

Project Name: Views on 5th
 Concept Design Review
 Checklist filled out by Nicole Floyd, Senior Planner

Master File #: 17-2528
 Meeting Date: 8/10/2017

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

18.110.020 Frontage			
A. REQUIREMENT:			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 Analysis: Gaps in between the buildings are minimized, gaps measure less than 30' in width.

18.110.030 – Connections			
A. REQUIREMENT:			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 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 Analysis: The project includes a woonerf, or pedestrian oriented alley and a pedestrian walkway. These features are intended to provide circulation onsite and between the adjoining park properties and act in a grid like pattern which enhances the pedestrian environment. Sidewalks on the public streets surrounding the project are provided and are shown to be well in excess of 4' in width. No sidewalks are proposed within the woonerf as the area is intended to transition between pedestrian and vehicular functions.

Staff Recommended Conditions:

- Provide signage within the woonerf that ensures pedestrians have the right of way.
- See staff analysis below for pedestrian connections (18.110.050)

18.110.040 – Fences and walls

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

- 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.

Staff Analysis: The project plans do not include fencing, however the functional use of the outdoor seating area at the southeast corner of the site is unclear. If intended to be used for a restaurant/bar fencing may be needed for compliance with the Liquor Control Board requirements.

Staff Recommended Conditions: Should fencing of the outdoor seating area be proposed in the future with the tenant occupation of the restaurant/bar, staff should review the fencing and ensure it maintains a human scale by providing openings at frequent intervals and that the fencing material is compatible with the structure.

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: <input checked="" type="checkbox"/> Patterned materials on walkways; <input checked="" type="checkbox"/> Shelters; <input checked="" type="checkbox"/> Trash receptacles; 4. Drinking fountains; <input checked="" type="checkbox"/> Pedestrian lighting, light bollards, or alley lighting; 6. Fountains, sculptures, mobiles, kiosks, or banners; <input checked="" type="checkbox"/> Street trees, flower boxes, or container landscaping in alleys; 8. Street vendor stations where appropriate; or, <input checked="" type="checkbox"/> Bike racks.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

- Staff Analysis:** A variety of pedestrian amenities are proposed that satisfy the code requirements including:
- Four separate stamped concrete patterns on walkways, and driving areas.
 - Street trees and container trees are proposed within the north/south walkway and woonerf as well as flower boxes, and in ground landscaping.
 - Pedestrian scale lighting appears to have been carefully considered especially in the north/south pedestrian walkway.
 - A single bike storage room in the southwest building will provide 45 of the approximately 90 parking stalls for all three buildings, the remainder of the long-term bike parking will be inside the individual

unit. Short-term bike parking is shown on plans, however minor modifications may be necessary to achieve full coverage of bikes.

Staff Recommended Conditions:

- Provide plans with the Detailed Design Review packet that show the textured pavement with the necessary painted pavement markings for directional traffic movement, parking stalls, and assessable routes. Consider revising the textured patterns to emphasize these requisite features and ensure they do not overlap in a way that is too busy or creates confusion.
- Work to disperse the short-term bike parking (visitor parking) as evenly as possible to provide convenient covered parking for all business entries. In areas where bike parking spaces are more than 50’ from a business entry signage will be required and should be shown on detailed design plans.
- Plans must show which buildings or units will be assigned use of the storage room and which will have space in the individual units. Signage for long-term bike storage will be required in and around buildings as appropriate. Show proposed signage locations on plans at Detailed Design Review.

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

Staff Analysis: According to the Scenic Vista Overlay Zoning Map, the right-of-way along 5th Avenue adjacent to this site provides views of both Capitol Lake, and the Capitol Building. The applicant has submitted a “View Analysis” that demonstrates how the project will impact these views from the right-of-way and what features are intended to be provided to maintain public access to these views. The View Analysis primarily focuses on views from 4th Avenue facing Capitol Lake and provides a comparison of the current views with the existing development and how those are likely to be impacted with the new development.

The analysis contends that views of both the Capitol Building and Capitol Lake from the right-of-ways surrounding this site will not be significantly altered or be further obstructed by this project proposal. The existing views seen from the right-of-way will be maintained for a significant number of people. The View Analysis indicates that a large covered seating area is proposed at the corner of Sylvster and 5th which will provide opportunities for public viewing of the Capitol Lake and Capitol Building. It is unclear however if this area is intended to be used for the restaurant or for the general public. Several other benches and public spaces are provided in various locations surrounding the site.

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.

Staff Analysis: Parking is tucked behind the buildings in the woonerf and commercial entities are proposed on 4th Avenue and 5th Avenue. “Live / Work” units are proposed along 4th Avenue and most of Simmons Street, which are intended to include both commercial/office on the ground floor and a residential unit on the upper floors of the space. Entrances to all of the buildings are articulated and as proposed are obvious from the street. All three buildings appear to include a clearly defined base.

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.

