

**BASIC COMMERCIAL DESIGN CRITERIA**

## Chapter 18.110

**18.110.020 Frontage****A. REQUIREMENT:**

Complies

☒

Conflicts

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N/A

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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.

**APPLICANT RESPONSE:** The Building is located on the intersection of Capitol Way and Olympia Ave.

On Capitol Way from the corner of the lot to alley, the building occupies 100% of the Street frontage. It occupies 93% of the Street frontage on Olympia Ave. from Corner of the lot to approximately 5'2" from Pete Lea's Automotive.

**STAFF RESPONSE:** The building is proposed to be built across the entire frontage along Capitol Way and along the frontage along Olympia Avenue. Staff concurs with the applicant's response.

**18.110.030 – Connections****A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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.

**APPLICANT RESPONSE:** The footprint of the building takes up 92% of the property so the pedestrian circulation is relegated to sidewalks on Capitol Way and Olympia Avenue from which the building is fully accessible. Vehicle circulation will be through the existing alley becoming one way providing access to the covered parking area.

**STAFF RESPONSE:** Pedestrian sidewalks are provided within the adjacent right of way and the project will include some bulb out sidewalk improvements at the corner of Capitol Way and Olympia Avenue. Adjacent properties currently do not have any internal pedestrian connections to connect to.

**18.110.040 – Fences and walls****A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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.

**APPLICANT RESPONSE:** There are no fences, security walls or pedestrian screens in this project.

**STAFF RESPONSE:** Currently, the plans do not show any fences or walls proposed.

**18.110.050 – Pedestrian amenities****A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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:

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.

**APPLICANT RESPONSE:** The plan includes several pedestrian amenities around the building frontage. These include temporary bike parking, trash receptacles, pedestrian and alley lighting, street trees, benches, awnings for shelter and patterned concrete on sidewalk.

**STAFF RESPONSE:** Spaces for pedestrian amenities must include seating, landscaping and two of the above referenced list. Seating and lighting are provided along with short term bike racks on both street facades, street trees and some patterned walkway materials. No landscaping is proposed as required in areas that pedestrian seating is provided. Only a small landscaping strip is being provided at the rear of the parcel adjacent to parking.

**18.10.060 – View preservation****A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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.

**APPLICANT RESPONSE:** This project is not in a protected view zone.

**STAFF RESPONSE:** *Is not located within a Scenic Vista.*

**18.110.070 – Building location and design****A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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.

**APPLICANT RESPONSE:** The commercial portion of the building is located on the corner of the property at the street edge. The structure parking is tucked behind the building public face. The entrance of the retail space and residential lobby is clearly articulated and there is a clearly defined base at the street level. This project has been designed to meet these criteria.

**STAFF RESPONSE:** *The building is proposed mainly on the sidewalk edge (ROW line) and parking is located and accessed through the back of the building from the existing alley way. The entrance to the retail and residential lobby areas are well articulated. The base of the building is well defined with store front windows, awnings, concrete base and masonry banding placed above the first floor.*

**18.110.080 – Maintaining human scale****A. REQUIREMENT:**

Complies



Conflicts



N/A



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

**B. GUIDELINES:**

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

**APPLICANT RESPONSE:** At the first-floor large glass storefronts welcome pedestrians to the building while continuous broad awnings provide shelter. The glass and steel awnings allow natural lighting at the commercial areas, while the wood and steel awnings provide well-lit entries for the residences in the early and late hours of the day.

**STAFF RESPONSE:** The proposal provides for human scale elements at the street level, providing pedestrian seating, short term bike parking, vast area of store front windows and commercial business entry and canopy coverings.

**18.110.090 – Street walls****A. REQUIREMENT:**

Complies



Conflicts



N/A



Use a high proportion of clear or lightly tinted glass at the street level for displays or to reveal services available where appropriate. This glass shall cover or comprise at least sixty (60) percent of the building face between two (2) and eight (8) feet in elevation above the sidewalk. If glass is not possible,

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.

**APPLICANT RESPONSE:** Large plate glass storefront windows dominate the first floor. Along Capitol Way transparent glazing percentage is 65% meeting the requirement. Frontage along Olympia Avenue transparent

glazing percentage is 33% because of the solid waste enclosure which is approximately 34.5' long and required. The solid waste enclosure is set back from property line 6' and has some ornamental and architectural details.

