

Applicable Design Criteria for Briggs Village – OMC 18.05A

OMC 18.05A.050 – Site Design – Pedestrian/sidewalk orientation

3. Enhanced Pedestrian Amenity
 - a. Walkway materials and patterns and pedestrian amenities such as benches, shelters, trash receptacles, street trees, pedestrian lighting, and drinking fountains should be coordinated to provide some uniformity of design throughout the site. Such improvements should comply with any applicable, adopted streetscape plan and should be incorporated into the core area.
4. Possible amenities include:
 - a. Walls and planters that can be used for seating.
 - b. Seating in a variety of locations such as places which are sunny, sheltered from the rain and wind, or shaded in the summer
 - c. Fountains or sculpture incorporated into small under-utilized areas.
 - d. Seating that allows users to observe the activities of the street or enjoy a scenic view.
 - e. Plazas and courtyards with fountains, sculpture, mobiles, flower boxes, kiosks, banners, etc.
 - f. Street vendor stations where allowed.
 - g. Bike racks.
5. Add Character and Visual Diversity to Walkways.
 - a. Use a change in color and materials such as pavers, brick, stone, and exposed aggregate set in geometric or free form patterns to add interest and variety to walking surface.
 - b. Identify street crossings through changes in color, materials, or patterns.
 - c. Separate the pedestrian from the street by placing planters, street trees and planter strips, bollards, or similar elements at the street edge of the sidewalk.
 - d. Encourage the use of alleys by pedestrians by providing alleys with lighting, plantings, and paving materials in areas of the site where the alley is or may be used as a pedestrian link. (See Figure 5A-4.)
7. Lighting
 - a. Accent structures, conserve energy and provide visibility and security with lighting.
 - b. Use lighting to accent key architectural elements or to emphasize landscape features.
 - c. Provide well lighted pedestrian sidewalks and alleys in accordance with Olympia Street Standards.
 - d. Locate lighting so as not to have a negative impact on adjacent properties such as shining off site into adjacent buildings.
 - e. Decorative street lights should be placed at regular intervals throughout the development.

18.05A.070 Building design –Commercial and mixed use

A. REQUIREMENT: Maintain interest at the street level in buildings which abut the street by orienting active uses (such as retail storefront window displays or restaurants) to the street and center park where possible.

Commercial and mixed use buildings shall appear to create a pedestrian shopping street with a clearly defined street edge and clearly defined entries. The rear of these buildings shall be designed so that they are approachable from rear yard parking where necessary and are not obtrusive to adjacent

neighbors. Buildings shall avoid long, monotonous uninterrupted walls or roof planes. Buildings shall use articulation and/or modulation on all walls that are visible to pedestrians.

Buildings occupying corners shall be designed as more dramatic structures to emphasize their prominent locations.

B. GUIDELINE:

1. Building materials and colors may include any of the following:
 - a. Masonry, wood, stucco, concrete, stone, and tile, each broken into small modules.
 - b. Accent or trim colors are encouraged.
2. Building elements should employ:
 - a. Vertical and horizontal relief in the facade that identifies a bottom, middle and top of the building.
 - b. A clearly defined pedestrian entry facing the street.
 - c. Window systems grouped together to form larger areas of glass separated by moldings or jambs.
 - d. Awnings, canopies, marquees, building overhangs, or similar form of pedestrian weather protection at least four and one half (4 1/2) feet wide provided along at least eighty (80) percent of the frontage of buildings which abut a pedestrian street.
3. Building Proportions - Size, Height and Bulk
 - a. Use design techniques that minimize the apparent size of the building such as:
 - i. Building stepbacks on upper levels,
 - ii. Curved or articulated surfaces,
 - iii. Recessed entries,
 - iv. Roof lines, pitches and shapes
 - v. Cornices,
 - vi. Bldg. ornamentation,
 - vii. Overhangs & soffits,
 - viii. Dormers, balconies and porches that clearly define street facing entries to residential properties,
 - ix. Building fenestration and detailing (store front or multi-paned windows for residential units), and
 - x. Awnings and marquees.
 - b. Buildings on corner lots may be designed with additional height and architectural embellishments such as corner towers to emphasize their location. (See Figure 5A-21.)
4. Exterior Wall Treatments
 - a. Provide frequent views and access into interior activities of office and commercial buildings from the street. For example, use a high proportion of clear glass at the street level or have displays or services directly available from the street where appropriate.
 - b. In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses should be reflected by differences in facade treatment. Differentiation can be achieved through distinct but compatible exterior materials, signs, awnings and exterior lighting.
 - c. One or more of the following wall treatments should be required for building faces fronting on a sidewalk. In total, such wall treatments should cover or comprise at least sixty (60) percent of the building face between two (2) and eight (8) feet in elevation above the sidewalk. Except as provided for in (d), wall segments without such treatments should not exceed thirty (30) feet in length:
 - i. Clear or lightly tinted windows which are transparent when viewed from the sidewalk;

- ii. Ornamental and structural architectural details, a mosaic, decorative masonry or tile, surface texture, relief art work, sculpture or murals;
 - iii. Climbing plants, vines, trees, or other vegetation; or
 - iv. A pedestrian area located along the southern, eastern, or western exposure of a building face at a transit stop, intersection corner, or other location identified in an adopted streetscape plan may substitute for the wall treatments listed above.
- Ground floor commercial uses should be differentiated by the facade treatment.

18.05A.080 Building design –Creation of human scale

A. REQUIREMENT: Use design elements that result in buildings with a perceived size that maintains a human scale street that is comfortable for pedestrians and attractive to them. See Figure 5A-43 and Figure 5A-44. These techniques are also useful when commercial buildings abut residential development.

