article: Protecting Single Family Neighborhoods
8. Tanasse Building Summary
9. Public Comment

Project Name: Tanasse Mixed Used BuildingMaster File: 14-0025☒ **Concept Design Review**Date: May 15, 2014☐ Detail Design Review

CITY OF OLYMPIA
BASIC COMMERCIAL DESIGN CRITERIA
Chapter 18.110

18.110.020 Frontage**A. REQUIREMENT:**

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

CONCEPT Staff Response: *The development standards of the PO/RM zoning district require a ten foot minimum setback from the front property line. The building setbacks meet this requirement, and 100% of the building faces the street frontage (south).*

18.110.030 – Connections**A. REQUIREMENT:**

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

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.

CONCEPT Staff Response: *Three on-street parking spaces are provided along State Avenue as on-street parking credit for non-residential uses (OMC 18.38.060.K). Seven off-street parking spaces are provided for both the commercial and residential uses behind the building, with access from the alley. Though there will be mature landscaping on both sides of the building (east and west), each side maintains a side yard setback and will have visual connection from the alley to the street frontage.*

18.110.040 – Fences and walls

A. REQUIREMENT:

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Minimize the use of fences that inhibit pedestrian movement or separate the project from the 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.

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.

CONCEPT Staff Response: *Solid fencing is provided to conceal parking off the alley. The fencing extends approximately 20 feet from the horizontal plane of the building to the alley. The use of vine plantings along the fence adds to the quality of the landscaping, improves the aesthetic along the alley, and supports a human scale along the alley. Low level retaining walls extend the length of each side property line; the retaining walls vary in height from 1 to 4 feet in height.*

18.110.050 – Pedestrian amenities**A. REQUIREMENT:**

Complies

☐

Conflicts

☐

N/A

☐

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:

1. Patterned materials on walkways;
2. Shelters;
3. Trash receptacles;
4. Drinking fountains;
5. Pedestrian lighting, light bollards, or alley lighting;
6. Fountains, sculptures, mobiles, kiosks, or banners;
7. Street trees, flower boxes, or container landscaping in alleys;
8. Street vendor stations where appropriate; or,
9. Bike racks.

CONCEPT Staff Response: *The design provides several amenities that enliven the site and add interest to the building. Examples include patterned surface material at the building's main entry on State Avenue, a bench adjacent to the front entryway, covered bicycle racks adjacent to the front entry, two dry stream bed features similar in function to swales, year-round landscaping, and large windows at ground level.*

STAFF RECOMMENDATION:

- *Provide details of the front entryway furniture. Include the details in the plan set.*
- *Provide design details of the texture, pattern, and colors of the hardscape area at the front entryway. Include the details in the plan set.*
- *Provide the design details of the short-term bicycle parking spaces; include dimensions of the overhead canopy coverage (OMC 18.38.220.C.3 and 4).*

18.110.060 – View preservation**A. REQUIREMENT:**Complies
☐Conflicts
☐N/A
☒

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.

Refer to the Scenic Vista overlay zoning maps available at the Community Planning and Development Department.

CONCEPT Staff Response: *The building design does not block vehicular or pedestrian views from the public right-of-way – State Avenue.*

18.110.070 – Building location and design**A. REQUIREMENT:**Complies
☒Conflicts
☐N/A
☐

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.
2. Entrances to buildings shall be clearly articulated and obvious from the street.
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.

CONCEPT Staff Response: *The building will contain commercial and residential uses, and is designed to include separate commercial and residential entrances. The primary commercial entry is off State Avenue and includes a prominent highly visible entryway, with architectural details and landscaping that accentuate and define the building entry. A combined secondary commercial and primary residential entry is proposed along the east façade and includes an overhead canopy and security lighting that will illuminate the access point. All entry points are visible from street and alley rights-of-way. Parking has been located behind the building and is provided security lighting.*

18.110.080 – Maintaining human scale**A. REQUIREMENT:**

Complies

☐

Conflicts

☐

N/A

☐

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.

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.