Staff Analysis: The existing development pattern in the near vicinity of the project primarily includes parking lots and a few single story buildings. Significant emphasis has been placed on improving the human scale at the street level on both 4th and 5th Avenue through a variety of design tools such as providing building modulation, awnings, pedestrian amenities, covered seating, landscaping etc. All criteria listed are provided within the project proposal.

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:
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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 Analysis: The proposal provides adequate window and transparency along the ground floor as well as providing consistent ground floor details for all three buildings. Screening through vegetation is not required, however a green wall is proposed with this project. A pedestrian plaza is not required, but the north/south pedestrian walkway meets several of the criteria listed within OMC Chapter 18.16 related to pedestrian plazas.

18.110.100 – Windows

A. REQUIREMENT:	Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.
Complies <input checked="" type="checkbox"/> Conflicts <input type="checkbox"/> N/A <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 Analysis: The elevations provided identify a variety of window types and shapes that seem compatible and consistent throughout the development and compatible with the character of the Downtown.

18.110.110 – Projections into the right-of-way

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

Staff Analysis: A variety of awnings are proposed along the 4th Avenue, Simmons Street, and 5th Avenue. Balconies are proposed the project over the ROW in a variety of locations.

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

B. GUIDELINES:

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

Staff Analysis: The architectural plan set shows roofline variation with a variety of architectural accoutrements that compliment the roof style. These themes are repeating throughout each of the three buildings to create a sense of uniformity.

18.110.130 – Corners			
A. REQUIREMENT:			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 Analysis: An alley type feature, the woonerf, is being created as an element of this project, which will allow the parking and solid waste facilities to be behind the building and the more pedestrian friendly elements can be placed on the building frontages. The intersection of 5th Avenue and Sylvester Street provides a large covered seating area, which is a significant improvement to the existing condition.

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

B. GUIDELINES:

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

Staff Analysis: Clear effort has been made to incorporate all three buildings into a single development. Significant modifications are proposed to the tower that are intended to blend in with the two new structures. Additions to the tower are proposed that maintain the look and feel of the other two buildings in terms of architectural style, color, and form.

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

B. GUIDELINES:

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

Staff Analysis: Color and material will be reviewed in greater detail with the Detailed Design Review Board meeting. The tower includes significant amounts of glass, however it does not appear to be tinted or mirrored. Plans indicate that the two new structures and the base of the tower will include a mix of brick, fiber cement, smooth finish concrete, siding, and steel balcony railings. Colors shown on plans do not appear to be brightly saturated.

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

B. GUIDELINES:

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

Staff Analysis: Lighting will be reviewed in more detail at the Detailed Design Review meeting. Plans indicate that a mixture of LED wall sconces are proposed to be installed around the exterior of the buildings. Plans showing the locations on all buildings and the lighting proposed within the pedestrian walkway and woonerf are anticipated with the Detailed Design Review packet.

Staff Recommended Condition: Proposed lighting locations and fixture types should be provided with the Detailed Design Review packet including lighting for the pedestrian walkway, woonerf, and all three of the buildings.

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

B. GUIDELINES:

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

Staff Analysis: Parking is proposed to be accessed off the woonerf. Parking is proposed to be automated and located in the interior of the northwest building. The portions of the building facing the street frontages will be commercial or residential and parking will not be visible from the street.

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.

Staff Analysis: The landscaping plan is conceptual in nature and a more detailed planting plan will be required with the construction permits. Plans provided indicate the location and planting type anticipated for the site. The planting proposed will be further reviewed with the detailed design review packet.

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 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 Analysis: Screening of site services is typically reviewed at the Detailed Design Review board meeting. Plans provided indicate that to the greatest extent possible site services will be located off the woonerf rather than along street frontages.

Staff recommended Condition: Provide plans that clearly identify all site utility and mechanical equipment locations and the anticipated measures to screen such features with the Detailed Design Review packet.

18.110.200 – Screening blank walls

A. REQUIREMENT:			Use a variety of landscape materials along lengthy expanses of blank walls or fences.
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" 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 Analysis: The project does not include large expanse of blank walls at the ground level. A green wall is proposed on the tower on both the west and east elevations.

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

18.120.020 Setbacks			
A. REQUIREMENT:			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 Analysis: The existing development pattern of the adjacent streetscape does not provide much guidance as most of the properties are parking lots or parks. The overall development pattern in downtown includes buildings that are pushed up to the street as is seen in this project proposal.

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 checked="" type="checkbox"/>	

B. GUIDELINES:

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

Staff Analysis: This project is not on a waterfront site.

The Scenic Vista Overlay Map does identify the right-of-way on 5th Avenue adjacent to this site as having views of both Capitol Lake and the Capitol Building. Preservation of these existing views from 5th Ave is required. The applicant has prepared a View Analysis, which has been provided within the packet for review. The View Analysis primarily focuses on views from 4th Avenue facing Capitol Lake and provides a comparison

of the current views with the proposed project and how those are likely to be impacted with the new development.

