

Project Name: Washington Realtors BuildingMaster File: 16-9076

- ☐ Concept Design Review  
☐ Detail Design Review  
☒ Combined Design Review

Date: January 12, 2017

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

*Note: Where the building meets some of the requirements but not others, the boxes for “complies” and “conflicts” have both been checked. Checked guidelines are those that need to be addressed.*

<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**STAFF RESPONSE:**

*The building abuts 56 percent of the frontage along 14<sup>th</sup> Avenue, but is set back from Jefferson Street due to the presence of existing overhead utilities and proposed bioretention facility. The applicant is offsetting the lack of building frontage by locating a pedestrian plaza between the building and bioretention area. A trellis with decorative panels will frame the plaza and benches will provide seating. Staff supports this approach as long as all of the elements between the street and building are well designed and integrated.*

<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"/>	<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 bioretention facility has been designed to maintain pedestrian access from sidewalks to the building entrance. The width of the walkway at the north end of these facilities is 4 feet and should be increased in width to 6 feet to comply with this design requirement.*

*Pedestrian access from the diagonal parking stalls to the building can be improved by constructing a walkway through the planting bed at the northeast building corner. See diagram on page 6 of the Downtown Commercial design checklist.*

<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 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.
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
<i>No fences proposed.</i>			

**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 checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

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.

**STAFF RESPONSE:**

*Pedestrian amenities include a plaza on the west side of the building, benches and a trellis. A bioretention facility is located between the plaza and street frontage. Little information was provided for staff to evaluate the design of the bioretention area in context with street frontage and plaza improvements. More detailed plans and/or illustrations will be needed for staff to evaluate the overall design of this area.*

*Bike racks are proposed on the north side of the building, but in order to comply with bike parking standards, will need to be moved closer to the building entrance. This will be addressed in conjunction with land use and permit review.*

*Landscaping includes a grass mix in the bioretention facility and a bed of shrubs and grasses between the facility and sidewalk. No landscaping is proposed within the plaza; additional planting beds or planted pots are required to comply with this design standard.*

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 building fronts 14<sup>th</sup> Avenue but not Jefferson Street for reasons noted above. Parking is located behind and on the side of the building. The building entrance is located at the southwest building corner and will be clearly visible from the street.*

18.110.080 – Maintaining Human Scale			
<b>A. REQUIREMENT:</b>			<p>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.</p>
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input checked="" 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 proposed building incorporates various elements that contribute to human scale such as windows at the ground level. In staff's opinion, additional measures are needed for better compliance with this design requirement, such as those listed in the checked guideline above.*

18.110.090 – Street Walls			
A. REQUIREMENT:			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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.

**STAFF RESPONSE:**

*Glazing on the south elevation is slightly under the minimum required (58% instead of 60%). However, the pedestrian area on the west side of the building offsets this shortage, as will adding architectural details as discussed under in this checklist and the Downtown Commercial checklist.*

<b>18.110.100 – Windows</b>				
<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 checked="" 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:**

*Windows provide variation in the building façade; a two-story projecting window is proposed on the south elevation. The use of mullions and shade canopies provide some relief and detail. To better meet this design standard, windows should be recessed and visually significant elements such as those checked above should be used.*

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

**STAFF RESPONSE:**

*There are no projections over the right-of-way.*

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

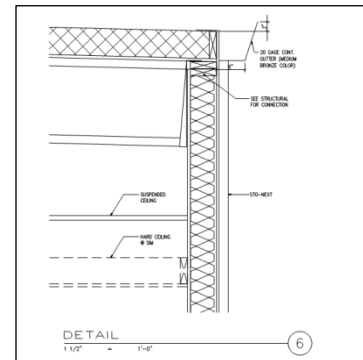
**B. GUIDELINES:**

- ☐ 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 roofline uses a decorative cornice on all but a 110' section on the north elevation. Variation in height is provided at the southwest corner to emphasize the building entry. A round element projects above the roofline and as shown in the sections on sheet A4.1 and 2 (Attachment 4), is open to the floors below. The projecting window on the south elevation provides variation and relief along the upper portion of the building.*

*The roofline on the westerly 110' of the north elevation consists of a metal gutter. Additional variation and detailing will be needed to meet this design standard, such as decorative cornice or varying the height of the parapet. Adding such measures will also provide visual consistency around the building as required under OMC 18.110.140.*



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

**B. GUIDELINES:**

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

**STAFF RESPONSE:**

*The main building entrance is pulled away from the intersection to accommodate existing improvements and proposed bioretention facilities. It includes an angled corner and glazing on the upper and lower levels. The trellis serves as an architectural element and helps to define the pedestrian path to the front entry.*

<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 type="checkbox"/>	<input checked="" 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:**

