

18.120.100 INTRODUCTION

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18.120.110 PURPOSE

The purpose of Chapter 18.120 is to implement the Comprehensive Plan by:

1. Promoting high quality urban design
2. Enhancing the pedestrian environment
3. Activating the streetscape
4. Reinforcing unique character areas
5. Preserving the Downtown's historic character

18.120.120 APPLICABILITY AND PROCEDURES

A. PROJECT REVIEW PROCEDURES

The guidelines within these chapters shall apply to all properties within the area shown in Figure 18.120.130.A.1. The applicability and review procedures for these guidelines shall be as described in OMC Chapter 18.100, except as follows:

1. Design guidelines do not apply to public projects within the public right of way.
2. Where two or more Sub-Districts are indicated in Figure 18.120.130.A.1, the applicant may select which Sub-District will apply. All regulations for that Sub-District will then apply.
3. In the event there is a conflict for a property that is located within the historic district, or an individually listed historic property, 18.12.090 shall take precedent (see language of Chapter 18.12.040.c).

B. DEFINITIONS. Some terms are only used in the context of these design guidelines. These terms are as follows:

1. Architectural Scale: is the perceived height and bulk of a building relative to that of neighboring buildings.

2. Blank wall: Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature or any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section.
3. Building Details: are smaller building components such as lights, furniture, artwork, signs, door and window moldings that are perceived from a short distance from the building (less than 80 feet away).
4. Building Elements: are the larger building features such as balconies, cornices, bay windows, and turrets and can generally be seen from a distance (80 feet or more).
5. Building Modulation: The stepping back or extension forward of a portion of a building façade.
6. Custom, decorative, or hand crafted: be distinctive or “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship. However, these terms do not necessarily mean that the elements be ornate. They may be simple if finely detailed or manufactured. It is more important that the façade details fit the style and character of the building.
7. Human Scale: addresses the relationship between a building and the human body.
8. Pilaster: a column that is built into the façade wall but projects out from it.
9. Street wall: A relatively continuous building edge along or near the back of the sidewalk.
10. Transom Window: a strip of smaller windows located above display windows.

18.120.130 DOWNTOWN DESIGN SUB-DISTRICTS

A. INTENT

These Guidelines were informed by Olympia’s Downtown Strategy and establish seven Downtown Design Sub-Districts (Sub-Districts). The purpose of the sub-districts is to achieve greater variety of uses and design character as well as greater design unity within specific sub-districts and along streets within the Downtown. These Sub-Districts are identified in Figure 18.120.130.A.1.

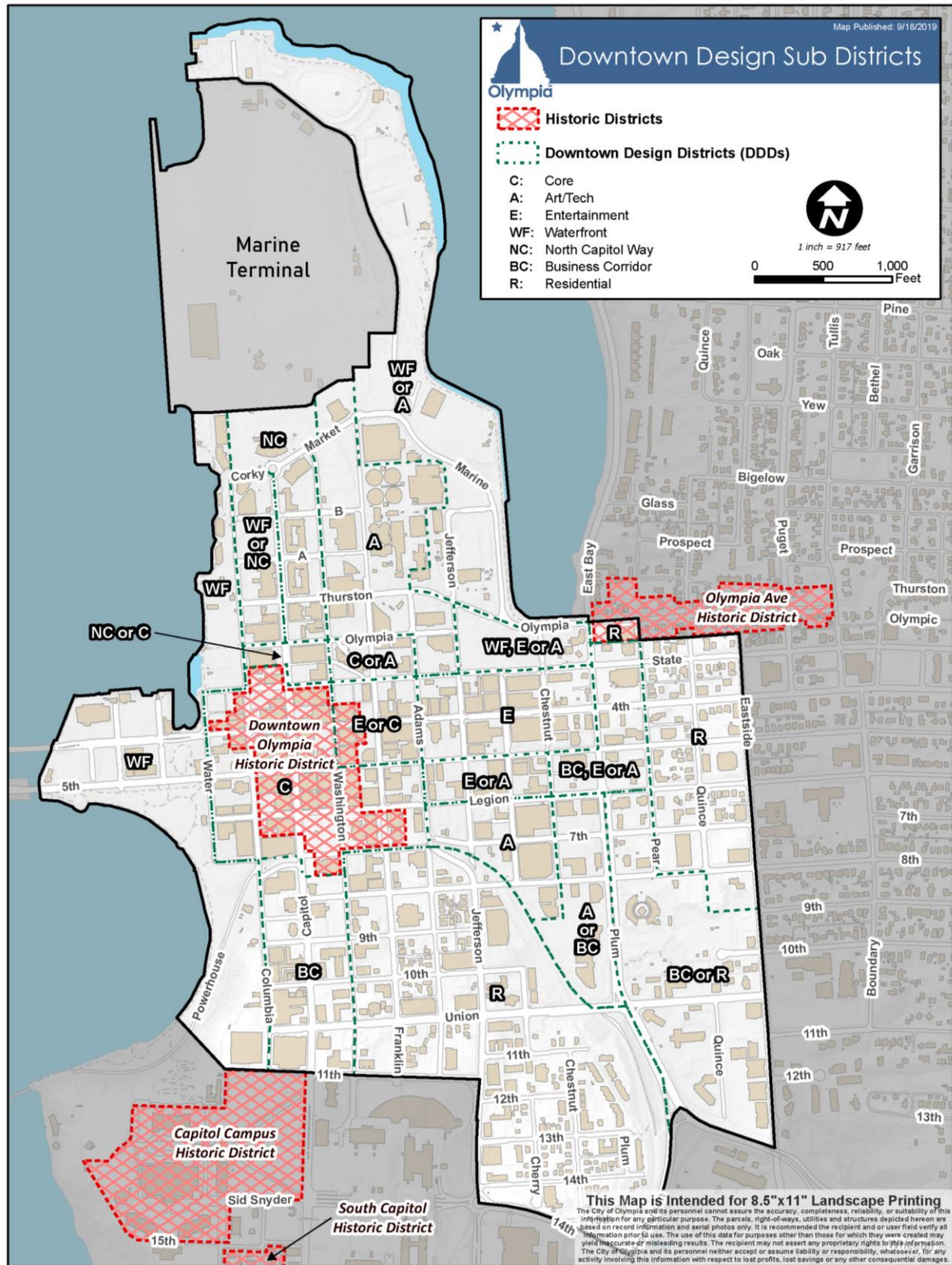


Figure 18.120.130.A.1. Downtown Design Sub-Districts (Sub-Districts). Where there are multiple Sub-Districts in a group the project applicant may choose which Sub-District applies.

