

**CITY OF OLYMPIA**  
**BASIC COMMERCIAL DESIGN CRITERIA**  
**Olympia Municipal Code Chapter 18.110**

Project Name: Capital Christian Center (18-3632)

Concept Design Review: Checklist Filled out by Nicole Floyd, Senior Planner for the 10/25/2018 DRB Meeting

Detail Design Review – File 19-1816 filled out for the June 13, 2019 DRB Meeting

**OMC 18.110.020 – Frontage**

**A. REQUIREMENT:**

Complies      Conflicts      N/A  
☐                    ☐                    ☒

Buildings must abut at least fifty percent (50%) of the street frontage. Gaps in frontage between buildings on a single project may not exceed eighty (80) feet in length.

Staff Response for Conceptual Review: The addition does not meet this requirement, however it is an existing developed site and the addition is consistent with the nonconforming provisions in OMC 18.37 because the addition does not contribute to further nonconformity. Design modifications are shown that enhance the existing structure to better match the design criteria within the code. While the building location is inconsistent with code, the modifications being proposed will reduce many of the buildings nonconforming elements, bringing the site further into conformance with the code.

Staff Response for Detail Review: **No change**

**OMC 18.110.030 – Connections**

**A. REQUIREMENT:**

Complies      Conflicts      N/A  
☐                    ☒                    ☐

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

**B. GUIDELINES:**

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

Staff Response for Conceptual Review: The existing site design and parking lot was designed without much consideration to pedestrian movements, as is consistent with the auto oriented developments of the past. Opportunities to improve pedestrian access are prevalent. Staff suggests the Board encourage the applicant to look at simple site modifications that could directly benefit pedestrians. For example, if the applicant intends to

re-stripe the existing parking lot, opportunities to provide a pedestrian pathway to Martin Way should be evaluated. Other internal pedestrian connections should be considered as well.

**Staff Response for Detail Review:** Revised plans show a pathway extending from the main entry of the building to Martin Way through the parking lot. This pathway will require re-configuration of the existing parking lot striping. This pedestrian connection is anticipated to be constructed in Phase II of the project and will include a pathway made of concrete, rather than the asphalt in the remainder of the parking lot. It will require minor modification to the parking lot layout and landscaping within the parking lot. This significantly improves the pedestrian access to the site from Martin Way.

#### OMC 18.110.040 – Fences and walls

A. REQUIREMENT:			Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood and adjoining streets. Front yards shall be visually open to the street. Where fencing is necessary, maintain a human scale along the street by providing pedestrian connections through use of gates or openings at frequent intervals.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### B. GUIDELINES:

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

Staff Response for Conceptual Review: A chain-link fence is proposed at the rear of the building surrounding the outdoor play area. As this area is not visible from the Right-of-Way (ROW), the requirements for this criteria are not applicable.

**Staff Response for Detail Review:** No change

#### OMC 18.110.050 – Pedestrian amenities

A. REQUIREMENT:			Provide pedestrian amenities in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners. These spaces must include seating, landscaping, and at least two of the following:
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Patterned materials on walkways;</li> <li>2. Shelters;</li> <li>3. Trash receptacles;</li> <li>4. Drinking fountains;</li> <li>5. Pedestrian lighting, light bollards, or alley lighting;</li> <li>6. Fountains, sculptures, mobiles, kiosks, or banners;</li> <li>7. Street trees, flower boxes, or container landscaping in alleys;</li> <li>8. Street vendor stations where appropriate; or,</li> <li>9. Bike racks.</li> </ol>

Staff Response for Conceptual Review: A covered entry, bike parking, and benches are shown on the elevation plans (A201). Bollards and other pedestrian scaled lighting elements are shown throughout the site (A502-508). Only two of these elements are required, however expansion of these elements to enhance pedestrian circulation should be considered/encouraged.

**Staff Response for Detail Review: While the project scope has been reduced, the proposed pedestrian amenities remain consistent. The number of bike parking stalls required has been reduced because the overall size of the building has been reduced. The plans show adequate bike parking and other pedestrian features.**

#### **OMC 18.110.060 – View preservation**

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

#### **OMC 18.110.070 – Building location and design**

<b>A. REQUIREMENT:</b>			<ol style="list-style-type: none"> <li>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 OMC 18.130.060).</li> <li>2. Entrances to buildings shall be clearly articulated and obvious from the street.</li> <li>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.</li> </ol>
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Staff Response for Conceptual Review:** Compliance cannot be achieved given the existing developed nature of the site. No change to the existing parking is proposed at this time.

