

Project Name OLY MOXIE WIRELESS COMMUNICATIONS Master File # 18-1827☒ Concept Design Review☐ Detail Design ReviewMeeting Date: June 28, 2018

**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.

STAFF RESPONSE: There is no building proposed. Based on the use, the requirement to bring the structure to the street frontage is not desired. A variance from the setback requirement will be presented to the Hearing Examiner for decision.

**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.

STAFF RESPONSE: The site and use is not anticipated to be utilized by pedestrians.

A 6 foot in height solid wood fence and landscaping around the entire compound is proposed. Type II Visual Screen meeting per OMC 18.36.060.L.2 is required on the west boundary of the project site. PLEASE NOTE: The proposed trees and plants are subject to change along this boundary.

**GUIDELINES:**

- ☐ Provide variation in fencing through use of stepped fence heights or small setbacks.
- ☐ Add visual interest by providing variation in fence materials, texture, or colors.
- ☐ Provide landscape screening to break up long expanses of fencing.
- ☐ Repeat use of building facade material on fence columns and/or stringers.
- ☐ Provide lighting, canopies, trellises or other features to add visual interest.

**18.110.050 – Pedestrian amenities**

<b>A. REQUIREMENT:</b>			<p>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:</p> <ol style="list-style-type: none"><li>1. Patterned materials on walkways;</li><li>2. Shelters;</li><li>3. Trash receptacles;</li><li>4. Drinking fountains;</li><li>5. Pedestrian lighting, light bollards, or alley lighting;</li><li>6. Fountains, sculptures, mobiles, kiosks, or banners;</li><li>7. Street trees, flower boxes, or container landscaping in alleys;</li><li>8. Street vendor stations where appropriate; or,</li><li>9. Bike racks.</li></ol>
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

**18.110.060 – View preservation**

<b>A. REQUIREMENT:</b>			<p>In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these features for significant numbers of people from public rights-of-way, and shall provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained.</p> <p>Refer to the Scenic Vista overlay zoning maps available at the Community Planning and Development Department.</p>
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

STAFF RESPONSE: The property abuts two separate Scenic Vistas for Olympic Mountains and Capitol Buildings. Based on the Scenic Vista map, the project does not impact any of these view corridors.

### 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.

### 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.

### 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.

**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.

**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 (the 42" of sidewalk immediately adjacent to the building).

Also see Development Guidelines and Public Works Standards 12.24.020, as amended.

**18.110.120 – Roofs****A. REQUIREMENT:**

Complies      Conflicts      N/A  
☐            ☐            ☒

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.

### 18.110.130 – Corners

#### A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☒

Create pedestrian friendly building elements at intersections and alley entrances.

#### B. GUIDELINES:

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

### 18.110.140 – Consistency

#### A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☒

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 ☐

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.

STAFF RESPONSE: This will be considered at Detail Design Review stage.

Conceptual applications do not require a color and material samples to be provided. It is unknown at this time if the material to be used on the tower will be reflective as the recommended guideline below states. Color samples and a photo rendering of another similar project were provided by the applicant for the board to consider. The board may want to provide direction on what may need to be presented at detail stage.

#### 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.

### 18.110.160 – Lighting

#### A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☐

Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings

#### B. GUIDELINES:

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

STAFF RESPONSE: Lighting details would typically be looked at during detail design review. Based on the nature of this use, staff would recommend that lighting is minimal and provides for security purposes only. Lighting plans and details should be submitted for Detail Design Review.

### 18.110.170 – Parking structures

#### A. REQUIREMENT:

Complies

☐

Conflicts

☐

N/A

☒

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

### 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: Landscaping materials appear to meet this requirement. The planting material being shown on the landscaping plan serves as a Type 1 screening.

### 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: The entire project area is shown to provide solid fencing and landscaping to achieve screening of the equipment cabinet area.

### 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: Landscaping of a variety of plants are being provided around the entire fenced enclosure.

Project Name OLY MOXIE Master File # 18-1827

☒ Concept Design Review

☐ Detail Design Review

Meeting Date: June 28, 2018

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

**18.120.020 Setbacks**

**A. REQUIREMENT:**

Complies



Conflicts



N/A



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

**B. GUIDELINES:**

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

STAFF RESPONSE: The tower and the equipment enclosure is setback further than what code allows (Variance being requested) which is more consistent with the multifamily development across the street, which is setback approx. 20 feet back from the front property line. This property is the last property at the end of the cul-de-sac road. City staff is proposing to recommend to approve the variance that will be decided on by the Hearing's Examiner.

**18.120.030 – Waterfront view corridors**

**A. REQUIREMENT:**

Complies



Conflicts



N/A



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

**B. GUIDELINES:**

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

**18.120.040 – Parking lots**

**A. REQUIREMENT:**

Complies



Conflicts



N/A



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.



### 18.120.050 – Building Design

#### A. REQUIREMENT:

Complies

☐

Conflicts

☐

N/A

☒

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:

#### B. GUIDELINES:

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

### 18.120.060 – Building materials

#### A. REQUIREMENT:

Complies

☐

Conflicts

☐

N/A

☒

Maintain the character of the existing downtown buildings by using similar enduring materials such as stone, brick, and stucco.

#### 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.

### 18.120.070 – Building design – Building rhythm

#### A. REQUIREMENT:

Complies

☐

Conflicts

☐

N/A

☒

Create visually interesting street walls with variations in horizontal and vertical wall surfaces. Use architectural elements that clearly define a base at street level.

#### B. GUIDELINES:

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

### 18.120.080 – Building orientation

#### A. REQUIREMENT:

Complies

☐

Conflicts

☐

N/A

☒

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

#### B. GUIDELINES:

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

### 18.120.090 – Awnings, canopies, and marquees

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

### 18.120.100 – Walkways

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

### 18.120.110 – Pedestrian access from parking areas

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

**18.120.120 – Waterfront public access****A. REQUIREMENT:**Complies  
☐Conflicts  
☐N/A  
☒

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

**B. GUIDELINES:**

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

**18.120.130 – Visual context of streetscape****A. REQUIREMENT:**Complies  
☐Conflicts  
☐N/A  
☒

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

**B. GUIDELINES:**

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

**18.120.140 – Signs – Attached to the building****A. REQUIREMENT:**Complies  
☐Conflicts  
☐N/A  
☒

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

**18.120.150 – Signs - Freestanding****A. REQUIREMENT:**Complies  
☐Conflicts  
☐N/A  
☒

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.

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.