B. DESCRIPTION OF DOWNTOWN DESIGN SUB-DISTRICTS

1. Core: General objectives: Enhance and complement historic architecture. The existing historic architectural styles and influences are varied, including Neoclassical, Art Moderne, Chicago Style, Romanesque, Victorian, Mission Revival, and Art Deco. Activate streetscapes with storefront building design and wider pedestrian pathways. Within the historic retail core, design elements should complement the surrounding historic architecture with sensitivity to neighboring buildings' proportions and rhythms; "classic main street" furnishings, finishes, and styling; and materials drawing inspiration from surrounding historic materials like sandstone, brick, terracotta, and granite. New buildings may exhibit contemporary styled architecture but must not detract from the overall historic character of the Sub-District. New buildings should complement the Sub-District's character through design features and qualities such as materials, scale, façade composition, and proportion, but not try to replicate historical styles.
2. Art/Tech: General objectives: Utility is a design driver for the informal Art/Tech Sub-District, suggesting opportunities for adaptive reuse of existing buildings, and street improvements that promote new pedestrian and bike uses. The incorporation of "warm industrial" materials such as weathered wood or metal, and design elements such as garage doors or large entryways that engage the street or parklets are examples of how architecture and streetscape designs might complement the area's do-it-yourself character. We encourage the retention of historic materials when present.
3. Entertainment: General objectives: Art, creativity, and imaginative expression defines this hub of dining, nightlife, and the performing arts. Design elements here may reflect aspects of the Core and Art/Tech Sub-Districts, but a focus on art, theatricality, imagination, and night lighting that enhances building design and public spaces will distinguish this area. Buildings and streetscapes such as wider sidewalks, consistent lighting, and clear wayfinding that support entertainment needs.
4. Waterfront: General objectives: Better connection of Downtown to its waterfront location—visually, physically, and symbolically—is a primary goal of this Sub-District. Elements that reflect the shoreline ecology, local maritime activities, Northwest Native American history, historic industrial uses, sailing and boating, fishing and aquaculture, and commercial trading are encouraged. Examples include those design elements found at Percival Landing such as furnishings, light fixtures, marine hardware, wood pilings, boardwalks, and rope may be incorporated into streetscape improvements and new developments to help draw the aesthetics of the waterfront deeper into Downtown.
5. North Capitol Way: General objectives: One of the Olympia Downtown Strategy's important urban design concepts is to improve the visual connections

and pedestrian experience along Capitol Way between the Capitol Campus and Farmers Market. In the North Capitol Way Downtown Design Sub-District, this means providing streetscape improvements in the public Right of Way that are, consistent with other segments of Capitol Way. New development should include a variety of architectural and landscaping treatments that feature attractive, inviting building fronts and that accommodate a variety of uses so that all buildings present a welcoming face to the street. Maintain a mix of historic and new pedestrian-friendly development.

6. Business Corridor: General objectives: This Sub-District along Capitol Way and portions of the Plum Street SE corridor is currently characterized by older hotels, small commercial buildings, parking lots, banks, and older office buildings. Substantial redevelopment is envisioned that adds human activity and upgrades the pedestrian routes between Downtown and the Capitol Campus. This will take the form of substantial, urban scale commercial, institutional, and mixed-use buildings with refined façades that complement Campus and Downtown Core buildings. Buildings will include active ground floor uses and inviting facades with weather protection. Enhancements to the street scape to improve uniformity will include amenities such as lighting, paving, and landscaping to create a strong visual connection between the Campus and Downtown Core.
7. Residential Neighborhood: General objectives: This Sub-District is envisioned as an urban residential neighborhood with a mix of uses and architectural variety in building types with landscape plantings in streetscapes, medians, and on private property. Office development is expected where zoning allows. New development is anticipated, and is expected to be compatible with the residential character. Retaining historic buildings is encouraged.

18.120.140 DESIGNATED STREET TYPES

In order to provide attractive pedestrian oriented streetscapes, downtown streets are classified in the designated streets described as follows and as indicated in Figure 18.120.140.A.1. These descriptions are for design review only.



Figure 18.120.140.A.1: Designated streets, waterfront sites and high visibility street corners.

- A. Type A Pedestrian Oriented Streets are the most important downtown pedestrian routes with the greatest volume and concentration of pedestrian activities and attractions. The intent is to ensure these streets maintain that level of pedestrian traffic and amenity. The guidelines for Type A streets emphasize a high level of façade transparency (amount of clear ground floor window area), wide sidewalks, non-residential uses on the ground floor, limited vehicle access and parking, and maintenance of a prominent street wall.



Figure 18.120.140.A.2: Type A Pedestrian Oriented Street.

- B. Type B Pedestrian Oriented Streets are also important pedestrian connections but with less pedestrian traffic, amenities, and attractions. The intent is to ensure Type B streets are attractive pedestrian connections with sufficient interest at street level to encourage pedestrian traffic. Guidelines for Type B streets require some transparency and access limitations.



Figure 18.120.140.A.3: Type B Pedestrian Oriented Street.