**Staff Response for Detail Review: No Change**

#### **OMC 18.110.080 – Maintaining human scale**

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

#### **B. GUIDELINES:**

- ☐ Where there is a strong sense of human scale neighborhood identity, use building modulation, roof forms, windows, materials, and details that are similar to the neighborhood buildings.
- ☒ Articulate façade design features to reduce the apparent size of large buildings. Design elements may include, but are not limited to: facade modulation, cornices, window patterns, plazas, porches, patios,

decks, covered entries, balconies, bay windows, dormers, stepped roofs, gables or other roof elements, a variety of cladding materials, lighting fixtures, trellises, trees or other landscape features, and multiple paint colors and building materials.

- ☐ Locate retail shops with display windows at the street level around the exterior of larger commercial buildings.

**Staff Response for Conceptual Review:** The existing structure is large and monolithic. It is located in an auto oriented highly developed commercial strip. The existing pedestrian environment at the street will not be affected by this project. Façade articulation has been proposed that will significantly improve the building's street presence while essentially double the size of the building.

**Staff Response for Detail Review:** While the building is no longer doubling in size, the existing structure (and addition) remain disconnected from Martin Way. The proposal significantly improves the street presence of the structure.

#### OMC 18.110.090 – Street walls

##### A. REQUIREMENT:

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

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 for Conceptual Review:** The building is more than 150 ft. from the front property line or nearest ROW (Martin Way). The design criteria states that high proportions of clear glass is intended to be used for displays or to reveal services available where appropriate. Staff finds that this requirement is not appropriate for this site due to the intended use and distance from the sidewalk. Nevertheless, the applicant has provided several elements that work towards achieving the intent (although not 60%) along the facade including:

- Breaking of the massing of the building to segments no larger than 30 ft.
- Awnings, windows, and other facade treatments.
- Material and color changes along the facade.

The primary building entry is glass with a tall awning, which will provide clear direction to the pedestrian to enter the building. The entry ways and new facade treatments address this requirement.

**Staff Response for Detail Review: No significant change. While the main building entry has been significantly reduced in size the design amenities discussed above remain in the plans. These elements significantly enhance the exterior façade of the building.**

#### OMC 18.110.100 – Windows

##### A. REQUIREMENT:

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

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 for Conceptual Review: Windows are proposed along the exterior of the existing portion of the structure and the addition. These windows help to tie the old and new together. They provide a rhythm horizontally and vertically.

**Staff Response for Detail Review: Windows proposed along the front of the building provide a horizontal and vertical rhythm and help reduce the building mass. Aside from the windows associated with the building entry, no new windows are proposed on the other three sides of the building. Some existing windows exist on the back of the building, but the façade on both the east and west sides have no windows.**

#### OMC 18.110.110 – Projections into the right-of-way

##### A. REQUIREMENT:

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

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 in. of sidewalk immediately adjacent to the building).

#### OMC 18.110.120 – Roofs

##### A. REQUIREMENT:

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

Provide relief, detail and variation to roof lines.

##### B. GUIDELINES:

- ☐ Use cornices at upper edge of facades 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 for Conceptual Review: The existing structure and addition are to be bridged together by a grand entry which includes a tall roof form. On both sides of the grand entry, the roof is flat, and at similar

heights to one another. It is unclear if mechanical equipment will be located on the roof, or if it will be visible from the street. If so, screening will be required and should be addressed with the detail design review application.

**Staff Response for Detail Review: The grand entry has been removed from the project and replaced by a less prominent entry feature that includes a wood soffit, awning, and glass front. The new wood soffit sticks up above the existing flat roof and provides variation in roof form that is an enhancement to the existing condition.**

<b>OMC 18.110.130 – Corners</b>			
<b>A. REQUIREMENT:</b>			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.

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

**B. GUIDELINES:**

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

Staff Response for Conceptual Review: The modifications proposed to the existing building will bring the old and new together well. The proposed facade details are consistent along all sides visible from either Martin Way or College Street.

