

Project Name: Medical Building on Legion
 Concept Design Review
 Checklist filled out by Nicole Floyd, Senior Planner

Master File #: 19-0352
 Meeting Date: 4/11/2019

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

Concept Staff Analysis: The building has been situated at the intersection of Legion Way and Jefferson Avenue. The building occupies the bulk of Legion Way, but occupies slightly less than 50% of the frontage along Jefferson Avenue. The applicant proposes to meet this requirement by extending an 8' tall CMU masonry wall that screens the long-term bicycle parking and onsite utilities. The design intent is to match the texture, color, and materials of both the building and wall so that the wall appears to be a part of the building. By including the wall in the calculation, the code requirement is satisfied. Staff finds this approach acceptable, but looks to the Board for input regarding the approach and design.

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

Concept Staff Analysis: The building is being pushed up to the street frontage, which places the parking behind the building. The design re-uses an existing curb cut on Jefferson Street and eliminates one along Legion Way. Pedestrian access and circulation are well designed to facilitate movement through the parking to the building entry.

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.

Concept Staff Analysis: Fencing is not proposed with this project, however it is worth noting that there is a 8' tall security wall and gate proposed near the north eastern entry along Legion Way. The area is likely intended for employee entry and is not the primary entrance to the site.

18.110.050 – Pedestrian amenities

A. REQUIREMENT:

Complies

☒

Conflicts

☐

N/A

☐

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

- ☒ Patterned materials on walkways;
- ☒ Shelters;
- ☒ Trash receptacles;
- 4. Drinking fountains;
- ☒ 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,
- ☒ Bike racks.

Staff Analysis: The plan includes several pedestrian amenities around the building frontage, the most noteworthy is the seating wall with planters along both frontages. Bike parking is shown along Jefferson Avenue adjacent to the building. This accessory structure is being used to enhance the appearance of the buildings prominence along the street frontage. The structure is far more significant than typically seen for bike parking and is intended to be made of the same materials as the building façade.

Bicycle parking details will need some clarification/additional detail prior to approval because of the proposed style of bicycle lockers shown. Plans show a single locker to accommodate two bikes. This locker will adequately provide for the number of bicycle stalls required, but the design requires access from both ends of the locker. The manufacturer indicates a minimum of 6' clearance is required for each door. Space for access appears inadequate for this design. Staff suggests a different locker style that allows for both bicycle spaces to be accessed from the same side. This may require two lockers or significant rearrangement of the area to allow for adequate access to the lockers.

While the two required short-term bike parking spaces are shown on plans, the type of rack proposed may not meet code. Plans indicate that a “keyrac and Pedrac” system are intended to be installed. It is unclear if both types are to be used. The Pedrac (PED-C-P) will not be acceptable because it does not meet OMC 18.38.220 because it does not provide two points of connection to the bike to allow for a locking mechanism around each wheel. The other style (KEY-P) is acceptable. A condition of approval has been provided to ensure compliance.

18.110.060 – View preservation

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

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

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

Concept Staff Analysis: The project has been designed to meet these criteria. The building entry is at the corner, parking is tucked behind the building, and the entry is clearly articulated.

18.110.080 – Maintaining human scale

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

B. GUIDELINES:

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

Concept Staff Analysis: There is a relatively intact sense of pedestrian activation along Legion Way. Jefferson Street does not; it is occupied by a parking lot and industrial style buildings. The context plan did not copy correctly, which makes it difficult to see the adjacent buildings. The project builds upon the human scale in the vicinity and provides a strong pedestrian emphasis at the intersection of Legion and Jefferson. Efforts to enhance the pedestrian environment along Legion are apparent and include a seating wall. The intended use of the building does not lend itself to display windows or other retail type amenities. Nevertheless, the design elements achieve the overall intent of the requirement.

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

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 have been met along Legion Way (65%) and are nearly met along Jefferson Avenue (57%). The applicant contends that the average of the two equals 61% and therefore compliance has been achieved. Staff believes the requirement is applied to each frontage individually, but has also determined compliance has been achieved because specific building design elements compensate for the 3% deficit. The combination of landscaping, architectural details, and pedestrian amenities adequately substitute for the glazing requirement.

18.110.100 – Windows

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

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

B. GUIDELINES:

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

Concept Staff Analysis: The window design meets the criteria on both frontages. Relief, detail and variation are provided.

18.110.110 – Projections into the right-of-way

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

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

B. GUIDELINES:

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

Concept Staff Analysis: The building is setback from the street and awnings would not provide weather protection to pedestrians. Nevertheless, some overhang is provided. Other amenities are proposed that add interest and variety to the building façade such as the bench/planter, and material changes along the façade.

18.110.120 – Roofs

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

Provide relief, detail and variation to roof lines.

B. GUIDELINES:

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

Concept Staff Analysis: The plans show a series of thick stucco roofs capping the building. They are well designed, but possibly a bit heavy for the structure. Staff encourages the board to evaluate and make a recommendation.

18.110.130 – Corners

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

Create pedestrian friendly building elements at intersections and alley entrances.

B. GUIDELINES:

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

Concept Staff Analysis: The design incorporates an angled building entry, which is consistent with the intent.

18.110.140 – Consistency

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

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

B. GUIDELINES:

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

Concept Staff Analysis: The building is consistently designed on all sides and is compatible with adjacent structures.

18.110.150 – Colors and materials

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

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

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 are typically reviewed at Detail Design Review; however, the plans provided show considerable detail regarding the intended materials and color. The plan includes a mix of hardi-board panels / planks, stucco, and cultured stone for the building. The accessory 8' wall structure that will extend the appearance of the building along Jefferson is intended to be made of CMU blocks with cultured stone along the facade. The colors include a mix of neutral browns, grays and reds.