- C. Type C streets are unmarked on figure 18.120.140.A.1. The intent of guidelines in Section 18.120.220.E is to ensure Type C streets are functional, attractive, and can accommodate a wide variety of uses. Guidelines for Type C streets typically include a defined edge at the back of the sidewalk (that is either a building, landscaping or pedestrian oriented space rather than an unscreened parking lot), and provide efficient pedestrian access to building entries.



Figure 18.120.140A.4: Type C Street.

- D. Downtown Entry Streets are arterials with relatively high vehicle traffic volumes that bring travelers into the Downtown. Because they are highly visible, the intent of guidelines for Downtown Entry Streets in OMC 18.120.120.C emphasize creating an attractive street front even if the uses may be auto oriented.



Figure 18.120.130A.5: Downtown Entry Street.

- E. Waterfront sites are those that directly face the shoreline with guidelines that support an attractive and active pedestrian esplanade.



Figure 18.120.140A.6: A Waterfront Site.

18.120.200 SITE PLANNING

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18.120.210 INTRODUCTION

Site Planning addresses the visual qualities of Downtown streetscapes and developments such as building orientation and location, service areas, and pedestrian and vehicular access.

18.120.220 STREET FRONTS

A. INTENT

This section focuses on the relationship between the street and site with the intent to:

1. Assist in the implementation of City and regional transportation plans by establishing a pedestrian street overlay designation that results in a network of active, aesthetically pleasing, and interesting streets that link the Downtown retail core, the Capitol Campus, the waterfront, and residential neighborhoods.
2. Increase architectural and historic continuity between the retail core and the remainder of downtown.
3. Increase walkability by creating a high quality, compact pedestrian oriented environment so that people will be encouraged to work, shop, play, and live.
4. Provide strong, continuous edges which clearly define public open spaces and rights-of-way.
5. Contribute to the streetscape by incorporating human scaled, artistic elements or public art, or historically inspired elements into building design.
6. Provide direct visual contact between activities occurring inside buildings and the street environment.
7. Establish attractive “Downtown Entry Streets” that enhance the visual appearance

of entrances and prominent corridors into and around the Downtown.

8. Acknowledge the need to accommodate arrival by vehicle while supporting increased arrival by transit, carpool, bike, and on foot.

B. APPLICABILITY AND STREET TYPE DESIGNATIONS

Street Front requirements apply to façades of buildings facing Type A and B Pedestrian Oriented Streets, Type C Streets, Waterfront Sites, and Downtown Entry Streets as indicated in Figure 18.120.140.A.1.

C. REQUIREMENTS FOR TYPE A PEDESTRIAN ORIENTED STREETS

The following requirements apply to building façades facing Type A Pedestrian Oriented Streets:

1. Façade details. Feature “pedestrian oriented façades” as described in Section 18.120.460.
2. Ground floor use. Non-residential uses shall be featured adjacent to A Streets. Hotel and multifamily residential lobbies, common rooms and entries are allowed.
3. Ground floor setbacks. Feature ground floor setbacks at least 12-feet from the face of curb. Upper stories may extend to the property/right of way line. Pilasters or similar façade extensions may be located out toward the curb a maximum of 12 inches provided that the pilasters are no more than 3-feet wide measured parallel to the front building façade.

Exceptions:

- i. Buildings on properties with street frontage less than 100 feet, measured horizontally along the right of way, do not need to meet requirement (3) directly above.
 - ii. This provision does not apply to the redevelopment of an existing building.
4. Street wall definition. The ground floor shall extend to the property/right of way unless the setback from the curb required in “c” is applicable. (For example, align the building along the right of way unless the resulting sidewalk area is less than 12 feet wide from back of curb to the first floor building wall at grade.)

Exception: Up to 80% of a building front (measured parallel to the right of way line) may be set back up to 60-feet from the right of way provided the setback is occupied by pedestrian oriented open space as described in Section 18.120.330 and the façades facing the open space meets the Pedestrian Façades and Weather Protection requirements in Section 18.120.460.

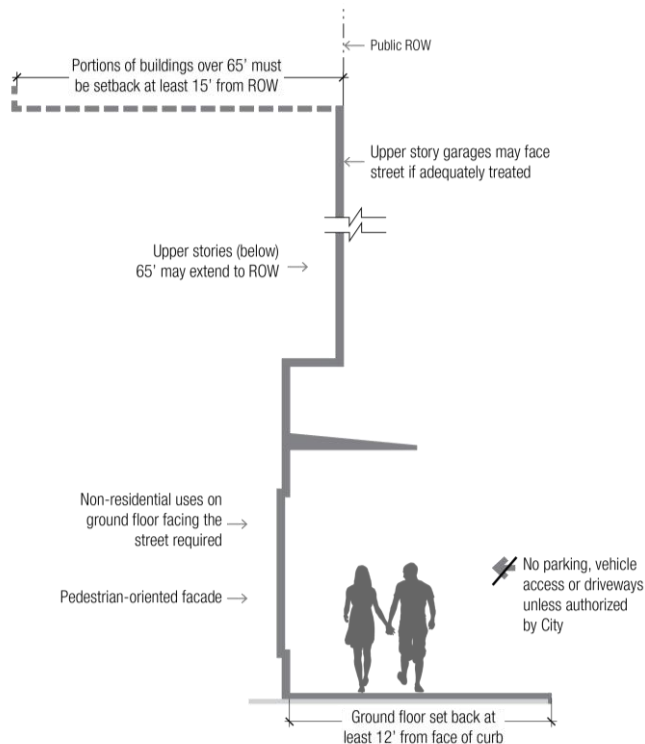


Figure 18.120.220.C.1: Summary of requirements for building facades facing a Type A Pedestrian Oriented Street. (This diagram is for illustrative purposes only. See OMC 18.120.220.C for stated requirements.)