**Staff Response for Detail Review: The building addition blends well into the existing structure and the proposed facade modifications enhance the overall appearance of the building. Aside from the building frontage along Martin Way there is only a small portion of the building visible from the ROW along College Street. This visible portion of the building is consistent in color and proposed materials, but does not include the bulk of aesthetic enhancements proposed along the frontage such as windows, awnings, and masonry walls. It is unlikely that much of this side of the building will be visible from the College Street, therefore staff is hesitant to require modification. Staff encourages the Board to re-examine this building façade and the details proposed to ensure compliance. If additional detailing is determined appropriate, a condition of approval would be required.**

<b>18.110.150 – Colors and materials</b>			
<b>A. REQUIREMENT:</b>			Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**B. GUIDELINES:**

- ☒ Avoid large expanses of highly tinted or mirrored glass.

- ☒ Do not use highly reflective exterior materials (except glazing) where glare would affect nearby buildings or traffic.

Staff Response for Conceptual Review: Elevations show the variety of materials and anticipated color pallet. Sheets A600-603 identify the anticipated materials for the building's exterior. These features are not required as an element of the concept design review application, but have been provided as a convenience to the Board so that suggested modifications can be folded into the detail design application by the applicant.

**Staff Response for Detail Review: Building materials are shown on the elevation sheets and include a mix of fiber cement panel siding and masonry units along the primary building facade. The colors are well suited to the building and help provide modulation and building depth.**

### OMC 18.110.160 – Lighting

#### A. REQUIREMENT:

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

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 for Conceptual Review: The conceptual lighting plan has been provided (Sheets A502-508). Lighting is proposed along the exterior of the building to emphasize prominent features and to enhance visibility. Additional clarity regarding the parking lot lighting is needed. Some lighting is shown in the existing parking lots, however it is unclear if this is new or existing lighting. There are two exiting parking areas that appear under-lit, the parking area on the eastern portion of the site (near Burger King) and the parking shown on the southwestern portion of the site. Staff encourages the applicant to provide additional information at the detail design review stage. As lighting is not typically addressed until that point in the permit application, a condition of approval does not seem warranted.

**Staff Response for Detail Review: The detail sheets show a number of lighting features intended to highlight the building, landscaping, and other areas of the building. Sheet A 301 shows the existing site lighting and Sheet A302 shows the proposed site lighting. In the eastern parking lot, closest to Burger King, the existing site lighting is being removed. This area is already dimly lit and the removal of lighting seems inappropriate. Staff encourage the board to condition the phase II engineering permit submittal to require additional site lighting to be installed in the eastern parking lot.**

### OMC 18.110.170 – Parking structures

#### A. REQUIREMENT:

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

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

#### B. GUIDELINES:

- ☐ Transparent windows (with clear or lightly tinted glass) where pedestrian-oriented businesses are located along the facade of the parking structure; or,
- ☐ Display windows; or,
- ☐ Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief art work, or similar features; or,

- ☐ Decorative metal grille work or similar detailing which provides texture and covers the parking structure opening; or,
- ☐ Vertical trellis or other landscaping or pedestrian plaza area.

### OMC 18.110.180 – Plant selection

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

### B. GUIDELINES:

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

**Staff Response for Detail Review: A landscaping plan has been submitted. Plant selection appears appropriate and compatible with the existing conditions and climate. Minor modifications to some of the proposed landscaping islands will be required in order to meet OMC 18.36. Landscaping islands that include trees have a minimum width requirement of 8 ft., some areas measure at less than 8ft. therefore revision is necessary. For the purposes of Design Review, the plan adequately addresses the requirements.**

### OMC 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 Response for Conceptual Review: This requirement is typically addressed at the Detailed Design Review stage of the project. Conceptual plans submitted generally show compliance. Roof mounted utilities should be shown with the detail design application to determine if such features will be visible from the ROW, and if screening is needed.**

**Staff Response for Detail Review: Mechanical equipment and vaults are located behind the building and are not visible from the public right of way and are not intended to be changed from their current location.**



## OMC 18.110.200 – Screening blank walls

### A. REQUIREMENT:

Complies

☒

Conflicts

☐

N/A

☐

Use a variety of landscape materials along lengthy expanses of blank walls or fences.