The analysis contends that views of both the Capitol Building and Capitol Lake from the right-of-ways surrounding this site will not be significantly altered or be further obstructed by this project proposal. The existing views seen from the right-of-way will be maintained for a significant number of people. The View Analysis indicates that a large covered seating area is proposed at the corner of Sylvster and 5th which will provide opportunities for public viewing of the Capitol Lake and Capitol Building. It is unclear if this area is intended to be used for the restaurant or for the general public. Several other benches and public spaces are provided in various locations surrounding the site.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<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 Analysis: The bulk of the parking for this project is proposed on the interior of the northwest building. Parking will be fully screened from view by the surrounding commercial and residential uses on the perimeter of the building. A small surface parking area is tucked in behind the adjacent parking lot and accessed off the woonerf. These parking spaces provide direct access to the three buildings and are directly adjacent to the neighboring property with little setback. Staff has requested screening in this area to provide better separation between the adjacent parking lot and these proposed parking stalls. Detailed design review plans will likely reflect this modification.

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

Staff Analysis:

The Olympia Municipal Code does not provide very many specific requirements for this particular zone (Urban Waterfront – Housing), and none that relate to design. Concurrent with the Design Review, the City is reviewing the project for compliance with all applicable codes.

4th Avenue is designated an “A” street within the Pedestrian Street Overlay and requires a variety of pedestrian scaled features, which have been provided. The proposed live/work units proposed will allow for small scale retail, commercial, or office uses with individual entries on the ground floor. All of these units are shown with awnings and storefront windows.

5th Avenue is designated as a “B” street within the Pedestrian Street Overlay which requires a similar set of pedestrian scaled features. A stronger pedestrian oriented emphasis has been placed on this street frontage as it includes a large covered entry, outdoor seating, and a large commercial presence.

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 Analysis: Plans indicate that the two new structures and the base of the tower will include a mix of brick, fiber cement, smooth finish concrete, siding, and steel balcony railings. Applied brick tiles and EIFS are not proposed. Building materials will be reviewed in greater detail with the Detailed Design Review packet.

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.

Staff Analysis: The building includes a clear base at the street level. The horizontal and vertical modulation appears to be appropriate for all three buildings, as a development, and their setting within the downtown area.

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 Analysis: All proposed commercial spaces provide a high proportion of glazing. Residential uses on the ground floor are raised up above the street level intentionally, to provide a sense of privacy within the residences. Landscaping and other screening do not seem necessary.

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 Analysis: The project proposal includes several different awnings and a large covered open area on the southeast corner of the tower. Awnings generally do not wrap around the corners of the buildings, but do provide continuity and coverage along all three street frontages.

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.

Staff Analysis: The project proposal includes an east/west woonerf (pedestrian alley) and pedestrian pathway between the tower and southwest building. These features include several different combinations of pavers with a variety of geometric patterns. Street crossings are shown in a different color and pattern, and lighting, plantings, and pedestrian emphasis are provided in both.

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 <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <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 Analysis: The woonerf is intended to provide for the bulk of pedestrian and vehicular access through and to the site. This layout is not traditional, in the sense that it does not specifically separate the pedestrian and vehicular areas. Building entries are easily identified, landscaping is appropriate, and textured patterns are provided, however pavement markings will be required to provide directional guidance for vehicles, accessible routes from the parking to the building entries, and parking stalls. These layers of markings might be busy and distracting. Colored and textured portions of the woonerf do not line up directly with the adjacent park’s pathway. If the woonerf is intended to provide connection, a crosswalk should be installed and the color pattern should line up with the adjacent pathway.

Staff Recommended Conditions:

- Provide plans with the Detailed Design Review packet that show the textured pavement with the necessary painted pavement markings for directional traffic movement, parking stalls, and accessible routes. Consider revising the textured patterns to emphasize these safety and circulation features.
- If mid-block crossing is proposed, revise plans to show the stamped concrete adjacent to Sylvester Street aligning with the park pathway and add the appropriate crosswalk features to the roadway. Provide the appropriate revision with the Detailed Design Review packet.
- Provide plans with the detailed design review packet that show all directional signage for vehicles and any proposed signage that emphasize that pedestrians have the right of way.

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

Staff Analysis: The project is not on a waterfront site and is not within the shoreline jurisdiction, therefore this criteria is not applicable.

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.

Staff Analysis: This site is unique in that the surrounding development pattern includes mostly surface parking lots, parks and a few single story buildings. Linkage between the two park properties to the east and west of the project will be provided through the woonerf. A more direct and intentional looking connection between the woonerf and park might better match the intent of this criteria. See recommended condition in 110 above.

18.120.140 – Signs – Attached to the building

A. REQUIREMENT:			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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Analysis: Signage is likely going to be desired by each individual commercial tenant and will be reviewed on an individual sign permit application basis. Specific locations of potential signage is not provided

18.120.150 – Signs - Freestanding		
A. REQUIREMENT:		
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<p>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.</p> <p>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.</p>		

