

Project Name: Avalon Mixed Use  
Concept Design Review  
Checklist filled out by Nicole Floyd, Senior Planner

Master File #: 18-2735  
Meeting Date: 8/23/2018

**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.

**Concept Staff Analysis:** The proposed structure abuts the street frontage for the bulk of the frontage. A small area for bike storage and pedestrian use is setback from the street on the northeastern side of the street frontage. This setback is well within the range established by code.

**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.

**Concept Staff Analysis:** The building occupies the site. No vehicular parking is provided. Access to the interior of the structure is provided directly from the street frontage.

**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.
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## 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.

**Concept Staff Analysis:** Fencing is not proposed with this project.

## 18.110.050 – Pedestrian amenities

<b>A. REQUIREMENT:</b>			Provide pedestrian amenities in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners. These spaces must include seating, landscaping, and at least two of the following:
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	
			<input type="checkbox"/> Patterned materials on walkways; <input checked="" type="checkbox"/> Shelters; <input type="checkbox"/> Trash receptacles; <input type="checkbox"/> Drinking fountains; <input checked="" type="checkbox"/> Pedestrian lighting, light bollards, or alley lighting; <input type="checkbox"/> Fountains, sculptures, mobiles, kiosks, or banners; <input checked="" type="checkbox"/> Street trees, flower boxes, or container landscaping in alleys; <input type="checkbox"/> Street vendor stations where appropriate; or, <input checked="" type="checkbox"/> Bike racks.

**Staff Analysis:** Of the nine amenity types listed, three are required by other municipal code sections therefore every project will automatically meet the requirement to provide a minimum of two. This project exceeds the requirement by providing four of the nine. Additional information regarding the pedestrian scale lighting and anticipated use/improvements to the alley will be required with the Detail Design Review submittal and will be helpful for the Board to evaluate the pedestrian amenities intended.

## 18.110.060 – View preservation

<b>A. REQUIREMENT:</b>			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.
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
			Refer to the Scenic Vista overlay zoning maps available at the Community Planning and Development Department.

**Concept Staff Analysis:** The project is not adjacent to a protected view.

#### 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.

**Concept Staff Analysis:** The project does not include parking. Both the commercial space entrance and the apartment unit entrance are located on the building façade. The building provides a clear base and includes clearstory windows to allow light into the mezzanine. The awning proposed is located below the clearstory windows and breaks up the pedestrian environment from the upper stories.

#### 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.

**Concept Staff Analysis:** The project design takes cues from the historic buildings in the vicinity and the past use of the site. The project includes upper story balconies, a marquee, soft brick patterns, etc. The commercial space is not intended to be retail, but includes display windows and pedestrian-oriented elements.

#### 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.

**Concept Staff Analysis:** More than 60% of the street level façade is glass with a brick façade and canopy. A small pedestrian area is not required, but has been provided and generally complies with the pedestrian plaza requirements of OMC 18.16.100. The bike parking occupies the bulk of the space in the pedestrian plaza, which eliminates the ability for pedestrians to use much of the area. A planter/seat wall has been provided to enclose plaza. As the plaza is not required, the predominant use by bike parking is acceptable. The bike parking will need to be re-oriented to ensure it does not impede pedestrian traffic within the ROW.

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

**B. GUIDELINES:**

- ☒ Provide variation in rhythm both horizontally and vertically.
- ☐ Use windows that are recessed or protruding such as bay windows.
- ☐ Use visually significant window elements, including lintels, sills, casings, mullions, and frame dimensions.
- ☒ Provide more glazing area on the ground floor than on the upper floors.

**Concept Staff Analysis:** The aluminum storefront windows do not dominate the façade, rather they provide harmony with the character of the structure and surrounding buildings. The window on the Southeast side is recessed and angled towards the alley to enhance the pedestrian plaza at the corner of the building. The windows along the ground floor are full height and above the canopy is a row of clearstory windows consistent with the window configuration on many historic buildings on the street and within the nearby historic district.

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

**Concept Staff Analysis:** Awnings, planter boxes, balconies, canopies and a small portico has been provided. These features provide a positive visual experience for the pedestrian.

18.110.120 – Roofs			
<b>A. REQUIREMENT:</b>			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.

**Concept Staff Analysis:** The roof includes an overhang around the perimeter of the building which will likely provide shade for upper floor balconies and a visual cap to the building. The material provided is consistent with the design of the other buildings in the near vicinity.

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

**B. GUIDELINES:**

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

**Concept Staff Analysis:** The building is in the mid-block therefore it does not include a corner. There is an alley directly adjacent on the eastern side of the parcel. The applicant has responded to the alley location by proposing a small pedestrian plaza at the intersection. The plaza does not provide for direct pedestrian access to the alley, but provides a more open entry to it.

18.110.140 – Consistency			
<b>A. REQUIREMENT:</b>			Buildings shall have a consistent visual identity from all sides visible to the general public; except, building walls adjacent to alleys in the downtown design district.
Complies	Conflicts	N/A	
<input 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.

**Concept Staff Analysis:** All sides of the building visible from the street are consistently designed.

18.110.150 – Colors and materials
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<b>A. REQUIREMENT:</b>			Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.
Complies	Conflicts	N/A	
<input 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 at Detail Design Review. The plans provided indicate a warm pallet of brick, with metal fascia and gray painted cement board panels.

### 18.110.160 – Lighting

<b>A. REQUIREMENT:</b>			Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings
Complies	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.