*Portions of the north elevation will be visible from the street as well as the office building to the north. Measures will need to be taken to improve the visual identity on the north elevation, such as those checked above.*

<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 type="checkbox"/>	<input checked="" 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 design proposal includes Exterior Insulation and Finish Systems (EIFS) for the bulk of the building exterior. Stone veneer is proposed along the base. In staff's opinion, the use of additional materials and/or texture would add visual interest.*

*In addition, EIFS has not weathered well in the Pacific Northwest and is known to have a significant number of failures. The City is moving away from the use of EIFS for these and aesthetic reasons. As*



*such, it should be replaced or limited in its use, and other materials added to the palette for increased texture and pattern.*

*Non-mirrored glazing will be used. The main building color is Ivory; canopies, coping, and window mullions will be medium bronze. Glazing will be non-reflective. Samples of building materials and colors will be provided at the Design Review meeting.*

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

*Lighting includes bollards, light poles, and wall mounted fixtures (see site lighting plan, Attachment 4). Proposed lighting complies with this design standard.*

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

18.110.180 – Plant Selection			
<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 and Development Department).
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input checked="" 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:**

*Pending information regarding soil conditions and amendments, proposed plants are suited to local conditions. Some plants are grouped with others that have different water and exposure requirements, and other plants such as Alaska Weeping Cedar and Strawberry Tree will grow larger than the space provided. Perimeter landscape requirements have not met along portions of the south and east property lines. This and other landscape issues identified by staff during land use review will be addressed at the time of permit review.*

18.110.190 – Screening Site Services			
<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	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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:**

*According to the applicant, there will not be above grade utility vaults and gas meters will be located on the back side of the building. Roof-mounted equipment will be screened by parapet walls.*

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

*The north side of the building contains areas of blank walls. Alaska Weeping Cedar is proposed in these areas. As previously noted this tree will outgrow the width of the planting bed and therefore, is not a suitable pick for this location. Measures to address blank walls include building modulation, architectural detailing, increased variety of building materials and colors, or use of trellises.*

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- ☐ Concept Design Review
- ☐ Detail Design Review
- ☒ Combined

Date: January 12, 2107

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

*Note: Where the building meets some of the requirements but not others, the boxes for "complies" and "conflicts" have both been checked. Checked guidelines are those that need to be addressed.*

<b>18.120.020 – Setbacks</b>			
<b>A. REQUIREMENT:</b>			Maintain the continuity of the streetscape with the setbacks of buildings.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**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.

**STAFF RESPONSE:**

*Building setbacks on surrounding properties vary greatly. The building to the north is located very near the property line. To the east, setbacks on the two residential structures are approximately 20'. To the west and south, setbacks are over 100'.*

*The existing building is setback 27-36 feet from the west property line and 12-14 feet from 14<sup>th</sup> Avenue. The new building will be setback 42-48 feet from the west property line and 4 feet from the south property line (see site plan, Attachment 4).*

*A planting bed is located between the bioretention facility and the sidewalk along Jefferson Street. Though the trellis on the west side of the pedestrian plaza is not placed on the property line, it provides a structural element toward the street.*

<b>18.120.030 – Waterfront view corridors</b>			
<b>A. REQUIREMENT:</b>			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.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	(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.
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**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.

<b>18.120.040 – Parking lots</b>			
<b>A. REQUIREMENT:</b>			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.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

**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.

**STAFF RESPONSE:**

*The new building orientation necessitates changes in the parking layout. A new driveway will be constructed to allow access off of Jefferson Street. Except for the easterly two rows of parking and two parallel stalls along the new drive aisle, parking will be located behind the building.*

<b>18.120.050 – Building Design</b>			
<b>A. REQUIREMENT:</b>			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 <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

**B. GUIDELINES:**

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

**STAFF RESPONSE:**

*The proposed building is for an office use that has been at the same location for many years. The building fronts the sidewalk on 14<sup>th</sup>, but is setback from Jefferson because of existing utility improvements and the proposed location of bioretention facilities. The main entry is located in the southwest building corner.*

*The building complies with development standards in the Downtown Business zone district. The site is not located within the pedestrian street overlay district.*

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

**STAFF RESPONSE:**

*Buildings in the area have a variety of exterior materials – concrete, wood, stucco, brick, and stone veneer (DES building). Proposed exterior materials include EIFS, stone veneer and metal (coping, canopies, and window systems). In staff's opinion, EIFS is not enduring and has not performed well in the Olympia area. The City is moving away from the use of EIFS for this and aesthetic reasons. As such, it should be replaced or limited in use, and other materials added to the palette to provide texture and pattern.*

<b>18.120.070 – Building design – Building rhythm</b>			
<b>A. REQUIREMENT:</b>			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 checked="" type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

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

**STAFF RESPONSE:**

*The south side of the building serves as the street wall. Other than a second level recess and projecting window, there is little variation of the building façade. The use of stone veneer defines the base at street level.*

*To better meet this requirement, greater variation is needed and can be achieved through measures noted under the guidelines.*

18.120.080 – Building orientation			
A. REQUIREMENT:			Orient the primary building entrance and active uses such as retail storefront window displays or restaurants to the street.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**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.