**STAFF RESPONSE:** *The windows along the street level on Olympia Avenue is lacking mainly because the nature of the solid waste facilities being accessed from the street frontage. This facility provides services for the building and other neighborhood businesses. Based on discussion with staff from our Solid Waste division, this location off Olympia Avenue was selected as most suitable for these facilities.*

*It appears that the applicant is substituting glazing with ornamental and architectural details as mentioned above in their response but could not be depicted on the plans submitted. Staff would recommend that at building permit submittal that these ornamental and architectural details be added to the building set of plans for planning staff to review and approve.*

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.

**APPLICANT RESPONSE:** *The window design meets criteria of both frontages. Providing variation in rhythm both horizontally and vertically. The design also incorporates significant window elements such as sills, lentils and mullions. Even though the unit windows are large they cover a smaller glazing area than the ground floor storefronts.*

**STAFF RESPONSE:** *The window design on the ground floor is consistent on both street facades and a different window design on the residential floors. Both are consistent with the buildings character. The accent of the darker colored brick window header provides details to the building's façade along Capitol Way.*

18.110.110 – Projections into the right-of-way				
A REQUIREMENT:			In order to create a positive visual experience for the pedestrian moving along the street, add interest and variety to building facades by using projections into the right-of-way.	
Complies	Conflicts	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

**B. GUIDELINES:**

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

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

**APPLICANT RESPONSE:** The public face of the building is on the property line therefor the awnings project into the pedestrian right of way 6'. Giving pedestrians shelter from the elements.

**STAFF RESPONSE:** Canopies are being provided and project into the right of way, which provides weather protection for pedestrians.

18.110.120 – Roofs				
A. REQUIREMENT:			Provide relief, detail and variation to roof lines.	
Complies	Conflicts	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

**B. GUIDELINES:**

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

**APPLICANT RESPONSE:** The building has a flat roof and a roof deck, so the parapet has two functions. First is to elongate the façade Allowing for a Large articulated cornice to cap the building. This cornice provides relief detail and variation for the rooflines. The second to provide the safety barrier for the roof deck.

**STAFF RESPONSE:** The roof form along the elevation facing Capitol Way has one continuous roof form which is flat and is capped with a metal cornice at the top provides relief and detail. The roof form on the other building elevations provides a variation of the roof design with a consistent flat roof. The use of variety of roof form materials provides relief and detail to the roofline.

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.

**APPLICANT RESPONSE:** The design features a wraparound awning at the corner of Capitol Way and Olympia Avenue. This move emphasizes the strong corner of this building making it a focal point and there by drawing your attention to the retail space on the corner.

**STAFF RESPONSE:** The design of the building provides for retail entry off Capitol Way, which is close to the corner the Olympia Avenue. The use of the close by short-term bike parking and pedestrian benches provides a general area of designation for the retail business on the corner. The alley entrance is to be generally utilized for vehicle entry for the buildings parking located in the back of the building.

**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.

**APPLICANT RESPONSE:** The building is consistently designed on all sides. It features a brick façade along Capitol Way, a brick and metal façade on the Olympia Avenue and the alley north. With a metal and hardy panel façade on the Pete Lea's side of the building.

**STAFF RESPONSE:** The main exterior material of the building facade facing Capitol Way (West facade) is all brick whereas the exterior materials used on the north and south facades is a mix of brick, metal cladding and a hint of use of a hardi panel system. The east facade is mainly the hardi panel system and metal cladding with a hint of brick. Staff believes that the project does not have a consistent visual identity of the east and west facades.

**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.

**APPLICANT RESPONSE:** The exterior building materials are brick, metal and hardi panel. The color pallet is minimal, apart from the main brick (a red blend), the rest of the colors are very close to, if not actually black and white. This includes the window Mullions and even the trim brick, which is black. There is no tinted or mirrored glass and no highly reflective surfaces.

**STAFF RESPONSE:** The exterior of the building is made of mainly brick on the façade facing Capitol Way, and a mix of brick and metal cladding on the Olympia Avenue façade. The south façade is a mix of dark bronze metal cladding with the vast majority of the façade done in hardi panel in a light beige to off white color.

