

Project Name Ernie's Trailer☐ Combined Design Review☐ Detail Design ReviewMaster File # 18-5268Date: DRB MTG Date February 28, 2019

Completed By: P.Smith

CITY OF OLYMPIA
BASIC COMMERCIAL DESIGN CRITERIA
Chapter 18.110

18.110.020 Frontage			
A. REQUIREMENT:			Buildings must abut at least fifty percent (50%) of the street frontage. Gaps in frontage between buildings on a single project may not exceed eighty (80) feet in length.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Staff Response: Staff feels that this criteria is not applicable. The purpose of this criteria is to locate buildings up close to the street so that pedestrians would be able to access easily and to create a stronger street edge, visually. Considering the shape of the parcel, the location, zoning (industrial) and the intended use, having the building brought to the front of the parcel is not necessary since this is not a pedestrian type business. It is anticipated that customers would arrive by motor vehicle.

18.110.030 – Connections			
A. REQUIREMENT:			Provide driveway and sidewalk connections to and through the development to adjoining streets, bus stops, designated urban trails, and properties, where access exists or reasonable connections are possible. If a parking lot lies between the building entry and an adjacent public street, a pedestrian walkway at least six (6) feet wide shall be provided between them. In all other cases, on-site sidewalks shall have a passable width of at least four (4) feet. All crossings of vehicular travel lanes shall be clearly marked.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

B. GUIDELINES:

- Provide clear pedestrian circulation routes on site.
- Minimize curb cuts by sharing driveways and access from side streets whenever possible.
- On large sites where no public streets exist, create a grid street system within the project.
- Locate storm drainage ponds, swales, and other drainage system components so they do not unreasonably impede pedestrian access to or between buildings.
- Provide a direct and clear visual connection through the buildings to the front street if parking is located behind the buildings.
- Provide signs for pedestrians and vehicles within the site, if necessary.
- Provide walkways through parking bays and adjacent to landscape islands.

Staff Response: The City of Tumwater owns the right of way (21st Avenue) adjacent to this parcel. Currently no sidewalks exist for pedestrians to use in the public right of way or for the development to connect to (see photo below). No frontage improvement for sidewalk improvement were requested by the City of Tumwater. Internal sidewalk is proposed adjacent from the customer parking area that will lead to the building entrance. Staff feels this criteria does not apply since existing pedestrian access is not provided in the existing right of way and it is anticipated that customers would arrive to this site/business using a vehicle.



LOOKING EAST ON 21ST AVENUE

18.110.040 – Fences and walls

A. REQUIREMENT

Complies



Conflicts



N/A



Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood and adjoining streets. Front yards shall be visually open to the street. Where fencing is necessary, maintain a human scale along the street by providing pedestrian connections through use of gates or openings at frequent intervals.

B. GUIDELINES:

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

Staff Response: A 6 foot high chain link security fence is proposed around some of the development. The area in which patrons would access is not inhibited with fencing.

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

Staff Response: The project is proposing short and long term bicycle parking and provides interior landscaping around the perimeter and in areas of the parking lot. This use is not intended to attractive pedestrians and should provide a place where people could gather. Providing for pedestrian amenities does not seem applicable.

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

Staff Response: No scenic vistas were identified adjacent to the site.

18.110.070 – Building location and design

A. REQUIREMENT			<ol style="list-style-type: none">1. Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made where an alternative building location would provide as good or better pedestrian access. Exceptions may be made in the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060.2. Entrances to buildings shall be clearly articulated and obvious from the street.3. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

Staff Response: Based on the location, zoning (industrial) and intended use, having the building brought to the front near the street is not warranted in order to provide better pedestrian access.

18.110.080 – Maintaining human scale

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Use design elements to maintain a human scale at the street. Projects requiring a conditional use permit in a residential zone must incorporate elements that relate to existing buildings in the neighborhood.