### B. GUIDELINES:

- ☐ Screen walls or fences with a combination of trees, shrubs and vines.
- ☐ Use irrigated raised planter boxes for screening purposes.
- ☐ In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

Staff Response for Conceptual Review: The existing structure is comprised almost entirely of blank walls. The addition includes modifications to the existing structure that significantly modify the façade along Martin Way and College Street. The sides and back of the building that are not visible from the ROW do not include the extensive façade modifications. The applicant proposes to continue the painted aluminum panels from the front façade. Landscaping is proposed adjacent to these longer expanses of wall to further break up the visual appearance of the walls.

**Staff Response for Detail Review: The materials proposed are slightly different and more refined from the conceptual review. The existing structure will maintain the existing concrete base and will be enhanced with several different colors of fiber cement panels. These panels help break up the monolithic nature of the structure. The colors are appropriate for the environment. See color and material sheets for more information.**

**CITY OF OLYMPIA**  
**COMMERCIAL DESIGN CRITERIA**  
**HIGH DENSITY CORRIDOR (HDC)**  
**Olympia Municipal Code Chapter 18.130**

Project Name: Capital Christian Center (18-3632)

Concept Design Review: Checklist Filled out by Nicole Floyd, Senior Planner for the 10/25/2018 DRB Meeting

Detail Design Review – June 13, 2019

<b>OMC 18.130.020 – Building Orientation</b>			
<b>A. REQUIREMENT:</b>			
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Primary building entries, storefront windows, and building facades shall face the street, create a continuous row of storefronts along the street frontage, and provide direct access from the street to the building. In the case of multifamily housing or townhouse projects, stoops and porches or distinctive entryways can substitute for commercial storefront window openings.</li> <li>2. In the case of buildings at corners of street intersections, this requirement applies to both street frontages. An entrance at the corner would meet this requirement.</li> <li>3. HDC-4 exceptions: The following exceptions apply if excellent pedestrian connections to the HDC street are provided: <ol style="list-style-type: none"> <li>a. Building entries need not face the HDC street edge but may be located on the corner, off a publicly accessible pedestrian plaza or on the side of the building. All other applicable design guidelines apply.</li> <li>b. Hotels and multifamily developments may be set back greater than 10 feet provided that the setback area does not include parking.</li> <li>c. Setbacks may be increased where street improvements do not exist or where they do not provide the separation from vehicles as described in the Development Guidelines and Public Works Standards (Street Standards) to include the additional distance required by those standards for sidewalk and planter strips. The setback area may not include parking.</li> </ol> </li> </ol>

**B. GUIDELINES:**

- ☒ Locate service and delivery entries in the rear whenever possible.
- ☒ On transit routes, site design should accommodate transit.

Staff Response for Conceptual Review: As this is an infill/redevelopment of an existing site, strict compliance with the criteria is not feasible, however the project includes several elements that enhance the facade and how it interacts with the main street frontage.

Staff Response for Detail Review: **No change.**

**OMC 18.130.030 – Building design****A. REQUIREMENT:**

Complies



Conflicts



N/A



Where visible to pedestrians, walls over thirty (30) feet in length shall be modulated and building elements shall be articulated. Orient buildings and locate windows to provide privacy, to the extent practical, both within the project and to the adjacent residential neighborhood.

**B. GUIDELINES:**

- ☒ Provide vertical and horizontal modulation in the facade;
- ☒ Provide features that identify a clear base to the building;
- ☐ Provide recessed entries;
- ☐ Provide awnings, canopies, marquees, building overhangs, or similar forms of pedestrian weather protection. Such elements should be at least four and one half (4-1/2) feet wide and cover at least eighty percent (80%) of the length of buildings, including entries, which abut a pedestrian walkway, subject to OMC 18.06.080, Commercial Development Standards.
- ☒ Use fenestration;
- ☐ Vary roof lines; use dormers;
- ☐ Provide porches or balconies.

Staff Response for Conceptual Review: Wall modulation is proposed along the front facade facing Martin Way, and wraps around to the secondary facade facing College Street. Wall modulation has not been proposed along the whole length of the secondary facade (East Elevation), but this area is unlikely to be seen from the street frontages.