CONCEPT Staff Response: *The design offers a strong sense of human scale along State Avenue. This is achieved with the application of the following features: attractive and well-placed building materials; vertical and horizontal building articulation; the placement of several pedestrian amenities; high quality landscaping; street level visual transparency; and an entryway that includes overhead weather protection and ample lighting.*

The building is setback from the rear property line and alley 23 feet, then stepped back an additional 20 feet at the second story. The rear façade includes residential scale balconies above the garage and at the second story level with clear glass railing. In an effort to afford the most privacy along the alley as possible, the design team should consider modifying the railings at the second and third story balconies from clear to a sight-obscuring solid material – providing some type and level of visual screening. This would protect the privacy of residents in their backyards across the alley (people sitting on the balcony would not be able to look down on activities below) and would shield stored items on the deck from view.

STAFF RECOMMENDATION:

- *Provide more visual screening to the balcony railings above the garage and at the second floor level (the area below the handrail) for an increased level of privacy for residents across the alley.*
- *Depict the staircase that leads from the second story to the roof deck along the rear façade in the black and white elevations and the colored renderings. The east and west elevations do not show the staircase. The staircase is part of the design and when included will provide a better over-all perspective of the design at the rear of the property.*

18.110.090 – Street walls**A. REQUIREMENT:**

Complies



Conflicts



N/A



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:

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.

CONCEPT Staff Response: *The design exceeds the required 60% of transparency at the street level by incorporating floor to ceiling glazing in the form of windows and an open entryway, high quality native and drought tolerant plantings, and a pedestrian area at the entryway for seating and bicycle parking.*

18.110.100 – Windows**A. REQUIREMENT:**

Complies



Conflicts



N/A



Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.

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.

CONCEPT Staff Response: *There are no side yard setback requirements for this development in this zoning district, yet the building is set back from the property lines on both side yards; 8 feet on the east side and 10 feet on the west side. The setbacks add a higher level of respect*

for adjacent properties, and coupled with the quality of landscaping will provide a pleasant separation between the properties and structures.

The window placement along the east and west facades could be modified to add more privacy for both on and off-site individuals. The applicant team should consider locating the windows along the east and west facades in a more horizontal alignment rather than vertical. Horizontal bands of windows offer deeper and more diffuse penetration of light into the building, requiring less shading of light and glare into a room in relation to view windows, and offer more privacy for adjacent properties

STAFF RECOMMENDATION:

- *Modify the windows on the east and west facades from vertical placement and alignment to horizontal.*

18.110.110 – Projections into the right-of-way

A. REQUIREMENT:

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

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).

18.110.120 – Roofs

A. REQUIREMENT:

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide relief, detail and variation to roof lines.

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.

CONCEPT Staff Response: *The roof line provides variation with different heights of vertical elements and horizontal roof projections. Additional steps might be taken to de-emphasize the prominence of the elevator structure, distinguish the different façade materials, and integrate the roofline into the surrounding environment.*

STAFF RECOMMENDATION:

- *Step the rooftop elevator structure back from the edge a minimum of one foot to break up the scale of the building wall along the alley, and de-emphasize the extent and size of the*

elevator structure on the roof. This modification would also help distinguish the different façade materials and alley façade articulation.

- *Add landscape elements along the roofline to further break the appearance of the flat/horizontal roof line.*

18.110.130 – Corners

A. REQUIREMENT:

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Create pedestrian friendly building elements at intersections and alley entrances.

B. GUIDELINES:

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

18.110.140 – Consistency

A. REQUIREMENT:

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

B. GUIDELINES:

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

CONCEPT Staff Response: *The building has consistent visual identity and articulation from all sides through the use of varied and complimentary exterior materials.*

18.110.150 – Colors and materials

A. REQUIREMENT:

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

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.

CONCEPT Staff Response: *The hardi panels, the metallic panels, and the glazing combine to provide texture and consistency in the design. The single principal color is brightly saturated (purer in color) and could be decreased in intensity without reducing the overall integrity of*

the design. One option might be to apply the reddish-orange color expressly to the front façade and wrap the color around the sides on the first wall plane/section. After the first section, on the side facades, the colors could soften in hue (perhaps with the projecting wall elements) with the goal of capturing more of the colors of the surrounding environment and lessening color impacts to side yard residential uses.

STAFF RECOMMENDATION:

- *Provide alternatives or options to the proposed main color scheme and application in the building design.*
- *At the detail design stage of review, provide a colors and materials board - one that includes material and color choices for building materials, windows, balconies, railings - all main exterior façade features.*

18.110.160 – Lighting

A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☐

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

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.

