

Project Name: Olympia Transit Center Expansion
Concept Design Review Comments 6/14/2018
Detail Design Review Comments: 8/23/2018
Checklist filled out by Nicole Floyd, Senior Planner

Master File #: 18-1486
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 Downtown Business Zone does not establish a maximum, nor minimum front yard setback, however Olympia Avenue is identified as a Pedestrian “A” Street in OMC 18.16, the Pedestrian Overlay District. As such, a 10’ maximum front yard setback would typically be required along this street frontage. The code allows for an exception when it is the minimum necessary and is accompanied by a pedestrian plaza that provides quality street level activation.

The City recognizes the limitations of the existing site layout, proposed use, and utility easements that make strict compliance with the 10’ maximum setback infeasible. The applicant has proposed two pedestrian plazas on Olympia Avenue as a way to provide the same quality of pedestrian environment through alternative means. A third pedestrian plaza is proposed along Franklin Street, which is designated as a Pedestrian “B” Street. City staff support the increased setback with extensive pedestrian plaza areas, but looks to the Board to evaluate the design, and amenities proposed in these plazas.

Detail Staff Analysis: The pedestrian plazas as shown are consistent with the design guidance provided at concept review. Language ensuring the public amenities are provided as shown in plans will help to ensure such amenities are installed and maintained for the life of the project.

Staff recommend the Board condition approval as follows:

All amenities shown in the detail design review packet shall be provided onsite prior to occupancy of the structure. Alterations exceeding a 10% change to the public plaza amenities will require additional review and recommendation by the Design Review Board.

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: Additional information regarding pedestrian circulation within and around the bus bays is needed. Staff assumes pedestrian crossings through the bus bays are intended to be minimized for safety reasons. Crosswalks along the right-of-way's connecting the sidewalks are identified as well as a mid-block crossing connecting the existing site with the proposal. These crossings meet the size requirements and are strategically placed to provide a strong visual connection between the two sides of the site. It is unclear if signage in and around the site will be warranted or provided to help ensure pedestrian safety.

Detail Staff Analysis: As a condition of conceptual approval, the Board requested additional information regarding any proposed signage intended to aid in pedestrian and vehicular safety. Such signage is not readily apparent on the plans submitted. Staff suspects the applicant has determined that such signage is not necessary.

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

Concept Staff Analysis: Fencing is not proposed with this project, however it is worth noting that the benches proposed in pedestrian plaza B are strategically located to minimized pedestrian traffic through the new bus lane, much like a fence. These benches appear to serve several functions simultaneously.

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:
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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; <input checked="" type="checkbox"/> Fountains, sculptures, mobiles, kiosks, or banners; 7. Street trees, flower boxes, or container landscaping in alleys; <input checked="" type="checkbox"/> Street vendor stations where appropriate; or, <input checked="" type="checkbox"/> Bike racks.
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Concept Staff Analysis: Of the nine amenity types listed, three are required by other code sections therefore every project will automatically meet this design requirement. Additionally, many of these amenities are proposed to mitigate the increased front yard setback from Olympia Avenue. These amenities far exceed this code requirement. The precise make, model, design, size, and location of such amenities remains unclear. Additional information will need to be provided with the detail design review packet.

Plans include three bike parking locations with more than 20 long-term (employee) parking spaces and 10 short-term (customer) parking spaces. The ultimate design and layout of these spaces have not been finalized. The abutting trash enclosure will likely need to shift in order to meet OMC requirements. This will likely impact the final location and design of the bike storage enclosure as well. Plans do not identify the type of weather protection materials anticipated nor the type or location of screening of this enclosure. Signage at the entry of all bike parking locations will likely be necessary to help indicate that the area is for bike parking and if it is open to the public or for employees only.

Detail Staff Analysis: The Board requested product information sheets and signage at the entry of all bicycle parking locations to be shown in plans submitted for Detail Design Review. Plans provided indicate the make and model of bicycle racks proposed, however they do not address signage for the various bicycle parking locations, customer, employee, surplus, or lost and found. The applicant is likely to add information regarding bike location signage for the presentation at the meeting.

Staff recommends the Board condition approval as follows:
Ensure building permit plans are revised to provide directional signage for customer bicycle parking areas.

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

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

18.110.070 – Building location and design

A. REQUIREMENT:			1. Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made where an alternative building location would provide as good or better pedestrian access. Exceptions may be made in the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060. 2. Entrances to buildings shall be clearly articulated and obvious from the street. 3. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Concept Staff Analysis: The project does not include parking. The entrance is aligned with the street corner, rather than either street faces. It is aligned well with the existing structure and site layout and will be easily identifiable for pedestrians. The building is not more than 3 stories.