**Staff Response for Detail Review: Plans have been revised to reduce the modulation on the College Street side of the building. Only a small portion of the building will be visible from College Street, which is the building facade and a small portion of the side. While the side of the building lacks modulation, it is staff's opinion that it will not be noticeable from the right of way. Modulation along Martin Way is consistent with the code requirement.**

**OMC 18.130.040 – Surface parking****A. REQUIREMENT:**

Complies



Conflicts



N/A



Locate parking behind or on the side of buildings. On corner lots, parking shall not be located on the corner. Minimize curb cuts and provide landscaping, berms and/or low walls for screening.

**OMC 18.130.050 – Historic building types – HDC 1 and HDC 2****A. REQUIREMENT:**

Complies



Conflicts



N/A



(Project is not in the HDC 1 or 2 Zone)

In HDC 1 and 2 districts, buildings shall include similar details to one of the historic building types as found on the corridor and in the adjacent neighborhoods. Orient buildings and locate windows to provide privacy, to the extent practical, both within the project and to the adjacent residential neighborhood. In the case of multifamily housing or townhouse projects, stoops and porches or distinctive entryways can substitute for commercial storefront window openings.

**B. GUIDELINES:**

- ☐ Craftsman design may include:
  - ☐ Wide pitched roofs with broad overhangs;
  - ☐ Visible structural detail such as rafter tails and knee brackets;

- ☐ Heavy porch columns;
- ☐ Deep covered porches;
- ☐ Broad, horizontal lines.
- ☐ Vernacular design may include:
  - ☐ Gable roof;
  - ☐ Horizontal clapboard exterior material;
  - ☐ Vertical windows;
  - ☐ Minimal detailing.
- ☐ Tudor design may include:
  - ☐ Steeply pitched gabled or hipped roofs and cross-gables;
  - ☐ Stone, stucco or brick (sometimes with decorative patterns);
  - ☐ Arched doorways;
  - ☐ Tall, vertical proportions.

### OMC 18.130.060 – HDC 4-Capital Mall

#### A. REQUIREMENT:

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

(Project is not in the Capital Mall District)

A. Pedestrian Streets - 4th Avenue West and Kenyon Street. (Pedestrian Street Requirement does not apply to existing mall vehicular circulation.)

1. Building Frontages. Buildings are required to front the sidewalk and be a minimum of 20 feet in height. The building facades shall convey an urban character and include significant retail office storefronts at the ground level. (Building frontage requirement does not apply to below grade structures.) No less than 60% of the street-level building facade, between 2 feet and 8 feet above grade, shall be transparent storefront. Mixed-Use development, including residential and office uses, is encouraged on upper levels. Variations from the setback are allowed in order to encourage unique storefront building design features, and to create plazas. Canopies, arcades and/or colonnades shall be provided as overhead weather protection.
2. Interim Surface Parking Allowance. Interim surface parking is allowed along 4th Avenue W and Kenyon Street as long as minimum 20 foot sidewalk / landscape area (see required sidewalks below) is provided. The area within 60 feet of the sidewalk/landscape link should be planned for future infill development. The planning of this area shall be reviewed by the Design Review Board for consistency with Pedestrian Street requirements, other design standards and street slope conditions along 4th Avenue W. and Kenyon Street.
3. Required Sidewalks. 15 foot sidewalk with street trees when building faces street; (Staff note: Current major commercial collector street standards include a 10 foot sidewalk. Urban designers suggest that a wider sidewalk is necessary where a retail/commercial storefront is combined with a canopy and street tree.) 20 foot linkage when parking lot faces the street. The linkage will include a 10 foot sidewalk and a 10 foot landscaped planter. See street cross section illustrations. (This

