

CITY OF OLYMPIA
BASIC COMMERCIAL DESIGN CRITERIA
Chapter 18.110

Project Name: Cooper Point Market Place

Concept Design Review: (File 16-9070) Checklist filled out by Nicole Floyd, Senior Planner for the 1/26/2017 DRB Meeting

Detail Design Review: (File 17-4635) Checklist completed by Nicole Floyd for the 11/16/2017 DRB Meeting

(All new comments for detail review are shown in gray)

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.

Staff Response for Conceptual Review: The existing building (called Building 100) currently meets this requirement and the remodel will enhance the outdoor seating area adjacent to site frontage. The new larger retail building does not comply with this requirement, however due to the fact that it is an existing developed site and the new structure is closer to conformance than the previous structure, staff finds that the intent of the code provision is met.

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.

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 for Conceptual Review: An 8' wide sidewalk has been identified on plans and crossings through the vehicular lane of travel have been provided. Crossings appear to be made of pavement markings only and do not seem to be elevated nor are alternative materials shown. While not expressly required, the Design Review Board may want to consider these elements and determine if they are appropriate or recommended.

Staff Response for Detail Review: Pedestrian crossings have been added from the adjacent Toys R Us parcel connecting to the project site, however these paths will be required to be modified so that they do not interfere with required tree placement locations. It is unclear if a conflict exists as the architectural plans show no tree, but the landscaping plans show a tree. The Board should be prepared to determine the lengths necessary for site design modification to accommodate the pathway.

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.

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

A. REQUIREMENT:

Complies

☒

Conflicts

☐

N/A

☐

Provide pedestrian amenities in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners. These spaces must include seating, landscaping, and at least two of the following:

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

Staff Response for Conceptual Review: Patterned materials on walkways adjacent to the structures have been identified on plans as well as trash receptacles, pedestrian seating, awnings, and bike racks. The location of bike racks does not adequately meet code, and revision has been requested with the land use application. Specific concern relates to the convenient placement of racks to each individual retailer. Adequate space appears available and the DRB may want to provide feedback for the upcoming revisions.

Staff Response for Detail Review: Plans continue to meet the requirements related to this requirement. This phase of the project is required to provide 2 long term and 3 short term bike parking spaces. These spaces have been provided and are re-located in a way that is more conveniently located than previously proposed. The request appears to be adequately addressed.

18.110.060 – View preservation

A. REQUIREMENT:

Complies

☐

Conflicts

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N/A

☒

In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these

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

Staff Response for Conceptual Review: The existing developed nature of the site cannot be ignored. This proposed site design includes parking in the front, as is the current site layout. Efforts to enhance the existing parking lot are being made and the new structure is moving closer to the front than the current structure. Entrances are being articulated.

18.110.080 – Maintaining human scale

A. REQUIREMENT:			Use design elements to maintain a human scale at the street. Projects requiring a conditional use permit in a residential zone must incorporate elements that relate to existing buildings in the neighborhood.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <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 for Conceptual Review: This High Density Corridor does not have a strong sense of human scale and has previously been developed with an emphasis on the automobile. Efforts are being made in the project design to improve the pedestrian environment, particularly within the site interior. Color, cladding, lighting, awnings, and other landscape features will enhance the pedestrian environment within the development.

18.110.090 – Street walls

A. REQUIREMENT:

Complies



Conflicts



N/A



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

B. GUIDELINES:

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

Staff Response for Conceptual Review: The fronts of the buildings (facing Cooper Point and the internal parking area) include clear efforts to provide a high proportion of clear glass at the street level. A pedestrian area has been provided in association with Building 100 (directly adjacent to Cooper Point). Improved efforts to reduce long expanses of wall along the side and rear of the building could be made. Climbing plants or vines that screen walls are a viable option that the board may want to consider asking the applicant to provide.

Staff Response for Detail Review: Plans provided show compliance.

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 for Conceptual Review: Although the windows appear to be significantly consistent throughout the entire project and therefore do not provide for much variation, they are in line with the existing development onsite and in the near vicinity. Additionally, the windows proposed include some significant elements and variety such as the roll up garage door shown in Building 100. Overall, the consistency within the development seems to be the architect's emphasis.

Staff Response for Detail Review: The roll up door has been removed and replaced with windows. Plans provided show compliance with this code requirement.

18.110.110 – Projections into the right-of-way

A. REQUIREMENT:

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

In order to create a positive visual experience for the pedestrian moving along the street, add interest and variety to building facades by using projections into the right-of-way.