5. Vehicle parking. Surface vehicle parking directly fronting, and ground floor structured parking directly adjacent to a Type A Pedestrian Oriented Street is prohibited. The City may allow upper story parking facing the street if the façade is suitably treated to appear as an occupied building or incorporates articulation treatments that break up the massing of the garage and add visual interest as described in OMC18.120.440.B.1.
6. Vehicle access (driveways). All vehicle access shall be from another street or alley unless the City determines that there is no other way to provide safe vehicle access. For example, if the property is on the corner of two Type A Pedestrian Oriented Streets or fronts a designated Arterial and a Type A Pedestrian Oriented Street, the City will determine which street fronts may feature vehicle access (a driveway).
7. Stepbacks. Upper story stepbacks for building elements or stories over 65 feet above grade shall be setback at least 15 feet from the public right of way.

Exception: Architecturally treated parapets and roof garden railings may extend up to 5 feet above the 65 feet façade face limit.

D. TYPE B PEDESTRIAN ORIENTED STREET REQUIREMENTS

The following requirements apply to building façades facing Type B streets and to building façades in the Waterfront Sub-District parallel to the shoreline that are visible from a public pathway:

Exception: As an alternative, the building façade will be acceptable if it meets the requirements for Type A Pedestrian Oriented Street provisions.

Note: If there are ground floor residential units, the project shall also meet the requirements for ground floor residential units in OMC18.120.240

1. Façade details. Project shall provide pedestrian oriented façades as described in OMC 18.120.460 unless the building façade features ground floor residential units.

Exceptions: In lieu of providing a pedestrian oriented façade on a Type B Street, the City may allow departures from 18.120.460 provided the applicant demonstrates alternative design features that are equal or superior for the pedestrian environment. Examples of such solutions include a trellised area with seating, a plaza, or substantial artwork.



Figure 18.120.220.D.1: The Hands-On Children's Museum is an example of a pedestrian friendly site that employs a unique solution rather than strict conformance to Pedestrian Oriented Street requirements.

2. Ground floor setbacks. Feature ground floor setbacks at least 12-feet from the face of curb. Upper stories may extend to the property/right of way line. Pilasters (rectangular columns that project outward from the front façade wall) or similar façade extensions may extend out toward the curb a maximum of 12-inches — provided that the pilasters are no more than 3 feet wide measured parallel to the front building façade. See Figure 18.120.220.D.2.

Exceptions:

- i. Buildings on properties with street frontage less than 100 feet, measured horizontally along the right of way, do not need to meet requirement (3)

directly above.

- ii. This provision does not apply to the redevelopment of an existing building.

3. Street wall definition. The ground floor of buildings shall extend to the property/right of way boundary unless the façade features ground floor residential units or the setback from the curb required in “b” is applicable.

Exception: A building front may be set back up to 60-feet from the right of way provided the setback is occupied by pedestrian oriented open space as described in OMC18.120.330 and the façade facing the open space meets the Pedestrian Façades and Weather Protection requirements in OMC18.120.460.

4. Vehicle parking. All vehicle parking shall be from a lesser street type or alley unless the City determines that there is no other way to provide safe vehicle parking. Surface vehicle parking directly fronting a Type B Pedestrian Oriented Street is prohibited.
5. Vehicle access (driveways). All vehicle access shall be from a lesser street classification or alley unless the City determines that there is no other way to provide safe vehicle access. For example, if the building site fronts on two or more Pedestrian Oriented Streets or on a Pedestrian Oriented Street and a designated arterial, the City will determine what street front may feature vehicle access (driveway).

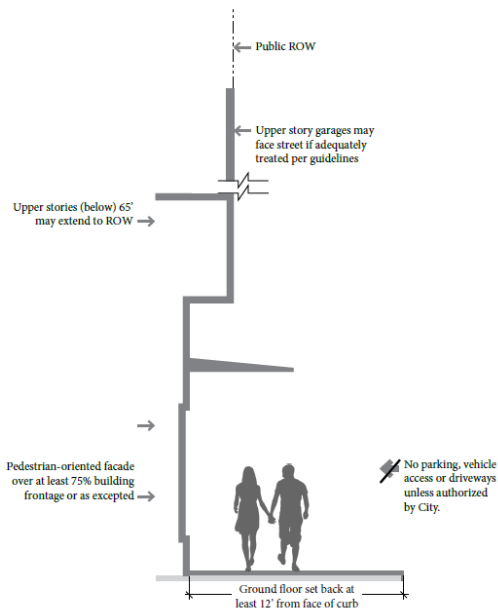


Figure 18.120.220.D.2: Summary of requirements for building façades facing a Type B Pedestrian Oriented Street (this diagram is for illustrative purposes only. See Section 18.120.220.D for stated requirements).

E. TYPE C STREET REQUIREMENTS

The following requirements apply to building façades facing Type C streets:

1. Street Edge: Physically define the street edge with building(s), landscaping, or other features as approved by the City.

Exceptions:

- a. The building façade will be acceptable if it meets the requirements for Type A or Type B Pedestrian Oriented Street provisions.
 - b. Ground related residential units meeting the requirements of OMC 18.120.220.A.
 - c. Developments in the Residential Neighborhood Sub-District may feature a front yard along the street edge that includes lawn or other landscaping, a pedestrian oriented open space, or other treatment as approved by the City. No definition between the street and the site is needed if the front yard is a public pedestrian oriented open space such as a plaza, courtyard café seating area, or similar feature.
2. Ground Floor Setback: Feature ground floor setbacks at least 10 feet from the face of the curb to provide sufficient room for a sidewalk at least 10 feet wide or sidewalk plus planting strip (total 10 feet wide). Pilasters or similar façade extensions may extend out toward the curb a maximum of 12 inches—provided that the pilasters are no more than 3 feet wide measured parallel to the front building façade. (See Figure 18.120.220.E.1) Figure 18.120.220.E.1 Requirements for building façades adjacent to Type C Streets. (This diagram is for illustrative purposes only. See Section OMC18.120.220.E for stated requirements.)