B. GUIDELINE:

1. Use rooflines to maintain apparent scale and reinforce or create architectural character on a street.
2. Use architectural features such as cornices or other details that lower the apparent height.
3. Use modulation (stepping back and stepping forward) and articulation on building facades to reduce the bulk of buildings. (Figure 5A-24) Articulation methods include:
 - a. Broken rooflines
 - b. Building elements such as balconies, chimneys, porches or other entry details, and landscaping.
4. Place display windows and retail shops at the street level around the exterior of larger buildings.

18.05A.090 Building design –Building wall finishes for stand alone and corner site buildings

A. REQUIREMENT: Ensure buildings have consistent visual identity from all sides visible to the general public.

B. GUIDELINE:

1. Continue exterior materials, architectural detailing, and color scheme around all sides of the building visible to the general public.
 - a. Avoid having building fronts or backs which do not look related to the remainder of the building where more than one wall plane can be viewed at the same time.

18.05A.095 Building design –Drive-through facilities

A. REQUIREMENT 1: Locate the main pedestrian entry towards the pedestrian-oriented street. Orient drive-through facilities in a way that makes minimal disruption on the street edge. See also Section [18.05.060\(A\)](#) Use Standards.

REQUIREMENT 2: Locate the drive-through facility on the side or behind the building as viewed from the street. Drive-through facilities shall not be located between the building and the street frontage, nor between the primary parking and building entry unless the proposed drive-through location provides equivalent or better pedestrian access to the building. For all drive-through facilities, uninterrupted pedestrian access to the main building entry shall be provided.

B. GUIDELINE:

1. Design the drive-through window so that it is clearly subordinate to the main building.

2. Where the drive-through is a separate structure, use architectural details that conform to those used on the main building.
3. Minimize curb cuts and the disruption of a sidewalk by:
 - a. Making the width of the lane approaching the window as narrow as possible, and
 - b. Using landscaping and planters to provide a street edge adjacent to the sidewalk.

18.05A.100 Landscape design for villages, commercial and mixed use areas

A. REQUIREMENT: Treat plantings and other landscape elements as enhancements to the more dominant built environment. Street trees shall be planted along each side of all streets.

B. GUIDELINE:

1. Employ any of the following planting techniques for landscape design:
 - a. Small planting areas with flowering shrubs.
 - b. Trimmed hedges, window boxes, hanging flower baskets.
 - c. Use of shrubs or vines trained to grow upright on wires or trellises (espaliers) next to blank walls with narrow planting areas.
 - d. Isolated trees installed in pavement cutouts.
 - e. Street trees should be massed at critical points such as at focal points along a curve in a roadway.
 - f. Low maintenance, low chemical dependent drought-tolerant plant materials should be used.
 - g. Repeat similar tree and shrub types to coordinate old and new phases of development and provide visual continuity.
 - h. Limit varieties of plant types, use shrubs in multiples of similar types, and avoid a haphazard mixture of textures, colors and plant types.
 - i. Include a well landscaped surface stormwater treatment area in the landscape design where surface stormwater treatment is provided.
 - j. Retain natural greenbelt vegetation that contributes to greenbelt preservation.
 - k. The owner should provide regular maintenance to ensure that plant materials are kept healthy and that dead or dying plant materials are replaced (see Landscaping and Screening Chapter of the Olympia Unified Development Code 18.36).
 - l. Landscape open areas created by building modulation.
 - m. Incorporate upper story planter boxes or roof plants into facades that can be seen by pedestrians.
 - n. Emphasize entries with special planting in conjunction with decorative paving and/or lighting.

18.05A.110 Landscape design –Screening

A. REQUIREMENT: Use landscaping to help define, break up and screen parking areas. Landscaping shall provide a separation between incompatible land uses or activities (such as a parking lot next to the bedrooms of a residential structure). Landscaping shall provide a physical or visual barrier for service areas, mechanical equipment, loading docks or similar areas.

B. GUIDELINE:

1. Canopy trees (able to spread and shade) should be added to parking areas - there should be no more than six (6) parking spaces in a row without a landscape peninsula within the parking area having a two (2) inch caliper tree, shrubs, and ground covers.
2. Wheel stops, curbs, or walkways should be used to protect landscaping from being run over by vehicles in the parking lot.

3. Screening can be provided by hedges, densely planted shrubs, evergreen trees, or combinations of these.
4. Screen parking from the street with low walls or fencing that maintain building facades, but also maintain vehicular sight lines at the corners and security for customers.
5. If fencing is required, repeat the use of facade building materials on fence columns and/or stringers.
6. Berms, walls and fences are encouraged in combination with trees, shrubs and vines to screen parking lots.
7. Raised planter boxes of concrete, stone, wood, brick or other compatible materials can provide useful separation and screening.
8. Locate appropriate landscape materials near building walls or service areas where screening is needed. Large planters may be used as alternative solutions.
9. Planters may be placed at the end of bays, on the interior or between rows of parking stalls, providing linear strips for plantings. Use of compact parking spaces as allowed provides some flexibility in design.
10. Unrelieved blank walls with narrow planting areas can be softened with espaliered shrubs or vines.

18.05A.225 Building design - Windows

A. REQUIREMENT: Provide relief, detail, and variation on the facade by employing well-proportioned openings (as defined in Guideline #1 below) that are designed to create shade and shadow detail. Use high-quality window products that contribute to the richness and detail of the facade.

B. GUIDELINE: Provide horizontal and vertical variation in windows. Bay and projecting windows are encouraged.

1. Use vertically proportioned windows. Vertically proportioned windows will generally have a height one and one-half times their width.
2. Use multiple paned windows.
3. Build windows either recessed or protruding (such as bay windows).
4. Use significant trim (drip cap, sill, trim).
5. Provide ground floor windows that have a greater vertical height than upper story windows.