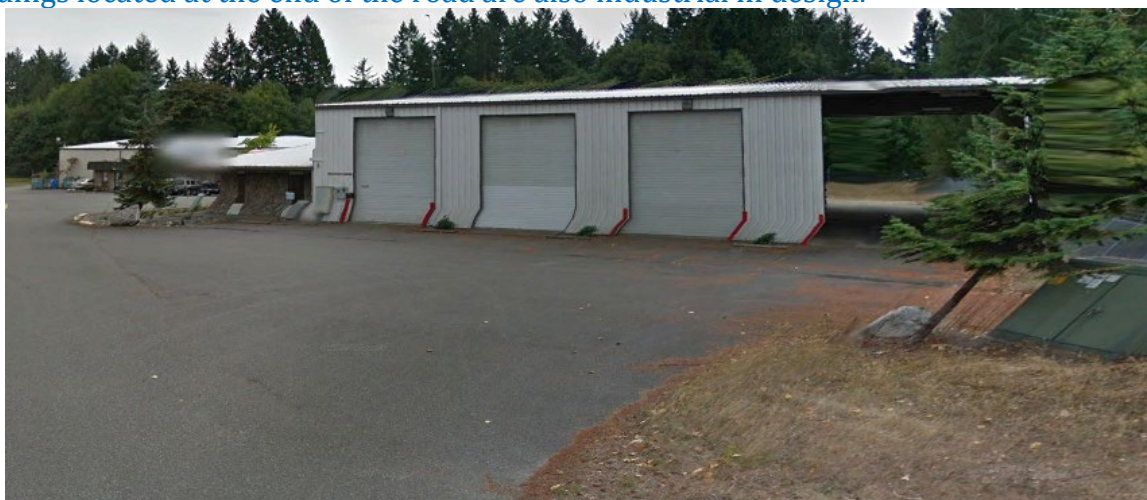
B. GUIDELINES:

- Where there is a strong sense of human scale neighborhood identity, use building modulation, roof forms, windows, materials, and details that are similar to the neighborhood buildings.
- Articulate façade design features to reduce the apparent size of large buildings. Design elements may include, but are not limited to: facade modulation, cornices, window patterns, plazas, porches, patios, decks, covered entries, balconies, bay windows, dormers, stepped roofs, gables or other roof elements, a variety of cladding materials, lighting fixtures, trellises, trees or other landscape features, and multiple paint colors and building materials.
- Locate retail shops with display windows at the street level around the exterior of larger commercial buildings.

Staff Response: This is an area with industrial type uses and buildings. Staff feels the requirement is met. The Department of Transportation building has similar design, with multiple garage doors facing the street (see photo below).



Other buildings located at the end of the road are also industrial in design.





18.110.090 – Street walls

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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

B. GUIDELINES:

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

Staff Response: This requirement does not apply.

18.110.100 – Windows

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.

B. GUIDELINES:

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

Staff Response: Window design appears to be in harmony with the character of the structure. The west elevation of the building does not have any windows but the façade does not directly impact or face another adjacent use. Elevations facing the public entry and Highway 101 provides for variation of windows. This requirement is met.

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).

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

Staff Response: Not Applicable

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.

Staff Response: The elevation plans indicate a continued roof form that spans 165 feet in length with no variation.

Staff's Recommendation: Revise plans to provide more relief, detail and variation to the roof line. This is a suggested topic for the board to discuss. Applicant could provide suggestions as to how could be achieved at meeting.

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

B. GUIDELINES:

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

Staff Response: Not Applicable

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

B. GUIDELINES:

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

Staff Response: Staff feels the project design meet this requirement.

18.110.150 – Colors and materials**A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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

B. GUIDELINES:

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

Staff Response: The proposed materials on the building are mainly metal which includes horizontal metal wall panels and a 36 inch vertical metal wainscot panels at the base of the building both in a medium grey color. Metal roofing in a light shade of gray is proposed. Requirement is met.

18.110.160 – Lighting**A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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: The building has lighting fixtures located high up on each building façade and at each man door into the building. There are no indication on the plans what lighting if any are proposed at the public entry.