18.110.160 – Lighting

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

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

B. GUIDELINES:

- ☒ Use lighting to emphasize key architectural elements and landscape features.

- ☒ Use adequate lighting along sidewalks and alleys to provide well-lit pedestrian walkways.

Concept Staff Analysis: Plans identify the type of lighting to be installed, but do not appear to identify the location of the lighting on the buildings or throughout the parking lot. The lighting style proposed includes cut-offs and other shielding mechanisms as is required by code. Additional information will be required at Detail Design Review.

Staff Recommended Condition: Proposed lighting locations and fixture types shall be provided with the Detail Design Review packet.

18.110.170 – Parking structures

A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☒

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

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: A parking garage is not proposed.

18.110.180 – Plant selection

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

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

B. GUIDELINES:

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

Staff Analysis: The landscaping shown on the site plan is conceptual in nature and a more detailed planting plan will be required with the Detail Design Review and construction permit review processes. The plants identified in the "plant list" are generally consistent with the requirements to avoid noxious weeds and are

typical for this region. It is unclear where each of the specific types of plant species will be planted, nor if they are suited to the specific environment proposed.

18.110.190 – Screening site services

A. REQUIREMENT:			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 checked="" 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 indicate a large electrical transformer will be placed behind the 8’ high CMU block wall surrounding the long-term bike parking. Plans show “green” around the transformer, but it is unclear what plants are intended to be installed in this area.

Staff recommended Condition: Provide plans that clearly identify all site utility and mechanical equipment locations and the anticipated measures to screen such features with the Detail Design Review packet.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: There are no blank walls proposed.

Project Name: Medical Building on Legion
 Concept Design Review
 Checklist filled out by Nicole Floyd, Senior Planner

Master File #: 19-0352
 Meeting Date: 4/11/2019

**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 project is consistent with the criteria. The building has been situated at along the street frontage, as is the existing pattern of other buildings in the vicinity. The proposal includes urban scaled landscaping and building form along the frontage.

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

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:

- ☒ Minimize the width of parking lots located adjacent to the street.
- ☒ 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: The parking is tucked behind the building and is located adjacent to the alley. Both pedestrian and vehicular circulation are addressed. The 8' tall CMU block wall intended to screen the bike parking and utility box also serve as a partial screen for the vehicular parking area.

18.120.050 – Building Design

A. REQUIREMENT:

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

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:

Legion Way is a "type B" Pedestrian Street, as such the code establishes a higher emphasis on the pedestrian activation along this frontage than that of Jefferson Avenue. The plans acknowledge this emphasis but due to the nature of the proposed use, the traditional type of activation is not feasible. Medical office design is by nature somewhat different than retail design. Rather than placing the building directly on the street frontage with awnings and storefront windows, the applicant proposes a more modest type of street activation. Plans show the building setback nearly 10' with landscaping, and a seating wall. This is consistent with the requirements of OMC 18.16, which require "B" streets to limit blank walls, emphasize the primary building entry, and ensure parking is behind the building. All of these requirements have been met with this proposal.

18.120.060 – Building materials

A. REQUIREMENT:

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

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: The proposed materials are consistent with the buildings in the surrounding vicinity. The plan includes a mix of hardi-board panels / planks, stucco, and cultured stone for the building. The

accessory 8' wall structure intended to extend the appearance of the building along Jefferson is intended to be made of CMU blocks with cultured stone along the facade. The colors include a mix of neutral browns, grays and reds. The materials proposed are similarly enduring as stone, brick and stucco. Additional review will occur with the Detail Design Review meeting.

18.120.070 – Building design – Building rhythm

A. REQUIREMENT:			Create visually interesting street walls with variations in horizontal and vertical wall surfaces. Use architectural elements that clearly define a base at street level.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

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

Concept Staff Analysis: The project is consistent with this requirement. Variation has been provided horizontally and vertically and there is a clear base at the street level.

18.120.080 – Building orientation

A. REQUIREMENT:			Orient the primary building entrance and active uses such as retail storefront window displays or restaurants to the street.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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 the intersection of Jefferson Avenue and Legion Way. The medical office use does not lend itself to display windows etc., but the design of the space has allowed for approximately 60% glazing on the first floor.

18.120.090 – Awnings, canopies, and marquees

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

B. GUIDELINES:

- ☒ Maintain the visual and spatial horizontal plane of the street by employing a horizontal alignment of awnings, canopies, and marquees in areas where they are an existing element in the street pattern.
- ☒ Select awnings, canopies, and marquees which emphasize the architectural and/or historical character, color, and material of the building without covering or obscuring details of the facade.
- ☒ Provide continuity of coverage on both sides and the corner when a building is located on a corner.

Concept Staff Analysis: The main building entry is wrapped with awnings that are architecturally integrated into other portions of the building. Some weather protection is integrated into the façade along Jefferson Avenue to allow pedestrian access from the parking lot into 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 is proposed at the building entry labeled “pedestrian plaza.” The material proposed between the parking lot and the front entry appears to be concrete. Additional detail is likely to be submitted with the Detail Design Review application.

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 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: Direct access from the parking lot to the building is provided. The parking is behind the building.

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 of the project site is a highly developed urban environment. The project is taking cues from the surrounding development. Most nearby buildings are one and two story buildings with neutral facades and highlights of red and yellow. The project design will fit into this context.

18.120.140 – Signs – Attached to the building

A. REQUIREMENT:

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

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: Proposed signage for the site includes a monument sign on Legion Way and a building sign on the building façade. The existing pole sign is to be removed. The specific color and design of the signage will likely be shown in more detail with the Detail Design Review application. The location of the proposed signage appears appropriate.