Exceptions:

- i. Buildings on properties with street frontage less than 100 feet, measured horizontally along the right of way, do not need to meet requirement (3) directly above.
- ii. This provision does not apply to the redevelopment of an existing building.

3. Surface Parking. Surface parking areas adjacent to the street shall be screened according to Section OMC 18.120.340

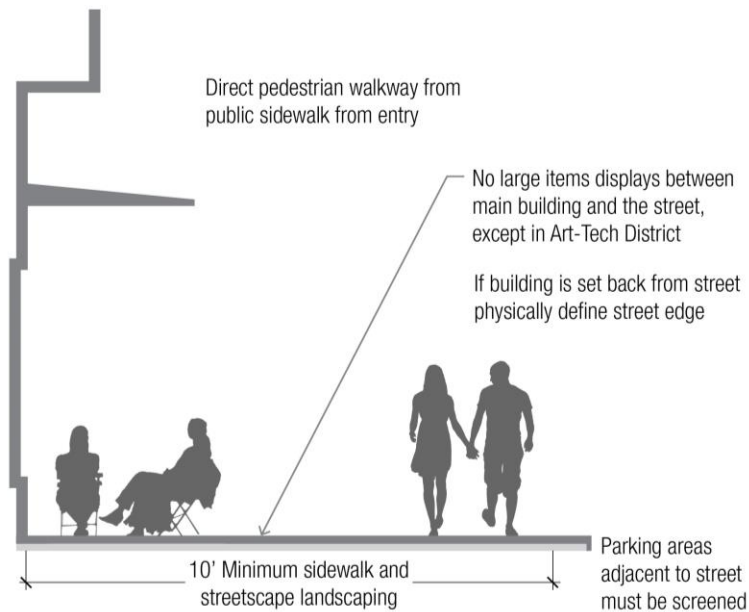


Figure 18.120.220.E.1: Requirements for development adjacent to Type C streets (this diagram is for illustrative purposes only. See section 18.120.220.E for stated requirements).

4. Sidewalk access. Primary building entries shall face the street and provide direct access to the public sidewalk. Side entries shall provide connectivity to the street by a pedestrian pathway and should be visible from the street.

Exceptions:

- a. Properties fronting directly on the shoreline in the Waterfront Design Sub-District,
 - b. Departure from this requirement can be approved provided it is demonstrated that the design provides direct access to the street to the greatest extent possible and that alternative design features that are equal or superior at achieving the design intent.
5. Display items. Large item display areas are prohibited between the main building and the street front (e.g. auto sales in the front yard area). Sidewalks cannot be enclosed as space for retailing. Small, temporary displays, and outdoor seating are permitted provided pedestrian sidewalk traffic is not impeded as outlined in the city's Street use regulations.

Exceptions: Displays in the front of buildings are permitted in the Art/Tech Sub-District and properties north of Market Street.

F. REQUIREMENTS FOR WATERFRONT DESIGN SUB-DISTRICT SITES
FRONTING DIRECTLY ON THE SHORELINE

Projects on sites fronting directly on the shoreline and not separated by a street as identified in Figure 18.120.110.A.1 shall be configured to comply with the following:

1. Shoreline facing façades. Building façades facing the shoreline shall feature a pedestrian oriented façade as described in OMC 18.120.460
2. Façades perpendicular to the shoreline. Building façades roughly perpendicular to the shoreline shall comply with provisions for Type B Pedestrian Oriented Streets unless the City determines that there is a compelling reason to the contrary due to unusual use or site constraints.

G. DOWNTOWN ENTRY STREET REQUIREMENTS

The following requirements apply to projects proposed for sites fronting designated Downtown Entry Streets (see Figure 18.120.140.A.1). Projects may conform to requirements for Type A or B Pedestrian Oriented Streets in lieu of Downtown Entry Street requirements.

1. Non-residential buildings. Commercial and mixed-use building façades facing Downtown Entry Streets located within 15 feet of the right of way shall conform to the following:
 - a. Provide at least 50% transparency (clear window area) on the ground floor façade between 2 feet and 8 feet above grade.
 - b. Front provide a front entrance visible from the public street and a direct walkway between the public sidewalk and the main entrance.
 - c. Provide weather protection over the front entry pursuant to OMC 18.120.450.B.2. The weather protection shall be at least 5 feet deep over at least 75% of all portions of the façade adjacent to a pedestrian path or walk.
 - d. Fences and screens (except for parking lot screening) taller than 4 feet or retaining walls higher than 30 inches are prohibited within 15 feet of the right of way of the Downtown Entry Street, unless the City determines there are unusual site constraints and the departure is the minimum necessary to alleviate said constraint.

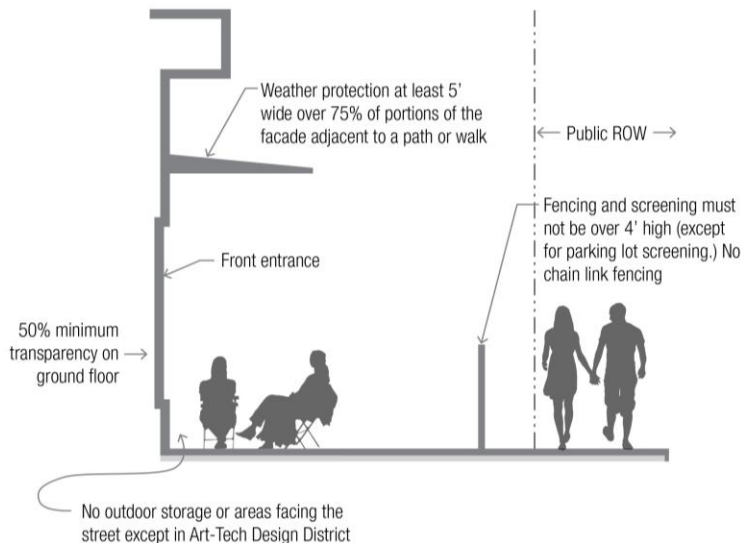


Figure 18.120.220.G.1: Requirements for non-residential buildings within 15 feet of an Entry Street right of way (this diagram is for illustrative purposes only. See OMC 18.120.220.G for stated requirements).