CONCEPT Staff Response: *The site plan depicts several lighting options, such as recessed soffit lighting at the front entry, and wall mounted security lighting. Site lighting should increase site safety in all locations, and highlight architectural or landscape features such as entries, signs, canopies, plantings, and art. Lighting choices should provide illumination and avoid off-site night glare and pollution.*

STAFF RECOMMENDATION:

- *Provide the specifications of lighting choices in the plan set. Include light intensities, shading, structural details, and locations.*

18.110.170 – Parking structures

A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☒

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.

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.

18.110.180 – Plant selection

A. REQUIREMENT:

Complies

☐

Conflicts

☐

N/A

☐

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).

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.

CONCEPT Staff Response: *The conceptual landscape design is solid and well considered. The next step is to illustrate how the choices integrate with the building design at the pedestrian level, and how the plan protects the privacy of on and off-site users.*

STAFF RECOMMENDATION:

- *Provide colored renderings, drawings, or sketches of plantings at maturity, at ground level, around the entire building. Include plant specimens that will be used on the fencing at the rear of the property.*

18.110.190 – Screening site services

A. REQUIREMENT:

Complies

☐

Conflicts

☐

N/A

☐

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 rooftop mechanical and communications equipment on all sides.

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.

CONCEPT Staff Response: *The plan set depicts site services in the northwest corner of the development site set on a concrete pad. The trash and recycling center should be screened from public view with Type 1 solid screening.*

STAFF RECOMMENDATION:

- *Depict the design and structural details of the solid waste/recycling area in the plan set. Provide materials, colors, screening options – to scale and with dimensions.*

18.110.200 – Screening blank walls**A. REQUIREMENT:**

Complies Conflicts N/A
☐ ☐ ☒

Use a variety of landscape materials along lengthy expanses of blank walls or fences.

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.

Project Name: **Tanasse Mixed Use Building**

Master File: **14-0025**

☒ **Concept Design Review**

Date: **May 15, 2014**

☐ Detail Design Review

**CITY OF OLYMPIA
 COMMERCIAL DESIGN CRITERIA
 DOWNTOWN
 Chapter 18.120**

18.120.020 Setbacks**A. REQUIREMENT:**

Complies Conflicts N/A
☒ ☐ ☐

Maintain the continuity of the streetscape with the setbacks of buildings.

B. GUIDELINES:

- ☒ Align buildings according to the existing pattern.
- ☒ Use walls, railings, planters, or other built and landscape elements at the property line if the building or a portion of it is set back from the property line.

CONCEPT Staff Response: *The building is set back 10 feet from the street edge and an additional 10 feet for the required zoning district setback. The building design is oriented to the street, and conforms to the existing streetscape and buildings along the right-of-way.*

18.120.030 – Waterfront view corridors**A. REQUIREMENT:**

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On waterfront sites, provide for public view corridors of Capitol Lake and Budd Inlet. All development shall incorporate into the site and building design both territorial and immediate views for significant numbers of people from public rights-of-way. (EXCEPT: Intermittent or partial views of the water may not be deemed necessary to incorporate into the site and building design.) See Scenic Vista overlay zoning maps, which are available at the Community Planning and Development Department.

B. GUIDELINES:

- ☐ Locate buildings on the site and design roofs so that they do not interfere with views and vistas.
- ☐ Design and site waterfront buildings to avoid blocking view corridors on adjacent streets that point toward the water.

18.120.040 – Parking lots**A. REQUIREMENT:**

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locate and design parking lots which maintain the visual continuity of the street and do not create vacant space in the street pattern. Allow for both pedestrian and vehicular circulation, and provide clear access between parking and the principal building(s) on the site.

B. GUIDELINES:

- ☐ Minimize the width of parking lots located adjacent to the street.
- ☒ Screen parking lots which abut the street with hedges, fences, raised planters, or low walls combined with plantings. These screening materials shall not obscure vehicular sight lines as a safety requisite.

