

Project Name Columbia Place AmendmentMaster File # 16-0057☐ Concept Design Review☒ Detail Design ReviewDate: March 9, 2017

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

18.110.020 Frontage**A. REQUIREMENT:**

Complies



Conflicts



N/A



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.

18.110.030 – Connections**A. REQUIREMENT:**

Complies



Conflicts



N/A



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.

18.110.040 – Fences and walls**A. REQUIREMENT:**

Complies



Conflicts



N/A



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.

18.110.050 – Pedestrian amenities

A. REQUIREMENT:			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: <ol style="list-style-type: none"> 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.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

STAFF RESPONSE: *The design proposal includes several amenities for private and public use – within the plaza areas and on the sidewalks abutting the building. Examples include benches, planter boxes, bike racks, vertical plantings, outdoor seating, sculpture, and patterned hardscape.*

RECOMMENDATION: *Details of the open space amenities shall be provided for the Board at the next stage of review.*

DETAIL DESIGN REVIEW

STAFF RESPONSE:

Details of the pedestrian amenities are included in the detail architectural packet (Attachment 3). The building's four corner plaza areas and the pedestrian streets – Capitol (Pedestrian A) and Columbia (Pedestrian B) – include pedestrian amenities that will encourage public interaction and activity, both on-site and along the right-of-way, between the building and street edge. Streets A and B, both north and south of the building, however do not appear to include a similar level of attention.

Streets A and B are intended to be redesigned as “shared streets” as part of the Downtown Strategy. Shared streets allow access for vehicles, at slower speeds, pedestrian volumes, and cyclists together – by using design techniques and other methods to slow traffic and allow people to gather, wander, and shop. The City's hope is that Olympia Avenue, Thurston Avenue, A Avenue, B Avenue, and Market/Corky Avenues from Capitol Way to the waterfront will offer visual and physical waterfront connections to Budd Bay.

RECOMMENDATION:

Provide additional projections in the rights-of-way (i.e., pedestrian amenities) along B Avenue and A Avenue that reflect the level and extent of detail provided in the Columbia Street and Capitol Way rights-of-way, such as trellises, planter boxes, and seating (adjacent to the building, or in lieu of curbing). See also OMC 18.16.080.D, OMC 18.110.110, OMC 18.120.100. This requirement is not met.

18.110.060 – View preservation

A. REQUIREMENT:			<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

18.110.070 – Building location and design			
A. REQUIREMENT:			<ol style="list-style-type: none"> 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.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

RECOMMENDATION: *Items 2 and 3 above are incorporated as staff **recommendations**, in addition to the Pedestrian Overlay District requirements below.*

Create a prominent entry that conveys a clear sense of arrival and that uses high quality products that contribute to the richness and detail of the facade. OMC 18.16.080.G. Primary Building Entrance (“A” and “B” Streets).

- *The primary entrance to all buildings must face the street.*
- *All primary building entrances must be clearly visible from the sidewalk.*
- *Direct access shall be provided either:*
 - *From the sidewalk if the building facade is adjacent to the sidewalk; or*
 - *From a pedestrian plaza if the building facade is not directly adjacent to the sidewalk.*

DETAIL DESIGN REVIEW

STAFF RESPONSE:

The ground-level retail spaces along Capital Way are approximately 650 sq.ft. and 400 sq.ft. in area, with a floor to ceiling height of 10 feet. The spaces are small, and to minimize vacancy of the spaces and for viable

retail options, the design of the spaces should go beyond meeting the minimum requirements for storefront design.

To articulate is to express clearly, to make distinctive, and to avoid monotony. Entrances to the building, particularly retail entrances, should be welcoming, should attract attention and invite pedestrians, and by doing so will increase safety through informal surveillance. Door and/or display openings should be wider, recessed, should vary in color, material, and/or framing. Entrances could include operable openings (roll-up, folding, or sliding doors or windows). The canopy should frame the top edge of ground floor windows and doorframes. Windows should be clear glass, no tinting, textured, or reflective glass.

The building's proportion and overall components, architectural expression, appear to be out of balance. For example, the design treatment of the first two floors (base) of the building along Columbia Street does not correspond to the north, east, or south facades in terms of integration and consistency. Refer to a number of design requirements, including 18.110.070, 18.110.120, 18.110.140, and 18.120.050. This requirement is not met.





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.

RECOMMENDATION: *The guidelines checked above are incorporated as **recommendations**.*

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:

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.

STAFF RESPONSE: *Windows and doors, particularly at the street level, should be wide, transparent, and suggest a generous store-front appearance. Recessed storefront entries are encouraged.*

RECOMMENDATION: *The items checked above are incorporated as **recommendations**.*

18.110.110 – Projections into the right-of-way

A. REQUIREMENT:

Complies



Conflicts



N/A



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 as established in the IBC.