**18.110.160 – Lighting****A. REQUIREMENT:**

Complies ☒ Conflicts ☒ N/A ☐  
South Elevation

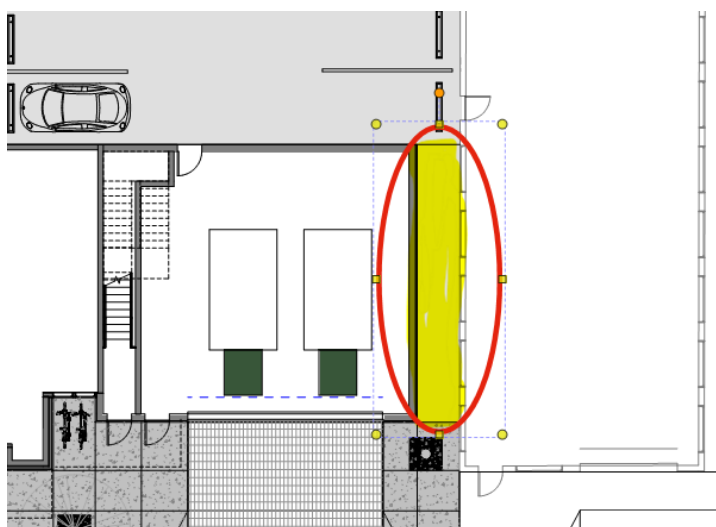
Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings

**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.

**APPLICANT RESPONSE:** The lighting on this project does not shine off site or into adjacent buildings. There are some two directional (up and down) wall sconce at the pedestrian level. At the Residential lobby entrance, there are can lights in the canopy to improve safety and identify residential entrance in the early and late hours of the day. Finally, there are some accent lights that shine up the building vertical brick reveals to accentuate the architectural details.

**STAFF RESPONSE:** Lighting is being used to emphasize the building and provide visibility in some areas on the site. One particular area that it appears that no lighting is being provided is where the garbage facility entry is located, which may need to be accessed during evening hours. Staff is also concerned with the area between the new building and Pete Lea's Automotive at the southeast corner (Shown below). If the architect could elaborate of what may be intended for this area or what steps are planned to provide general security would be helpful to know if lighting should be considered for this area. Staff is recommending that lighting be provided for visibility and security of the garbage facility entry doors area and possibly to the building at se corner.



#### 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.



**APPLICANT RESPONSE:** The vehicle entry for the garage is more than 6 feet from the street facade. Transparent storefront windows where pedestrian-oriented business and lobby are in front of the parking structure.

**STAFF RESPONSE:** The parking garage is accessed by an alley way located on the northwest side of the site. The west façade of the building is treated with windows and entryway to the retail space and windows and entry doors to the residential lobby.

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

**APPLICANT RESPONSE:** Landscaping shown on the site plan is minimal but follows the cities guidelines providing visual continuity with existing streetscape by coordinating trees and shrubs species with established, healthy landscaping.

**STAFF RESPONSE:** Only labeled as conflicts because additional landscaping will be required in order to meet pedestrian amenities criteria. It is recommended that the applicant provide some form of landscaping provided and that plant selection should be appropriate to those conditions.

18.110.190 – Screening site services			
<b>A. REQUIREMENT:</b>  Complies <input checked="" type="checkbox"/> Conflicts <input type="checkbox"/> N/A <input type="checkbox"/>			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.

**APPLICANT RESPONSE:** There is no mechanical equipment or utility vaults visible from the pedestrian right of way. Please see Site plan.

**STAFF RESPONSE:** The plans indicate a mechanical room inside the building and the plans do not show any rooftop equipment that needs screening.

**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.

**APPLICANT RESPONSE:** There are no blank walls proposed

**STAFF RESPONSE:** There are no lengthy walls or fences on this project.

Project Name/No. **Market Flats**

☒ Concept Design Review

☒ Detail Design Review

DRB Meeting Date: **6/13/19**\_\_\_\_\_

## COMMERCIAL DESIGN CRITERIA DOWNTOWN

### Chapter 18.120

#### 18.120.020 Setbacks

##### A. REQUIREMENT:

Complies

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Conflicts

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N/A

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

##### B. GUIDELINES:

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

**APPLICANT RESPONSE:** Building aligns to existing context. Using the no minimum setbacks of the downtown business district, the building starts at the property line.

**STAFF RESPONSE:** The proposed building projects to maintain the same streetscape with the existing building on both street facades. The proposed building is mainly placed right to the right of way line except for areas to be utilized by pedestrian amenities such as seating, bike parking and the area utilized for the garbage facility, which is setback 6 feet.