**Concept Staff Analysis:** Site lighting has not been identified in the project plans, however the applicant has stated that their intent is to provide recessed lighting in the underside of the canopy along the sidewalk at the front of the building and in the pedestrian plaza. The rear pedestrian entry to the structure will also include recessed lighting. Lighting is required to be provided with the Detail Design Review packet submittal, Staff anticipates additional detail at that time.

### 18.110.170 – Parking structures

<b>A. REQUIREMENT:</b>			Vehicle entries to garages shall be recessed at least six (6) feet from the street facade plane. At least sixty (60) percent of the street facade between two (2) and eight (8) feet above the sidewalk, shall have at least one (1) of the treatments listed below.
Complies	Conflicts	N/A	
<input 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.

**Concept Staff Analysis:** Parking is not being provided with this project.

### 18.110.180 – Plant selection

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

**B. GUIDELINES:**

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

**Staff Analysis:** The only landscaping anticipated for the site will be installed in the planter / seat / wall on the eastern side of the building adjacent to the alley. This area is less than 8sf, therefore a landscaping plan is not required. Staff encourage the applicant to consider how irrigation will be provided to the planting bed as it will not receive natural rain water. The Board may request additional information regarding the anticipated plants to be installed.

**Staff Recommended Condition:** Provide additional information regarding irrigation and plant species selection intended to be used in the planter/seat wall adjacent to the alley with the Detail Design Review Packet.

**18.110.190 – Screening site services**

<b>A. REQUIREMENT:</b>			Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process. Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. Screen roof-top mechanical and communications equipment on all sides.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☐ Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- ☐ Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses.
- ☐ Screen or paint wall mounted mechanical equipment to match the building.

**Staff Analysis:** Screening of site services is typically reviewed at the Detail Design Review board meeting. Plans do not indicate anticipated locations for site services, other than the screened penthouse for the elevator and garbage cans in the alley. Additional information will be required with the Detail Design Review Packet submittal.

**18.110.200 – Screening blank walls**

A. REQUIREMENT:			Use a variety of landscape materials along lengthy expanses of blank walls or fences.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<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.

**Concept Staff Analysis:** Blank walls will not be visible from the street façade.



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**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.

**Concept Staff Analysis:** The existing buildings along the street frontage are all located directly adjacent to the ROW and include a mix of older one story buildings. The new structure takes cues from the older structures with the brick façade, marquee, and clearstory windows.

**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:**

- N/A 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.

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

**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.

**B. GUIDELINES:**

- N/A Minimize the width of parking lots located adjacent to the street.
- N/A 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.

**Concept Staff Analysis:** No vehicular parking is proposed with this project.

**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

**Concept Staff Analysis:** The ground floor and mezzanine are designed for office space with large storefront windows which will enhance the bright and open floor plan. This commercial space is designed to enhance the pedestrian environment. The site is located on a “Pedestrian A Street” which adds specific requirements for building design. These criteria have been reviewed and the project has been found to comply with all applicable criteria.

**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.

**Concept Staff Analysis:** Conceptual plans indicate brick, metal, and cement board will be used as the primary exterior materials. Colors appear to be soft grays and browns.

**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.

**Concept Staff Analysis:** The site is only 60' wide, of which the building occupies the entire width. Within this distance there is vertical modulation at intervals of approximately 20'. Horizontal modulation is provided by balconies and the awning.

#### 18.120.080 – Building orientation

##### A. REQUIREMENT:

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

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.

**Concept Staff Analysis:** The ground floor office space includes storefront style windows.

#### 18.120.090 – Awnings, canopies, and marquees

##### A. REQUIREMENT:

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

Provide awnings, canopies, and marquees on buildings that abut the sidewalk.

##### 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.

**Concept Staff Analysis:** An awning is proposed that spans the entire length of the building façade. The materials proposed appear durable and consistent with the existing buildings on the street.

#### 18.120.100 – Walkways

##### A. REQUIREMENT:

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

Provide character and visual diversity to walkways.

##### 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.

**Concept Staff Analysis:** The site does not include many opportunities to enhance pedestrian connections as the building will occupy the entire site. The alley to the east of the property could be further accentuated and enhanced. Pedestrian scale improvements to the alley are limited by the existing vehicular uses such as refuse pick up and access.

#### 18.120.110 – Pedestrian access from parking areas

##### A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☒

Provide direct and visible pedestrian access through parking areas to building entrances and to adjoining pedestrian ways. Minimize crossings of traffic lanes.

##### 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.

**Concept Staff Analysis:** Vehicular parking is not proposed for this project. Existing on-street parking will remain and will provide direct access to the site from the street.

#### 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.

**Concept 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:

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.

**Concept Staff Analysis:** While the proposal is a 4 story building surrounded by single story structures, the applicant has made clear efforts to mitigate the additional height. The awning, clearstory windows, and prominent material change above the commercial space break up the building so that the base is in keeping with the existing structures. The residential floors carry the brick façade and marquee elements up the building and tie the upper and lower floors together.

**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.

**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.

**Concept Staff Analysis:** Signage for the first floor commercial space has not been provided. It will likely be reviewed separately with the sign permit application. The marquee sign saying “Avalon” takes queues from the historic use of the site and is designed to provide a sense of prominence for the structure. The size is consistent with the sign code. Staff looks to the Board for review of the design.

**18.120.150 – Signs - Freestanding**

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

**Concept Staff Analysis:** Signage has not been identified in plans.