	<p>allows for development of full street improvements when buildings are developed that face the street edge.)</p> <p>B. Building Focal Points. A focal point, including tower elements and entryway features shall enhance street intersections, plaza areas and mall entry points. (Renovation of existing mall entries shall not be required when minor renovations - such as a new coat of paint or new signage - or interior remodeling by tenant or anchor store are constructed within existing building envelope.) Renovated exterior entry and new mall entries shall include significant entry features, retail facades, display windows and streetscape elements to enhance the pedestrian experience, improve safety, and encourage walking between uses in the area.</p> <p>C. Transit Facility. A Transit stop or facility shall be integrated into the Capital Mall Area. It shall be located to provide a direct link to the shopping mall while supporting transit plans for the area. Transit stop or facility location can change as mall area expansion occurs over time. Transit stops will: a) be a short walking distance to the significant building entrance, b) be located at a safe and attractive location, c) be weather protected, d) have adequate space to accommodate transit arrivals and departures and, e) be efficiently integrated into a transit route.</p> <p>D. Significant Building Entry. At the north side of the mall a significant entry shall be provided. (Development of this site feature is required when expansion on the north side of the Capital Mall Area meets or exceeds a cumulative total of 100,000 SF of new floor area). It is recommended that the Significant Building Entry be oriented toward Kenyon Street. The design of this entry shall include a tower element that is visible from intersection of Black Lake Blvd. and Capital Mall Drive. This element is allowed to extend up to 30 feet beyond the height limit. The feature tower shall be subject to Design Review Board approval based on design appropriateness and compatibility with overall shopping center renovation design.</p> <p>E. Urban Plaza. An urban plaza shall be located in the general area shown on the attached diagram. (Development of this site feature is required when expansion on the north side of the Capital Mall Area meets or exceeds a cumulative total of 100,000 SF of new floor area.) The plaza shall be integrated with a Significant Building Entry.</p> <p>F. Pedestrian Linkages. Increments of new development, including parking lot expansion, shall include landscaped illuminated walkways or paths that link the new mall development to surrounding commercial development, allowing people to walk or bike through parking areas safely and conveniently. (Pedestrian linkages shall be added and integrated into any parking lot expansion consistent with UDC Chapter 18.36 Landscaping and Screening regulations.) The intent is that pedestrian linkages and parking lot improvements be made incrementally as building improvements are made--not to require the entire mall parking lot to be improved at once but in proportion to the amount of mall area being developed.</p>
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	<p>G. Site Access Points. These would create an urban block pattern along 4th Avenue by locating intersecting streets or pedestrian paths between buildings. (The Site Access Point may be connected to parking or internal circulation in the mall, but not impose block pattern to the mall as long as adequate vehicle and illuminated pedestrian connections are maintained to the surrounding High Density Corridor street network.) These shall be developed incrementally when buildings are added in the Capital Mall area and when 4th Avenue street improvements are made.</p>
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**CITY OF OLYMPIA  
COMMERCIAL DESIGN REVIEW  
FREEWAY CORRIDOR DISTRICT  
Olympia Municipal Code Chapter 18.145**

Project Name: Capital Christian Center (18-3632)

Concept Design Review: Checklist Filled out by Nicole Floyd, Senior Planner for the 10/25/2018 DRB Meeting

Detail Design Review – June 13, 2019 file 19-1816

**18.145.020 Landscape screening adjacent to freeways.**

**A. REQUIREMENT:**

Complies  
☒

Conflicts  
☐

N/A  
☐

Provide landscape screening adjacent to the freeways where development is visible to motorists passing through the City of Olympia. All properties adjacent to the freeway shall provide a sight-obscuring hedge and/or a sound-absorbing wall measuring between four (4) feet and six (6) feet in height.

**B. GUIDELINES:**

- ☐ Landscape screening may include plant materials, fences, berms, and walls.

Staff Response for Conceptual Review: The landscaping plan provides a variety of vegetation along the freeway that will probably be adequate to meet this requirement. Additional information regarding the existing vegetation in areas adjacent to the property line will be necessary to confirm. Detail design review plans will need to clearly demonstrate compliance.

**Staff Response for Detail Review: While there is a dense vegetated screen between the project proposal and the freeway, this vegetation is entirely offsite and within the right of way for the freeway. Existing landscape planters are present in this area, but devoid of plantings. The applicant contends that the offsite vegetation adequately screens development and that the proposal is not modifying this portion of the site, therefore the current condition adequately addresses the code requirements. Staff agrees to a point, but believes that areas previously intended to be planted, should be enhanced with landscaping meeting the requirements of Olympia Municipal Code (OMC) 18.36 and this design criteria.**

**OMC 18.145.030 – Security and site lighting**

**A. REQUIREMENT:**

Complies  
☒

Conflicts  
☐

N/A  
☐

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 for Conceptual Review: Site lighting is not proposed in a way that would provide undue lighting towards the freeway.

**Staff Response for Detail Review: No change.**

## OMC 18.145.040 – Signs Adjacent to freeways

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

### 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 for Conceptual Review: Site signage facing the freeway has not been identified on plans.

**Staff Response for Detail Review: No signage along the freeway has been proposed.**