**STAFF RESPONSE:**

*The main entrance to the existing building is off of 14<sup>th</sup> Avenue. Once inside, stairs lead to the lower and upper levels with no formal lobby. In conversations with the architect, an entrance at the southwest corner would allow for a main lobby on the lower level. While an entrance off of 14<sup>th</sup> would more closely comply with this design requirement, the use is not pedestrian-oriented to the same degree retail uses or restaurants are.*



18.120.090 – Awnings, canopies, and marquees			
<b>A. REQUIREMENT:</b>			Provide awnings, canopies, and marquees on buildings that abut the sidewalk.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**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.

**STAFF RESPONSE:**

*Shade canopies are proposed on the south and west sides of the building. Since visitors will arrive from either direction, canopies should be designed to provide weather protection. Coverage should be provided at the building entrance.*

18.120.100 – Walkways			
<b>A. REQUIREMENT:</b>			Provide character and visual diversity to walkways.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**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.



**STAFF RESPONSE:**

*Additional measures are needed to meet this design requirement, primarily variation of hardscape materials and use of street trees along Jefferson Street.*

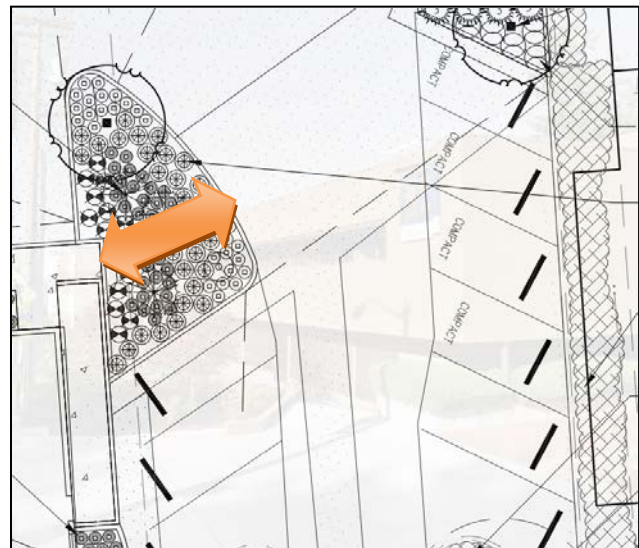
<b>18.120.110 – Pedestrian access from parking areas</b>			
<b>A. REQUIREMENT:</b>			Provide direct and visible pedestrian access through parking areas to building entrances and to adjoining pedestrian ways. Minimize crossings of traffic lanes.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**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.

**STAFF RESPONSE:**

*Pedestrian access between the parking lot and building entrances is provided. Improved access from the diagonal stalls on the east side of the building can be achieved by providing a walkway through the planting bed at the northeast building corner (see arrow).*



18.120.120 – Waterfront public access			
<b>A. REQUIREMENT:</b>			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.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**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			
<b>A. REQUIREMENT:</b>			Develop visual linkages between adjacent properties through building design, street trees, and streetscape improvements.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**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.

**STAFF RESPONSE:**

*A portion of the frontage was reconstructed in conjunction with the DES building; these improvements provide visual continuity (see photo) to the south.*

*Opportunities for visual linkages to the north are limited to sidewalks and foundation plantings. However, median plantings provide visual continuity along Jefferson Street. The new building will be similar in scale to the building to the north (see context*



elevations, Attachment 4).

To the east, along 14<sup>th</sup> Avenue, existing vegetation along the project's frontage will tie into an existing planting strip beyond the site.



18.130.140 – Signs – Attached to the building			
<b>A. REQUIREMENT:</b>			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.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**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.

**STAFF RESPONSE:**

*Sign locations are shown on the perspective drawing (see Attachment 4) with one sign each on the south and west elevations. They appear to be complementary to the building but will be reviewed for compliance with the sign code regulations at the time of permit application.*

18.130.150 – Signs – Freestanding			
A. REQUIREMENT:			When building-mounted signs will obscure the architectural details of the building or where buildings are set back from the sidewalk and/or property line, use a free-standing sign. Signs shall conform to Chapter 18.42 Signs.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signs shall have a maximum height of four (4) feet above grade. Lettering styles and colors are limited to two (2) lettering styles and three (3) colors. Signs shall be incorporated in planters or screening walls.