CONCEPT Staff Response: *The design includes a small parking area behind the building with access from the alley. Three parking spaces are provided in a covered attached garage, while four open spaces (including one ADA space) are provided between the building and the north property line. All parking is accessible and is within 20 feet of the building. The parking area will be screened from the views of the abutting properties east and west of the development site.*

18.120.050 – Building Design			
A. REQUIREMENT:			Buildings must have streetscape characteristics, such as pedestrian oriented businesses and/or shops, corner entries, and building edges abutting the sidewalk. For additional Building Design requirements please refer to:
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☒ Development Standards in the zoning district where the project is located, and,
☐ Pedestrian Streets Overlay District

CONCEPT Staff Response: *The design works well at the streetscape and will enhance the pedestrian experience along the sidewalk. The landscaping design including the sculpture, bioswales, and street trees, coupled with the patterned walkway and wide sidewalk offers a pleasant perspective for travel west along State Avenue. The building and site improvements meet the development standards of the PO/RM zone.*

18.120.060 – Building materials			
A. REQUIREMENT:			Maintain the character of the existing downtown buildings by using similar enduring materials such as stone, brick, and stucco.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Applied brick tiles or exterior insulation finish system (EIFS) that attempt to give the appearance of genuine masonry or stucco are not preferred. Decorative ceramic tiles may be used as accent features.

CONCEPT Staff Response: *The materials of cement hardi panel, metal panel, and cedar siding are appropriate and common materials for mixed use multi-family structures in this climate. The materials were chosen for their lighter weight on the site. With proper maintenance and sustainment of the materials, landscaping, architectural elements of the building, the newer more modern materials, like the “enduring materials”, should wear well over time.*

18.120.070 – Building design – Building rhythm			
A. REQUIREMENT:			Create visually interesting street walls with variations in horizontal and vertical wall surfaces. Use architectural elements that clearly define a base at street level.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Provide variation in fenestration, architectural elements, building materials, and/or building planes at varying intervals.

CONCEPT Staff Response: *The design includes nice vertical and horizontal articulation and wall planes that are well defined. An intent of the proposed building articulation and design is to break the massing and reflect proportions of surrounding traditional residential scale design and materials. The base of the structure is clearly differentiated from the upper floors through the use of a (primarily) single building material – gray metallic panels.*

18.120.080 – Building orientation

A. REQUIREMENT:

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Orient the primary building entrance and active uses such as retail storefront window displays or restaurants to the street.

B. GUIDELINES:

- ☒ Provide views and access into interior activities of the building from the street. Use a high proportion of glazing at the street level for displays or to reveal services available.
- ☐ Use landscaping, surface texture, or art work on buildings where revealing active uses is inappropriate.

CONCEPT Staff Response: *The building is clearly oriented to the street with the primary entry for the commercial use facing State Avenue. The area between the front entry and the street has been enlivened with high quality plantings, landscape features, a seating area, and covered bicycle parking. Expansive windows on the front façade provide transparency into the site from the sidewalk.*

18.120.090 – Awnings, canopies, and marquees

A. REQUIREMENT:

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Provide awnings, canopies, and marquees on buildings that abut the sidewalk.

B. GUIDELINES:

- ☐ Maintain the visual and spatial horizontal plane of the street by employing a horizontal alignment of awnings, canopies, and marquees in areas where they are an existing element in the street pattern.
- ☐ Select awnings, canopies, and marquees which emphasize the architectural and/or historical character, color, and material of the building without covering or obscuring details of the facade.
- ☐ Provide continuity of coverage on both sides and the corner when a building is located on a corner.

CONCEPT Staff Response: *The building is not required to abut the street in the PO/RM zoning district, although the design does include ample overhead protection at each building entrance.*

18.120.100 – Walkways**A. REQUIREMENT:**

Complies ☒ Conflicts ☐ N/A ☐

Provide character and visual diversity to walkways.

B. GUIDELINES:

- ☒ Vary sidewalk colors and materials by combining pavers, brick, stone, exposed aggregate and other materials set in geometric or free form patterns.
- ☐ Identify street and driveway crossings through changes in colors, materials, or patterns.
- ☐ Separate the pedestrian from the street by the use of planters, bollards, or similar elements at the street edge of the sidewalk.
- ☐ Provide alleys with lighting, plantings, and paving materials in areas of the City where the alley is or may be used as a pedestrian link.
- ☐ Incorporate information about historic events or structures into the walkway by use of plaques, signs, and art work.