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

Concept Staff Analysis: The existing development pattern in the near vicinity of the project include a handful of buildings (1 to 2 stories) and significant expanses of surface parking. There is not a particularly strong sense of human scale in the vicinity. The project generally enhances the human scale of the area by adding several plazas which help to enhance the pedestrian environment. The project could do more to articulate façade design and to reduce the apparent size of the building particularly related to the ground floor façade and ground floor window treatment. Information regarding the lighting, and landscaping features was not provided and will be required to be submitted with the Detail Design Review application.

Detail Staff Analysis: Pedestrian amenities and landscaping have been provided that enhance the pedestrian environment. Lighting appears to be pedestrian-scaled and well designed.

18.110.090 – Street walls

A. REQUIREMENT:			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
Complies	Conflicts	N/A	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: Transparency requirements do not appear to have been achieved on the ground floor facing the street. Other architectural details can be counted towards the street wall requirements when site conditions limit the appropriateness of transparency. Given this project's use and layout, traditional display windows facing the street frontage would not be feasible. To compensate, the applicant has proposed an alternative design including white metal panels in combination with the windows. This alternative design occupies about 45% of the street wall, rather than the 60% that is required. The applicant contends that if the depth of the entry vestibule is included, then their project achieves nearly 60%. The Board will need to evaluate and determine if additional transparency or façade treatment is needed. Additionally the code asks that no wall segment should be untreated for more than 30'. Some wall segments appear to be untreated for approximately 40' in length, however vertical modulation is provided. The Board should review the ground floor in relationship to façade treatments to determine if additional efforts are necessary. If so, a condition of approval will need to be prepared at the meeting.

Detail Staff Analysis: The Board determined that the project adequately addressed this requirement at the Concept DRB Meeting. Additional design details have been provided that help identify the overall transparency of the building.

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: Significantly more windows are provided on the second floor than the ground floor which is not precisely consistent with the design criteria. The metal trim and brick edges of the upper story windows add to the character of the structure. The lower level is uses proposed are not particularly conducive

to expansive windows. The applicant believes the windows proposed adequately address this requirement. The Board should review to determine if the requirement has been adequately met or if additional treatment is necessary. If so, a condition of approval will need to be prepared at the meeting.

Detail Staff Analysis: The white paneling and aluminum glazing system are consistent throughout the entire building and bring in queues from the existing buildings colors. Rhythm horizontally and vertically is provided.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: The building does not abut the right of way, however a small corner of the second story of the building does protrude beyond the property line and above Franklin Street. This area is intended to provide weather protection for pedestrians.

Detail Staff Analysis: The revised site plan and elevations shows new bus shelters, one of which is located in the Right Of Way. Other bus shelters are pulled back from the ROW. The applicant has stated that their intent is to pull bus shelters back from the ROW where feasible, however in some areas it is not possible. These bus shelters generally enhance the pedestrian environment.

18.110.120 – Roofs

A. REQUIREMENT:			Provide relief, detail and variation to roof lines.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input checked="" 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 elevation plans indicate a flat roof with screened mechanical equipment will be provided.

Detail Staff Analysis: The Board discussed the design of the roof and was generally supportive of the simple design. The aluminum glazing system will provide visual interest. Plans provided further accentuate the shading and articulation.

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.

Concept Staff Analysis: The project design is relying heavily on the three pedestrian plazas to provide the pedestrian orientation of the building at the street corner and streets. Building design does not address this requirement, likely because the intended use is not a traditional storefront.

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.

Concept Staff Analysis: The building is consistently designed on all sides and is compatible with the existing building on site.

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 at Detail Design Review. The plans provided indicate a darker colored brick veneer with white metal paneling and aluminum windows.

Detail Staff Analysis: Sheet M1.00 provides the material board for the project. Colors and materials remain consistent from the concept level review with a mix of dark brick, white metal panels, stainless steel, and high performance glass. One element that may need further evaluation is the “Decorative Metal Panel” which includes some purple dots. Plans indicate that it will be used at the south and north building entry, but do not identify how much of the paneling will include the decorative elements. The Board may want further information regarding this design element.

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.

Concept Staff Analysis: The project description states that a variety of pedestrian scale lighting amenities will be provided, however plans do not provide adequate information about the location, fixture type, or lumens anticipated. Additional information will be required at Detail Design Review.

Detail Staff Analysis: The Board requested additional information about site lighting. Plans show several pedestrian scale lighting poles and under lit concrete benches. Lighting poles have been added to the elevation plans as well as on sheet L1.20 and sheet E101 provides clarity regarding the proposed lighting location.

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.