B. GUIDELINES:

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

18.110.120 – Roofs

A. REQUIREMENT:

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

Provide relief, detail and variation to roof lines.

B. GUIDELINES:

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

Staff Response for Conceptual Review: Proposed parapet walls facing the street frontage and interior parking area are provided that intend to break up roof lines. Variation is lacking along the side and rear of the buildings, however these areas are not facing the street and therefore do not appear to require compliance.

18.110.130 – Corners

A. REQUIREMENT:

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

Create pedestrian friendly building elements at intersections and alley entrances.

B. GUIDELINES:

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

Staff Response for Conceptual Review: Significant improvements in building element and landscaping are proposed at the secondary entrance along the northern side of the property. Currently a fenced dumpster enclosure is the prominent feature. This dumpster enclosure is intended to be replaced with landscaping which will be a significant improvement.

18.110.140 – Consistency

A. REQUIREMENT:

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

Buildings shall have a consistent visual identity from all sides visible to the general public; except, building walls adjacent to alleys in the downtown design district.

B. GUIDELINES:

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

18.110.150 – Colors and materials

A. REQUIREMENT:

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

Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.

B. GUIDELINES:

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

Staff Response for Conceptual Review: The project uses large expanses of glass windows along the front and interior of the site. These do not appear to be highly tinted, nor do the color choices shown in project plans appear to be brightly saturated. Staff would like to point out the use of EIFS and or Stucco Material as the preferred building material for much of the project. EIFS and other Stucco alternatives have not been shown to be particularly well suited for the Pacific Northwest's wet climate. While there is no specific code requirement prohibiting this material, Staff encourages the Design Review Board to evaluate its anticipated longevity and make recommendation regarding its appropriateness for this project.

Staff Response for Detail Review: EIFS has been removed from project plans. Colors provided appear to be appropriate for the area and are not brightly saturated.

18.110.160 – Lighting

A. REQUIREMENT:

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

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.

Staff Response for Detail Review: Lighting appears to be provided for both pedestrian and vehicular traffic.

18.110.170 – Parking structures

A. REQUIREMENT:

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

Vehicle entries to garages shall be recessed at least six (6) feet from the street facade plane. At least sixty (60) percent of the street facade between two (2) and eight (8) feet above the sidewalk, shall have at least one (1) of the treatments listed below.

B. GUIDELINES:

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

- ☐ Vertical trellis or other landscaping or pedestrian plaza area.

18.110.180 – Plant selection

A. REQUIREMENT:

Complies



Conflicts



N/A



Select plants that are compatible with planting conditions and existing landscaping. Plant trees that at their mature, natural size will be well-suited to the planting location. Avoid use of invasive species adjacent to critical areas. Do not plant noxious weeds, as defined by the Thurston County Noxious Weed Control Program (lists are on file with Thurston County or the City's Community Planning & Development Department).

B. GUIDELINES:

- ☒ Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.
- ☒ Consider mature tree size in relation to planting area dimensions and soil type.
- ☒ Avoid a haphazard appearance by using a limited number of plant species.
- ☐ Choose native plant species for primary landscaping; limit use of exotic plant species to areas of interest or effect.

Staff Response for Detail Review: Plant selection appears appropriate for the project and area. The site is within the Allison Springs Well Head Protection Area and therefore additional review will be required with the engineering permit application to ensure pesticides are minimized and native or well adapted drought tolerant species are provided.

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 Response for Conceptual Review: This requirement is typically addressed at the Detailed Design Review stage of the project. Staff encourages the Board to request such information with the Detailed Design Review Packet. Conceptual plans submitted generally show compliance.

Staff Response for Detail Review: Screening around the dumpster enclosure is not provided and will be required with the engineering permit application. Should the board have planting type preferences, such preferences should be identified as a condition of the DRB recommendation.

18.110.200 – Screening blank walls

A. REQUIREMENT:

Complies



Conflicts



N/A



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

B. GUIDELINES:

- ☐ Screen walls or fences with a combination of trees, shrubs and vines.

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

Staff Response for Conceptual Review: Compliance is achieved along Cooper Point Road and from the interior parking area, but the back of Building 100 and side and rear of buildings 200 and 300 include long expanses of blank wall. These areas are not likely to be viewed regularly by customers. Staff is looking to the board to help determine if additional screening or modulation is necessary in these areas.

Staff Response for Detail Review: Efforts to reduce the blank façade along the back of Building 100 have been made and appear consistent with the guidance previously provided by the Board.