2. Residential buildings. Residential buildings located within 30 feet of the right of way shall conform to the following:
 - a. Provide at least 15% transparency on the ground floor.
 - b. Provide a covered porch, stoop, or patio for individual ground floor unit entries, or a clearly recognizable, covered shared entry pursuant to OMC 18.120.450.B.2.
 - c. Fences over 4 feet and retaining walls taller than 30 inches are prohibited within 15 feet of the Downtown Entry Street right of way, unless the city determines there are unusual site constraints and the departure is the minimum necessary to alleviate said constraint. Fences and walls are permitted when used to for parking lot screening.
 - d. Garages and storage spaces are prohibited along the ground floor front façade facing the Downtown Entry Street.

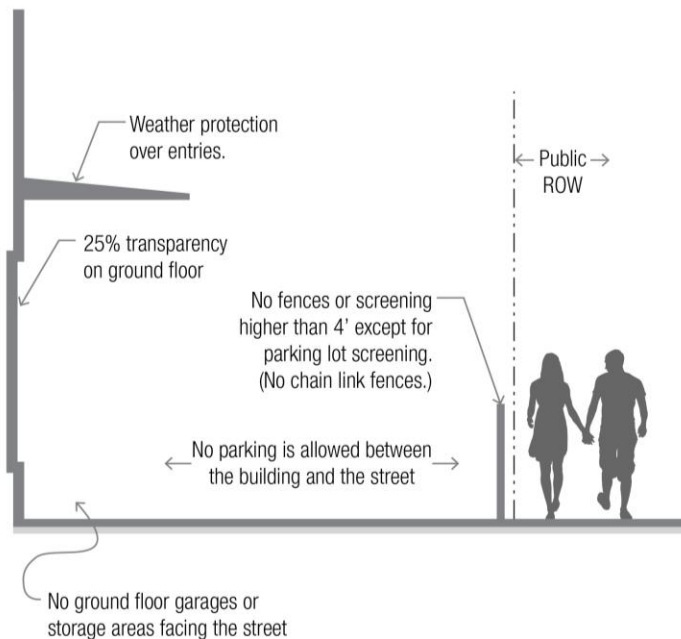


Figure 18.120.220.G.2: Requirements for residential buildings within 30 feet of an Entry Street right of way (This diagram is for illustrative purposes only. See OMC18.120.220.G for stated requirements).

3. Location of surface parking. Surface parking shall be located behind, underneath, or to the side of the ground floor use facing the Downtown Entry Street (i.e. parking is prohibited between the building and the Street).

Exceptions: If the parking is on the side of a building, or there is no building, parking shall not exceed 65 feet of the street frontage. If the lot is wider than 130 feet, parking may occupy up to 50% of the width of the lot facing the street.

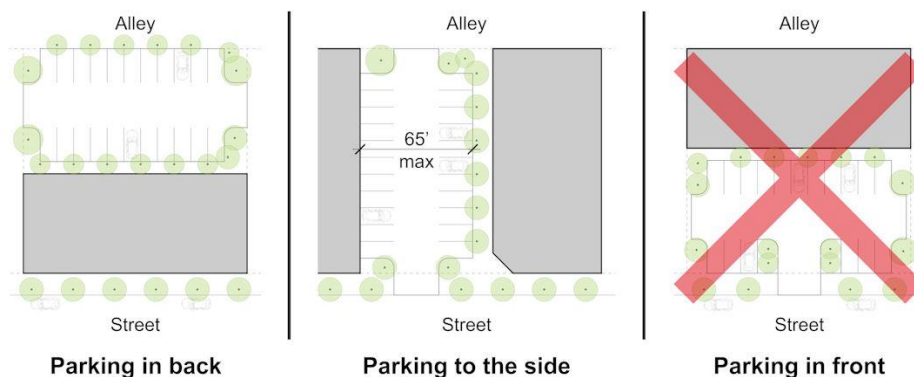


Figure 18.120.220.G.3: Requirements for surface parking location (This diagram is for illustrative purposes only. See OMC18.120.220.G for stated requirements).

4. Outdoor display areas. Large item display areas are prohibited between the main building and the street front. Sidewalks cannot be enclosed as a space for retailing. Small, temporary displays and outdoor seating are permitted provided pedestrian sidewalk traffic is not impeded as outlined in the City's Street use regulations.

18.120.230 PEDESTRIAN CIRCULATION

A. INTENT

1. To provide convenient pedestrian circulation connecting all on-site activities to adjacent pedestrian routes and streets.
2. To improve the pedestrian environment by making it easier, safer, and more comfortable to walk between businesses and residences, to transit stops, and through parking areas.
3. To provide access to transit services.

B. REQUIREMENTS

1. Pathways. Pathways between the dwelling units and the street shall be provided in residential developments with multiple ground related units or entries.



Figure 18.120.230.B.1. A good example of pedestrian connections between units. The pathway leads to the street. Note the positive security measures including bollard lighting, open landscaping with no hiding spaces, passive surveillance from windows, and sense of enclosure that implies ownership of the space.

2. The pedestrian circulation system shall connect all main (primary) entrances on the site. For townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard. Pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be provided.
3. Provide attractively designed pedestrian walkways to adjacent public rights of

way, trails, existing or planned bus stops, site features such as mailboxes, solid waste storage areas, and other shared facilities, and to adjacent properties where access exists or reasonable connections are possible.