Staff's recommendation: Add additional lighting adjacent to the public entry for general security purposes. Show detail of such in the building permit submittal and cut sheets of the fixtures proposed.

18.110.170 – Parking structures**A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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.

Staff Response: Not Applicable

18.110.180 – Plant selection**A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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: Staff believes that the plant selections seem appropriate. Additional plantings of shrubs as indicated on the 18.145 Freeway Corridor Checklist will need to meet this requirement. Staff would welcome any input from the Board regarding plant selection if desired.

18.110.190 – Screening site services**A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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UNKNOWN

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 plans (site and landscaping) that were submitted do not show the location of any mechanical equipment or utility vaults on the ground. The solid waste enclosure has landscape screening around the perimeter. It is unknown if project complies.

Staff's Recommendation: Show all ground mechanical equipment locations on the final landscaping plan to be submitted at Engineering Plan submittal. If adjacent to any public right of way, show how they will be screened from view.

18.110.200 – Screening blank walls**A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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: Landscape along the perimeter will provide landscaping adjacent to the chain link fencing.

Project Name: [Ernie's Trailer](#)
Combined Design Review (Conceptual and Detail)
Date: [DRB Mtg Date- February 28, 2019](#)

Master File # [18-5268](#)

COMMERCIAL DESIGN REVIEW
FREEWAY CORRIDOR DISTRICT CHAPTER 18.145

18.145.020 Landscape screening adjacent to freeways.

A. REQUIREMENT:

Complies
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Conflicts
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N/A
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Provide landscape screening adjacent to the freeways where development is visible to motorists passing through the City of Olympia. A ten (10) foot minimum landscaping buffer adjacent to the freeway is required. The landscaping buffer shall consist of evergreen or a combination of approximately forty five (45) percent evergreen and thirty (30) percent deciduous trees interspersed with large shrubs and ground cover. A site-obscuring fence may be required if it is necessary to reduce site specific adverse impacts. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of the landscaping chapter (OMC [18.36](#)).

B. GUIDELINES:

- Landscape screening may include plant materials, fences, berms, and walls.
- The use of existing native vegetation is encouraged

Staff Response: [The landscaping screening provided along the north property boundary adjacent to Highway 101 does not meet this requirement. Trees interspersed with large shrubs and ground cover is required. The landscaping plans show only trees and ground cover.](#)

Staff's Recommendation: [Revise the landscaping plan to include large shrubs along the north perimeter.](#)

18.145.030 – Security and site lighting

A. REQUIREMENT:

Complies
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Conflicts
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N/A
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Eliminate glare onto the freeways from security lighting and site lighting.

B. GUIDELINES:

Use the following techniques to prevent spillover lighting glare:

- Use cut-off lenses to prevent light from shining off site.
- Locate light fixtures to avoid spillover lighting onto freeways.

Staff Response: [The building has lighting fixtures located high up on each building façade and at each man door into the building. The proposed fixtures are directed down. There are no indication on the plans of any other security lighting being provided. This requirement is met.](#)

18.145.040 – Signs Adjacent to freeways

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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To reduce visual sign clutter, signage shall be distinct and minimal. Signs along the freeways are limited to identification of the multifamily complex, shopping center, or industrial complex adjacent to the freeway. Signs must conform to the Olympia Sign Code.

B. GUIDELINES:

- The identification sign should be located flush on the primary building wall facing the freeway or freestanding in the landscape area no closer than five (5) feet to the freeway rights-of-way.
- Freestanding signs should not exceed twenty-five (25) feet in height nor two hundred (200) square feet in sign surface area (total of all sign faces of the sign).
- Signs mounted flush on the building may not exceed one (1) square foot of sign surface area per one linear foot of wall it is mounted on up to two hundred (200) square feet of sign surface area, (a twenty (20) foot long wall may have up to a twenty (20) square foot sign) in accordance with Chapter 18.42, Signs.

Staff Response: The signs shown on the plans appear to meet code and this section. The applicant will be required to submit a separate application for review and approval for signs before installation of such.