CONCEPT Staff Response: *The walkways are provided high quality landscaping and patterned concrete. Street trees will be placed in grates and the sidewalk between the building and the street edge will be expanded to 10 feet in width.*

18.120.110 – Pedestrian access from parking areas**A. REQUIREMENT:**

Complies ☒ Conflicts ☐ N/A ☐

Provide direct and visible pedestrian access through parking areas to building entrances and to adjoining pedestrian ways. Minimize crossings of traffic lanes.

B. GUIDELINES:

- ☐ Provide sidewalks through parking bays.
- ☒ Define walkways with vertical plantings, such as trees or shrubs.
- ☒ Use materials, textures, patterns, or colors to differentiate pedestrian paths from parking areas. Use non-slip materials.
- ☒ Emphasize the entrance to the building by the use of paving materials and landscaping. Avoid locating parking spaces directly in front of the building entrance or in such a way as to interfere with entrance visibility and access.
- ☒ Use signs to direct customers to the building entrances and back to the parking areas.

CONCEPT Staff Response: *Visible pedestrian access is provided through the site from State Street to the alley via side yard setbacks and a 4 foot wide sidewalk along the east side of the building.*

18.120.120 – Waterfront public access**A. REQUIREMENT:**

Complies ☐ Conflicts ☐ N/A ☒

On waterfront sites used for commercial, residential, or recreational uses, incorporate shoreline public access pursuant to the goals of the Shoreline Management Act in a manner roughly proportionate to the impact created by the development.

B. GUIDELINES:

- ☐ Provide a water-edge trail and view corridors.
- ☐ Provide public access to the water-edge trail and/or view corridors.
- ☐ Provide necessary improvements appropriate to these facilities, such as signage, seating, and lighting.

18.120.130 – Visual context of streetscape**A. REQUIREMENT:**

Complies ☒ Conflicts ☐ N/A ☐

Develop visual linkages between adjacent properties through building design, street trees, and streetscape improvements.

B. GUIDELINES:

- ☐ Link dissimilar buildings by using common elements of existing development. Maintain setbacks from the street; repeat or incorporate similar proportions and scale of buildings; use similar exterior materials, paving materials, and lighting standards.
- ☐ Plant the same or similar street trees to maintain the continuity of the street.
- ☐ Continue walls, screening, and planters where they exist.
- ☐ Repeat common elements and/or materials of landscape design.

CONCEPT Staff Response: *Setbacks have been maintained in both the front and rear yards. Street trees will remain. The site lighting and paving materials in the front of the building will reflect a newer modern character.*

18.120.140 – Signs – Attached to the building**A. REQUIREMENT:**

Complies ☐ Conflicts ☐ N/A ☐

Choose signs that maintain the architectural integrity of the building; locate them so the building details are not covered or obscured. Signs shall conform with Chapter 18.42, Signs, and to the design requirements of this section and of Section 18.120.150.

B. GUIDELINES:

- ☒ Signs should be subordinate to the building design.
- ☒ Coordinate colors with the colors of the building.
- ☒ Use sign panel shapes that complement the architectural forms of the building.
- ☒ Avoid a wide variety of types and sizes of signs when several businesses share the same building. Use directory signs wherever possible.

- ☑ Select colors, materials, size, shape, and illumination similar to signs found on adjacent properties. Emphasize legibility and simplicity.
- ☑ Align signs with those on adjacent buildings when possible.
- ☑ Design signs for businesses served principally by vehicular traffic to be easily legible from the street.
- ☑ Select lettering sizes, styles, and sign locations that will be clearly visible to pedestrians.
- ☑ Use window signs where wall signs would detract from architectural elements of building facade. Symbols for the business such as a pair of eyeglasses can be used to add detail at the sidewalk.
- ☑ Select a type and intensity of lighting in order to match the lighting levels of signs found in the area.

CONCEPT Staff Response: Site signage, whether wall mounted, freestanding, building entry, or driveway entrance, should maintain the architectural concept, and should reflect the guidelines listed above.

STAFF RECOMMENDATION:

- ***At the detail design stage of review provide a signage plan that complies with OMC 18.42, and meets the guidelines listed above. Depict lighting associated with signage in the plan set as well.***