#### 18.120.030 – Waterfront view corridors

##### A. REQUIREMENT:

Complies

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Conflicts

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N/A

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

##### B. GUIDELINES:

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

**APPLICANT RESPONSE:** Not applicable

**STAFF RESPONSE:** Not applicable

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

**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.

**APPLICANT RESPONSE:** The parking is covered, and pedestrian views are completely blocked by the solid waste enclosure, commercial space and residential lobby.

**STAFF RESPONSE:** The parking is accessed from the rear of the lot by way of the alley. No parking is visually seen from the street rights of way.

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

**B. GUIDELINES:**

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

**APPLICANT RESPONSE:** Although the building starts at the property line, the large glass storefronts are set back 3' to allow for pedestrian amenities such as benches and short-term bike storage as well as entry doors to retail and residential lobbies. The retail space is located on the corner of Olympia Ave. and Capitol Way N while the residential lobby is further north on Capitol Way. The solid waste enclosure is set back 6' off the property line further east on Olympia Ave.

**STAFF RESPONSE:** The building edge abuts the street right of way on both Capitol Way and Olympia Avenue, with the exception that the garbage facility is setback. The residential lobby and the retail entries are oriented and accessed from Capitol Way. The retail business is located on the corner with an entry slightly off from the corner of the building.

The project also has to comply with the Pedestrian Street Overlay (OMC 18.16) for "A" streets. Through development review, no further changes were determined based on the project proposal and the overlay district standards.

18.120.060 – Building materials		
<b>A. REQUIREMENT:</b>  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.

**APPLICANT RESPONSE:** Market Flats is a tripartite brick façade building whose style harkens back to the early 20th century characterized by the minimal ornamentation and streamlined strong features.

**STAFF RESPONSE:** The exterior materials are a mix of brick, metal cladding and a Hardi panel system and the design of the building maintains the character of existing buildings located in downtown.

18.120.070 – Building design – Building rhythm		
<b>A. REQUIREMENT:</b>  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.

**APPLICANT RESPONSE:** The building is organized by a tripartite façade breaking it up into three distinct parts. Horizontal, the building façade cadence is formed by the pilasters, windows and raven colored brick accents organized around a regular grid. By combining these features, a strong sense of depth and articulation is achieved with both horizontal and vertical rhythm.

**STAFF RESPONSE:** The building utilizes horizontal and vertical features utilizing the darker brick to provide accent of horizontal bands at the top of each window header, bellybands in two locations and vertical accents up along the walls between each set of windows provides visually interest to the street wall. The base of the building is defined by a concrete base followed with brick and windows topped with a dark bronze metal canopy.

18.120.080 – Building orientation		
<b>A. REQUIREMENT:</b>  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.

**APPLICANT RESPONSE:** The retail space is located on the corner of Olympia Ave. and Capitol Way N while the residential Lobby is further north on Capitol Way and solid waste enclosure is set back 6' off the property line further east on Olympic Ave.

**STAFF RESPONSE:** The retail business and the residential lobby entry are both oriented to the street.

#### 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.

**APPLICANT RESPONSE:** At the first floor, a large glass storefronts welcome pedestrians to the building while continuous broad awnings provide shelter. These glass and steel awnings allow natural lighting at the commercial areas while the wood and steel awnings provide well-lit entries for the residences in the early and late hours of the day. Awnings are located continuous with small breaks along both streets.

**STAFF RESPONSE:** Canopies are being provided on both street facades, except for the portion housing the garbage facility, which doesn't abut the sidewalk.

#### 18.120.100 – Walkways

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

**APPLICANT RESPONSE:** Sidewalks and driveways will have different textures and tile patterns. A half bulb out and ADA yellow tiles will be installed on the corner of Capitol Way and Olympic Avenue. Pathway lighting wall sconces located on pilasters provide illumination for pedestrians.

**STAFF RESPONSE:** Lighting is being provided along the public sidewalks and the alley. Sidewalk patterns are proposed are in two separate textures and patterns. The sidewalk/approach areas for the garbage facility is done in a textured concrete natural color in a tile pattern whereas the rest of the pedestrian sidewalk is done in a smooth finish natural color. The plans do not show what the driveway approach to the alley is or will be, which the main access for vehicle parking located in the parking garage. The use of adding landscaping planters is being recommended by staff to meet other design criteria. For this particular section, staff would recommend that the proposal add a different sidewalk color, texture or pattern to the area of the alley (accessed from Capitol Way) entrance for enhanced pedestrian safety along the sidewalk.