4. Elevated walkways. Elevated walkways which provide pedestrian access to dwelling units located above the ground floor are generally prohibited, unless the city determines there is a compelling reason to the contrary and provided that the walkway(s):
 - a. Do not compromise the privacy of the individual units (no walkways adjacent to residential unit windows)
 - b. Do not compromise visual access from dwelling units into a courtyard

Note: This section is not intended to prohibit skywalks, pedestrian bridges between buildings, or external stairways to access an upper story.



Figure 18.120.230.B.2. Elevated external walkways such as this are not allowed.

18.120.240 BUILDINGS WITH GROUND RELATED RESIDENTIAL UNITS

The following requirements apply to all ground-related residential units. “Ground related residential units” or ground floor residential units” means residential units such as townhouses, ground floor apartments, cottage housing, etc. which face a public right of way and have their ground floors at or near the street grade. Units that have pedestrian access directly from a street or pathway without passing through a lobby or room are also ground related. Where the requirements of this Section conflict with the guidelines in OMC 18.120.220C, D, E or F (guidelines for designated street types), the guidelines of this Section (OMC 18.120.230) shall apply unless the City determines otherwise. Note: Ground floor residential uses are not allowed on Type A streets or Waterfront Sites.

A. INTENT

1. To provide for the privacy, comfort, and livability of the residential units.
2. To provide an attractive streetscape.

3. To allow for friendly communication between residents in an outdoor space and pedestrians on the sidewalk.
4. To provide an inviting entry into the units.



Figure 18.120.240.A.1: Desirable ground related residential example with raised unit, landscaping, and small porches to enhance privacy while providing a welcoming streetscape. Units front on the street. Garages are off the alley.

B. REQUIREMENTS

1. Street access. Ground-related residences fronting a street shall each have individual ground-related entries accessible from the street.
2. Setback or elevate units for privacy. Provide for internal privacy for people living in the ground related units through all of the measures as follows.

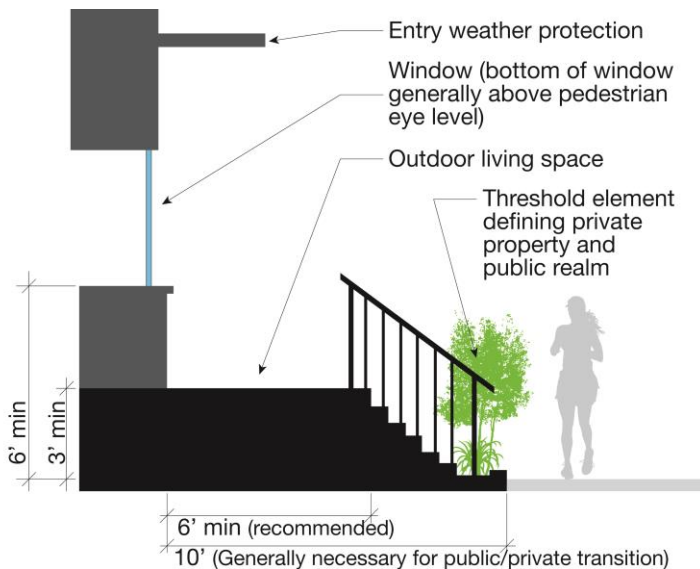


Figure 18.120.240.B.1: Dimensional relationships to maintain privacy and provide a successful transition between public and private realms.

- a. Setback ground level residences at least 10 feet from a public right of way or elevate the ground floor unit at least 3 feet above the sidewalk grade (preferably both). If the building front is less than 10 feet from the public right of way, the bottom of the ground floor windows facing the street shall be at least 6 feet above sidewalk grade.
- b. Provide a physical “threshold” feature such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right of way and private entry, porch, yard, or patio. Thresholds may screen but must not block views to and from the street. Retaining walls shall not be taller than 30 inches. If additional height is required to accommodate grade conditions, then terraces edged by stepped retaining walls, each no more than 30 inches high, are acceptable. Fences and screens shall not be higher than 4 feet above the sidewalk.
- c. Provide an outdoor space at least 6 feet in depth and 6 feet wide (36 Square Feet minimum) in the front yard such as a porch, patio, deck, or similar space. Where feasible, this space must be at the same level as the interior of the unit. This space may include landscaping areas and may count as part of the entry space required below. The City may allow an exception for an outdoor space with other dimensions if the space meets the intent of providing a transition between the street and the private space. If there is an entrance facing the street, design the front door and entry area to enhance privacy. Locate and size windows and transparent doors so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor living space.
- d. Provide a covered area, porch or protected entry space, or other architectural weather protection at least 4 feet deep that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.



Figure 18.120.240.B.2: Ground floor residential units often lack privacy and livability of outdoor spaces is limited. Locating the ground floor at grade or below the sidewalk with insufficient setback results in an uninviting space even with the planter. This should be avoided.

- e. **Garage configuration.** Where the primary pedestrian access is off the same façade as vehicular access, driveway widths shall be no more than 12 feet wide. Entries into the garage shall be set back at least 5 feet from the front of the street facing building wall. All interior vehicle storage areas (garages) shall have a door. Where more than one vehicle storage space is required, developments shall incorporate single-width “tandem” parking configurations for all ground related units to minimize the impact of garage doors on the streetscapes.

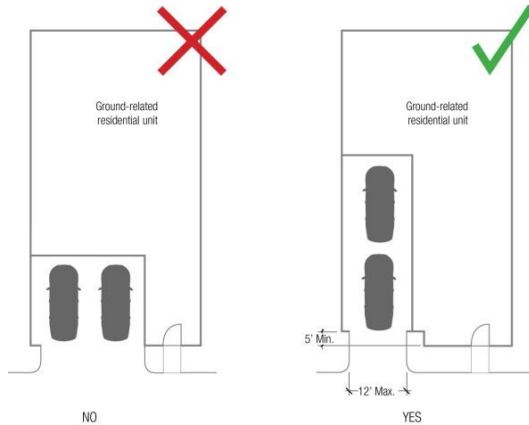


Figure 18.120.240.B.3: Driveways serving ground floor residential units shall be no more than 12 feet wide. Tandem parking is allowed (This diagram is for illustrative purposes only. See OMC18.120.240 for stated requirements).