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

18.110.180 – Plant selection

A. REQUIREMENT:

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

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.

Concept Staff Analysis: The landscaping plan is conceptual in nature and a more detailed planting plan will be required with the Detail Design Review and construction permit review processes. Significant planting is

proposed within the Puget Sound Energy Utility Easement. Large trees and shrubs may need to be relocated to avoid conflict with existing lines and to meet the tenants of the easement.

Detail Staff Analysis: The Board requested additional information regarding landscaping with the concept review. Sheet L1.22 provides some additional information regarding the anticipated pallet of plants to be used, but it does not show the specific planting plan. The landscaping plan submitted for the engineering permit is included in the packet as well to help supplement the submittal. The layout of plants shown in the landscaping plan includes significantly more groundcover/grass than appears to be shown in the concept plan. A greater mix of shrubs will be required by code to help screen site utilities and meet landscaping plan requirements. Staff is concerned about the heavy reliance on grass varieties and suggest adding a broader mix of other types of vegetation.

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.

Concept Staff Analysis: Screening of site services is typically reviewed at the Detail Design Review board meeting. Plans provided indicate a variety of mechanical equipment and utility vaults. Some show landscaping beds in the near vicinity, others do not.

Detail Staff Analysis: The Board requested additional information regarding how existing and proposed site utilities would be screened and asked for utility boxes be shown on the elevation drawings. Elevations do not include much of the areas where utility boxes are intended, therefore the methods for screening are not particularly clear. The detailed landscaping plan shows mostly low growing grasses and ground cover plants adjacent to the utilities. Additional shrubs and plants that do not die back in the winter would help provide year round screening. The applicant is hesitant to provide significant plant species due to safety and site visibility concerns. Suggestions regarding durable and appropriate plant materials that will provide year round screening but that do not exceed 2.5 feet in height would help the applicant meet code requirements.

Discussion of the dumpster enclosure and screening of it took place at the Concept DRB meeting where concerns about the dumpster location and its visibility to State Street were raised. A condition of approval was added that asked the applicant to evaluate alternative designs and screening methods including landscaping to reduce visibility of the enclosure from State Avenue. The applicant contends that existing vegetation adequately screens the dumpster enclosure, therefore no design modification nor increased vegetated screening is proposed.

Screening of the dumpster enclosure with a type II vegetated screen is required by OMC 18.36.060(i). Type II vegetated screening is intended to create a visual separation and consists of approximately 60% evergreen and 40% deciduous trees interspersed with large shrubs and ground cover. It can be supplemented with a sight obscuring fence or wall. The plans provided show the supplemental wall, but not the requisite landscape

screening. Landscaping along the southern side of the dumpster enclosure will be required. Should additional screening of the dumpster enclosure from State Avenue be recommended by the Board, a condition of approval will need to be added.

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.

Concept Staff Analysis: Additional screening of blank walls could be achieved through enhanced landscaping however locations for such planting is limited due to the second story overhang.

Detail Staff Analysis: Additional screening of blank walls was not provided, however additional decorative elements have been added to the building and site amenities that break up the façade and enhance the pedestrian environment nicely.

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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.

Concept Staff Analysis: The existing development pattern of the adjacent streetscape does not provide much guidance as most of the properties within 100' are dominated by surface parking. Queues have been taken from these adjacent properties in relation to the proposed building materials. Site constraints prohibit pushing the building to the street frontage as is preferred in the code. The proposed location is consistent with the existing development pattern of the block and is generally more pedestrian oriented than the surrounding development pattern.

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

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 parking is proposed with this project, nor does the site currently provide parking. The applicant plans to provide parking at the Intercity Transit Headquarter building on Pattison Avenue.

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:

All four streets surrounding the site are designated pedestrian oriented street fronts. Both State Avenue and Olympia Avenue are “A” Streets, and both Washington Street and Franklin Street are “B”. Streets. The code places emphasized pedestrian orientation requirements on the “A” streets and asks the building to be placed directly adjacent to the sidewalk (10’ maximum setback). The code also establishes a variety of amenities intended to strengthen the pedestrian experience. Strict compliance to the setback and pedestrian amenities expected within that setback cannot be achieved due to the existing site layout, utility easement, and need to provide an additional bus lane. The Code allows for exception to the maximum setback provided it is the minimum necessary and is intended to accommodate a pedestrian plaza (OMC 18.16.080(a)(2)(c)).

The applicant has made significant effort to improve the pedestrian activation by providing three pedestrian plazas, with numerous public amenities. These plazas are strategically located along the street frontages and provide various public amenities that achieve a similar level of pedestrian activation as strict compliance with the design requirements would provide. The Director has determined that the increased setback along Olympia Avenue is warranted, but looks to the Board to evaluate the design and amenities within the pedestrian plazas. The Board will need to determine if the pedestrian amenities within the plaza are appropriately placed and facilitate improved street level pedestrian activation.