#### 18.120.110 – Pedestrian access from parking areas

##### A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☒  
Does not apply to parking garages

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

##### B. GUIDELINES:

- Provide sidewalks through parking bays.
- Define walkways with vertical plantings, such as trees or shrubs.
- Use materials, textures, patterns, or colors to differentiate pedestrian paths from parking areas. Use non-slip materials.
- Emphasize the entrance to the building by the use of paving materials and landscaping. Avoid locating parking spaces directly in front of the building entrance or in such a way as to interfere with entrance visibility and access.
- Use signs to direct customers to the building entrances and back to the parking areas.

**APPLICANT RESPONSE:** The structured parking is adjacent to residential Lobby, retail space and solid waste enclosure. Subsequently there is direct access doors to all of the building facilities and its parking.

**STAFF RESPONSE:** Not applicable

#### 18.120.120 – Waterfront public access

##### A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☒

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

##### B. GUIDELINES:

- Provide a water-edge trail and view corridors.
- Provide public access to the water-edge trail and/or view corridors.

- Provide necessary improvements appropriate to these facilities, such as signage, seating, and lighting.

**APPLICANT RESPONSE:** Not applicable

**STAFF RESPONSE:** Not applicable.

#### 18.120.130 – Visual context of streetscape

##### A. REQUIREMENT:

Complies

☒

Conflicts

☐

N/A

☐

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

##### B. GUIDELINES:

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

**APPLICANT RESPONSE:** Throughout downtown there are many historical building examples from which this project takes inspiration. The Hotel Olympia is a good example of a historical building of similar scale, proportion, and use of exterior materials. Many of the historical examples of similar size and scale don't survive today but a few 2 to 3 story buildings of similar style and materials including the Elks Building, the Martin Building both by Joseph Wohleb for example. The design language of market flats will play nicely with its neighbors. We like to get along.

**STAFF RESPONSE:** The proposed 5 story building is much larger in scale than the existing buildings that are adjacent to the project, which are primarily 1 and 2 story but the new building proposes to follow the same setbacks that the other buildings which will continue the same street scape provided by these buildings. The existing street trees along Capitol Way currently in the right of way, labeled to be retained will help to provide a continuance streetscape to the surrounding area. New street trees are proposed along Olympia Avenue. A block further north is a 4 story senior housing building that utilizes similar materials such as, brick provides a visual connection for this new building for this area.

#### 18.120.140 – Signs – Attached to the building

##### A. REQUIREMENT:

Complies

☒

Conflicts

☐

N/A

☐

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

##### B. GUIDELINES:

- Signs should be subordinate to the building design.
- Coordinate colors with the colors of the building.



- Use sign panel shapes that complement the architectural forms of the building.
- Avoid a wide variety of types and sizes of signs when several businesses share the same building. Use directory signs wherever possible.
- Select colors, materials, size, shape, and illumination similar to signs found on adjacent properties. Emphasize legibility and simplicity.
- Align signs with those on adjacent buildings when possible.
- Design signs for businesses served principally by vehicular traffic to be easily legible from the street.
- Select lettering sizes, styles, and sign locations that will be clearly visible to pedestrians.
- Use window signs where wall signs would detract from architectural elements of building facade. Symbols for the business such as a pair of eyeglasses can be used to add detail at the sidewalk.
- Select a type and intensity of lighting in order to match the lighting levels of signs found in the area.

**APPLICANT RESPONSE:** The signs will be attached to the top of the awnings. There will be one at the residential lobby and one at the commercial retail space in the same style, painted metal lettering 10" tall.

**STAFF RESPONSE:** The proposed sign shown, appears to meet the sign code. A separate review and approval is required on all new signs.

18.120.150 – Signs - Freestanding			
A. REQUIREMENT:			<p>When building-mounted signs will obscure the architectural details of the building or where buildings are set back from the sidewalk and/or property line, use a free-standing sign. Signs shall conform to Chapter 18.42 Signs.</p> <p>Signs shall have a maximum height of four (4) feet above grade. Lettering styles and colors are limited to two (2) lettering styles and three (3) colors. Signs shall be incorporated in planters or screening walls.</p>
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**APPLICANT RESPONSE:** Not applicable

**STAFF RESPONSE:** Not applicable-None proposed. **NOTE:** Freestanding signs are not allowed on multi-tenant buildings.