RECOMMENDATION: *The guideline checked above is incorporated as a **recommendation**.*

DETAIL DESIGN REVIEW

Refer to item 18.110.050 above. This design requirement is not met.

18.110.120 – Roofs

A. REQUIREMENT:

Provide relief, detail and variation to roof lines.

Complies

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Conflicts

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N/A

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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: *Rooftop mechanical equipment should be enclosed and integrated into the design of the building as a whole.*

RECOMMENDATION: *Enclose rooftop mechanical equipment. Materials, colors, and design of the enclosures shall be integrated into the overall building design. At detail design review, provide drawings of rooftop equipment and design elements.*

DETAIL DESIGN REVIEW

STAFF RESPONSE:

The roof forms do not appear to be depicted consistently around the building. Roof forms should contribute to a coherent architectural concept, and should reflect consistency from all elevations. All rooftop equipment should be screened from all sides. See also 18.110.140. This requirement is not met.

18.110.130 – Corners

A. REQUIREMENT:

Create pedestrian friendly building elements at intersections and alley entrances.

Complies

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Conflicts

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N/A

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18.110.140 – Consistency

A. REQUIREMENT:

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

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Conflicts

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N/A

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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 building should express a unity of design, relationships with neighboring buildings, remain true to the style of the building and the multiple uses within the building. This includes upper level residential uses, retail uses at the street level, commercial uses above retail along Columbia Street, upper level parking design on Capitol Way.*

RECOMMENDATION:

*The items checked above are incorporated as a **recommendations**.*

DETAIL DESIGN REVIEW

STAFF RESPONSE:

The application of building materials around the building appear to be inconsistently presented. The brick base should be distinct and similar, the hardi-shingling and vertical and horizontal siding, particularly on the north and east facades, should be uniform around the building. The cornices should be aligned and provide a singular datum around the building. The components the building as a whole should represent a singular combined pattern and expression.

RECOMMENDATION:

Tie together the various elements and components of the building; the base, middle, and top of the building, the vertical and horizontal articulation, the use of materials, colors, detailing – all shall combine into one unified and integrated form. Use exterior materials, architectural detailing, and color schemes around the building envelope consistently. This requirement is not met.

18.110.150 – Colors and materials

A. REQUIREMENT:

Complies Conflicts N/A
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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.

18.110.160 – Lighting

A. REQUIREMENT:

Complies Conflicts N/A
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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.

RECOMMENDATION: *The items checked above are incorporated as **recommendations**.*

18.110.170 – Parking structures

A. REQUIREMENT:			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 checked="" type="checkbox"/>	<input 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.

STAFF RESPONSE: *The two parking garage entrances off A Avenue and B Avenue should be integrated into the streetscape and building design in a way that protects pedestrians and helps pedestrians feel safe and comfortable while walking or strolling along the sidewalk.*

RECOMMENDATION: *The items checked above are incorporated as **recommendations**. Parking garage door openings, security gates, upper level parking “windows”, etc., and other shall use similar materials, colors, styles and tie together as features around the building. Upper level parking openings should be covered with wood or metal grillwork.*

Assure that upper levels of parking structures remain compatible with downtown scale and character.

Break up horizontal openings by:

- a. Providing relief, detail, and variation on the facade by employing well-proportioned openings that are designed to create shade and shadow detail.*
- b. Public art, decorative metal grille work or similar art or architectural detailing which provides texture and covers the opening in the facade.*
- c. Parallel vertical bars (resembling a jail cell pattern or HVAC intake grilles) are prohibited, and do not meet the intent of this requirement.*

DETAIL DESIGN REVIEW

STAFF RESPONSE:

An attractive powder coated metal grille screen covers the lower floors of the parking garage. The upper level openings in the parking garage, floors 2 through 4, depict partial coverings. The intent of the requirement is to reduce the visual impacts of vehicle lights within the parking garage, and integrate the garage more fully and consistently into the building design and surrounding building/neighborhood context.

RECOMMENDATION:

Openings in the parking garage, from all sides of the building, shall be completely screened and covered. This design requirement is not met.

18.110.180 – Plant selection

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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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.

STAFF RESPONSE: *All four corners of the building and wall area along the sidewalk on Capitol Way N are designed as pedestrian plazas. Plants chosen should be able to respond and thrive in direct sunlight (south and west building areas) and in shade (north and east walls of the building).*

RECOMMENDATION: *A full landscape plan shall be submitted to the Board at the detail design stage of review.*

18.110.190 – Screening site services

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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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.**

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: *Rooftop mechanical equipment, meters, and at-grade vaults and lines, should be screened from view, concealed, and integrated into the building as a whole.*

RECOMMENDATION: *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.*

DETAIL DESIGN REVIEW

STAFF RESPONSE:

The design includes rooftop HVAC equipment located on the seventh floor. The top 12” of the equipment is proposed to be painted, rather than entirely screened from view. The intent of this design requirement is to screen the equipment not just from the sidewalk, but from higher elevations as well. All equipment, including but not limited to HVAC systems and other roof top units, shall be screened from immediate views and views from surrounding buildings and surrounding areas of the City (4th Avenue Bridge, West Bay Drive, East Bay Drive, the Capital Campus, and so on). Options include equipment screens – solid or louvered, structural steel screening or unit-mounted, or landscape screens.