According to OMC 18.16.080(b) pedestrian plazas are required to:

- Be small, with no more than 60’ width in any direction.

- Provide pedestrian access from the ROW
- Provide paved surfaces
- Include landscaping, public art, and seating
- Be designed to provide for good lighting. Southern exposure is preferred.
- Be enclosed on two sides by structures or landscaping.
- Include pedestrian activating elements including open air cafes, kiosks, vending carts, temporary exhibits etc.

The Site Plan provided identifies various elements of the three pedestrian plazas which appear to comply with the bulk of these requirements. Furnishings including benches, stacked seating, and lean rails. These features are strategically located throughout all of the plazas. These areas will encourage pedestrians to sit, meet and eat lunch around the site. Overall, the plazas are well designed and appropriately located.

Elevation plans do not include the elements within the pedestrian plaza and landscaping plans do not identify specific plant locations. While this lack of detail is acceptable at the Concept Design stage, further refinement of the design is needed for Detail Design Review. Staff suggest the Board request additional information related to lighting type and screening of site features (emergency generator, bike parking enclosure, utilities).

Detail Staff Analysis: Elevations have been enhanced to include some of the site features located near the proposed building. Two renderings are included with the conceptual landscaping plan (sheet L1.23). The elevations and renderings help to provide context to the plans. Plans help identify the location of site features, but how these features will be screened remains unclear.

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.

Concept Staff Analysis: Page 10 of the project description discusses the composition of the dark masonry and white metal detailing intended to visually tie the proposed new building together with the existing transit building. The Dark Iron Spot Brick masonry is intended to allow the building to sit firmly on the ground and provide a strong civic architectural feel. The materials proposed are similarly enduring as stone, brick and stucco.

Detail Staff Analysis: Sheet M1.00 provides the material board for the project. Colors and materials remain consistent from the concept level review with a mix of dark brick, white metal panels, stainless steel, and high performance glass. One element that may need further evaluation is the “Decorative Metal Panel” which includes some purple dots. Plans indicate that it will be used at the south and north building entry, but do not identify how much of the paneling will include the decorative elements. The Board may want further information regarding this design element.

18.120.070 – Building design – Building rhythm

A. REQUIREMENT:

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

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 second story cantilevers out over the first, making the top of the building a more dominant feature than the base. This is intended to provide weather protections for those waiting for the bus. Both vertical and horizontal modulation is provided at strategic locations to break up long expanses of wall surfaces. Full length aluminum glazed windows and white metal panels are proposed to break up the vertical surfaces.

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 primary building entrance is oriented towards the street. Significant efforts to encourage pedestrian travel through the building have been provided. This is evident by the window placement and alignment to the existing transit center building. Transparency along the facades is limited and storefront windows are not provided as this building is not intended to provide retail services.

Detail Staff Analysis: Additional detailing has been provided including a “Decorative Metal Panel” which includes purple dots at varying sizes. Plans indicate that it will be used at the south and north building entry. These elements will add an inviting feel to the building entries for pedestrians.

18.120.090 – Awnings, canopies, and marquees

A. REQUIREMENT:

Complies	Conflicts	N/A
<input type="checkbox"/>	<input checked="" 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: The new building is not adjacent to the street, therefore strict compliance is not achievable. The second story overhang provides weather protection for pedestrians, however it is not directly adjacent to the right of way. The overhang proposed does provide continuity of coverage on both sides of the building.

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.

Concept Staff Analysis: The textured pavement and various materials within the three pedestrian plazas meet this criteria. Additional information regarding pedestrian travel across the new bus lane should be provided with Detail Design Review.

Detail Staff Analysis: The lane of travel for pedestrians appears to be striped in white paint which adequately provides access from one side of the site to the other.

18.120.110 – Pedestrian access from parking areas

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

Concept Staff Analysis: Although parking areas are not provided, there are several areas where pedestrian and bus travel are likely to intermix. Emphasis on the preferred pedestrian travel routes is therefore applicable. Additional information about anticipated signage and pedestrian crossings should be provided.

Detail Staff Analysis: The lane of travel has been adequately marked.

18.120.120 – Waterfront public access

A. REQUIREMENT:

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

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

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: The context plans show the various buildings in the near vicinity. The vast majority are one to two story concrete buildings with simple windows reflective of a more industrial development pattern in downtown. Elements from these buildings can be seen in the concrete walls and white paneling proposed by the applicant.

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

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

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

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