RECOMMENDATION:

All rooftop equipment shall be screened on all sides, concealed, and integrated into the building design. This requirement is not met.

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 transparent window areas,
- ☒ Use irrigated raised planter boxes for screening purposes.
- ☒ In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

RECOMMENDATION: *Blank walls are not allowed adjacent to or within 50 ft. of a pedestrian street right-of-way, or a public park. OMC 18.16.080.F. Several options for screening include espaliered trees, shrubs, and vines, using decorative wood or metal grill that blends in with the building design,*

**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.

18.120.030 – Waterfront view corridors

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

18.120.040 – Parking lots

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

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

B. GUIDELINES:

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

RECOMMENDATION: *The project design shall respond to requirements in the Pedestrian Street Overlay, OMC 18.16, and in the Basic Commercial and Downtown Commercial design review chapters, OMC 18.110 AND 18.120.*

DETAIL DESIGN REVIEW

Refer to items 18.110.070, 18.110.140, and 18.120.050. This requirement is not met.

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.

STAFF RESPONSE: *Building materials should be of enduring high quality, and should be similar to materials found on buildings nearby. Several building types within a two block radius of the site include*

true brick as an exterior material, such as the Boardwalk Apartments, the Percival Plaza office building, the Wine Loft, and the residential and office buildings further north on Columbia Street at the Port of Olympia.

RECOMMENDATION: *This requirement shall be met, and the item checked above is incorporated as a recommendation.*

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 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 base of the building should contribute positively to street level uses and activity, in front of the building, across the street, and down the street. The height of the base should be consistent around the entire building, and should offer visual interest. The building should have a distinct base, middle, and top with well-orchestrated variation in the wall plane vertically and horizontally.*

RECOMMENDATION: *This requirement shall be met, and the item checked above is incorporated as a recommendation.*

DETAIL DESIGN REVIEW

Refer to items 18.110.070 and 18.110.140, and 18.120.050. This requirement is not met.

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.

RECOMMENDATION: *The items checked above are incorporated as **recommendations**.*

18.120.090 – Awnings, canopies, and marquees

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

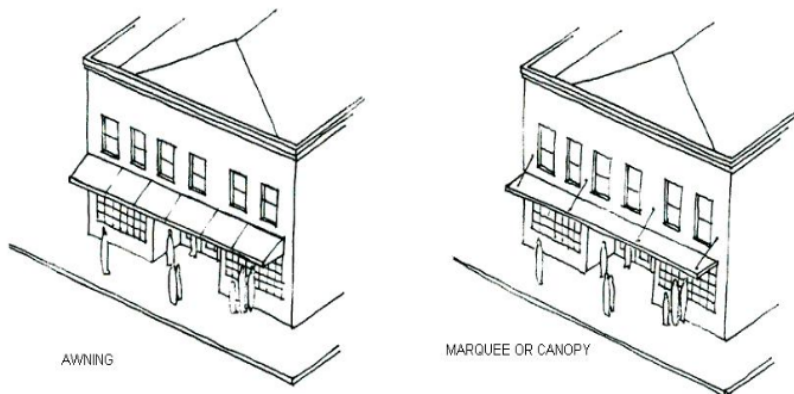
B. GUIDELINES:

- ☒ 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: *Awnings invite pedestrian traffic and benefit the businesses and merchants along the sidewalk. Awnings should be translucent to allow light penetration to the sidewalk.*

RECOMMENDATION: *Area and coverage requirements. Awnings, marquees, and arcades shall be provided along the street wall, or that portion of the street wall that abuts or is parallel to the sidewalk. The maximum depth (projection from street wall) for awnings and marquees or canopies is regulated in the applicable Section of the Uniform Building Code. Awnings, marquees, or canopies should extend to the maximum depth allowed by the UBC, with allowance for street tree and street light clearance. (See Figure 16-4 of this Chapter.)*

Height requirements. Except valances, the lower edge of all awnings, marquees, canopies, and arcades must be between the heights of eight (8) and twelve (12) feet above finished grade. Every attempt should be made to make awnings of like heights on a given block. OMC 18.16.080.D



18.120.100 – Walkways

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

RECOMMENDATION: *The items checked above are incorporated as **recommendations**.*

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

RECOMMENDATION: *Refer to OMC 18.16.080.J*

18.120.120 – Waterfront public access			
A. REQUIREMENT:			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"/>	

18.120.130 – Visual context of streetscape			
A. REQUIREMENT:			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.

RECOMMENDATION: *Refer to OMC 18.16.080.J*