18.120.250 MULTI-BUILDING AND MULTI-BLOCK SITES

A. INTENT

1. To create integrated development plans and phasing strategies.
2. To reduce negative impacts to adjacent properties.
3. To enhance pedestrian and vehicular circulation.
4. To provide usable open space.
5. To create focal points for pedestrian activity for developments.
6. To enhance the visual character of the community.

B. REQUIREMENTS

1. **Unified site plans.** Development at sites with two or more buildings shall demonstrate that the project is based on a unified site plan that meets the following criteria:

- a. Incorporate pedestrian pathways or open space with landscaping as a unifying element.
- b. Provide for safe, efficient internal vehicular circulation that does not isolate the buildings.

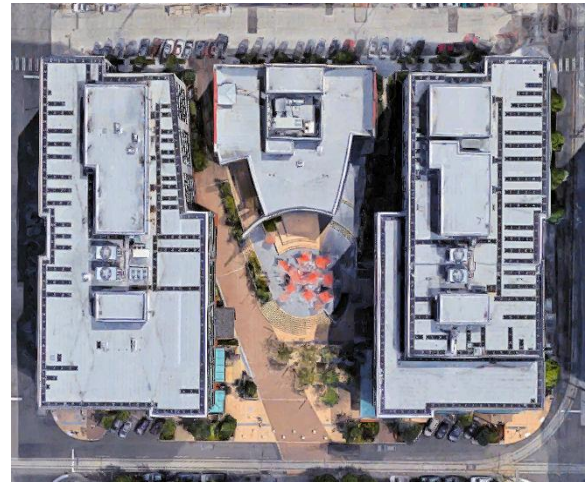
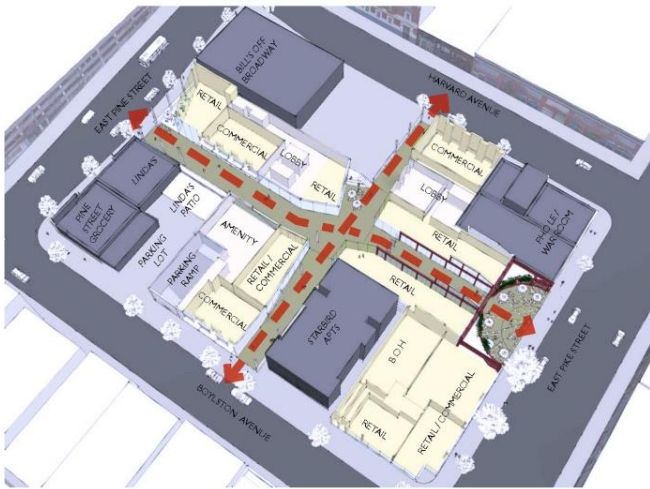


Figure 18.120.250.B.1: Two examples of unified site plans illustrating the provisions of Guideline 18.120.250.B.1: Note the incorporation of a public passageway in the left example and the use of open space as an organizing feature in the right example.

- c. To achieve direct, safe, and comfortable pedestrian connections, building entrances shall not be focused around a central parking area, instead they shall be connected by a pathway system and/or open space(s), unless the City determines this infeasible or undesirable and the applicant demonstrates that the alternative design is equal to or better at achieving the design intent.
- d. A development may provide a major public entry serving several shops rather than providing a separate storefront entry for each shop. If the development employs the combined-entry option, then the entry shall be prominent and articulated with special features such as recessed entries, transparency, prominent canopies, landscaping, lighting, and expression of the entry in the façade's upper stories. See Figure 18.120.250.B.2 below.
- e. Provide publicly accessible pedestrian connections between public streets where the City determines that such connections would not adversely impact the development.



Figure 18.120.250.B.2: Prominent entries meeting the intent of Guideline 18.120.250.B. Note the recessed entries, transparency, prominent canopies, landscaping, lighting, and expression of the entry in the façade's upper stories.

18.120.260 SOLID WASTE FACILITIES, SERVICE AREAS, AND MECHANICAL EQUIPMENT

A. INTENT

1. To minimize adverse visual, olfactory, or noise impacts of mechanical equipment, utility cabinets, and service areas at ground and roof levels.
2. To provide access for service vehicles to remove waste and maintain service elements.
3. To provide adequate, durable, well-maintained, and accessible service and equipment areas.
4. To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

B. REQUIREMENTS

1. Location and screening. In order to avoid negative visual, auditory, olfactory, or physical impacts on the street or residential environment, site service areas and mechanical equipment areas shall be sited as follows:
 - a. Service areas and mechanical equipment areas shall be located to have the least negative visual, auditory, olfactory, or physical impact on the street environment and adjacent residentially zoned properties. Service areas shall be sited for alley access, if available.
 - b. Screening: Service areas shall be located to avoid visibility from the sidewalk and adjacent properties to the greatest extent possible. When services and equipment are visible from streets or adjacent properties it

shall be screened with a structural enclosure constructed of masonry, heavy-gauge metal, or decay-resistant composite wood. The walls shall provide full screening from the affected roadway, or property. Gates shall be made of a heavy-gauge, site-obscuring material. The materials, colors, and design of the enclosure shall be compatible with those of the principal structure. Art work such as paint schemes or coverings may be used to help blend equipment into the background. Gates must be kept closed except at time of servicing.

Exceptions:

- Development in the Art/Tech Sub-District (Note: Screening requirements of OMC 18.36 and 18.40 remain applicable).
 - While exterior service areas shall be screened, screening requirements may be reduced by the City at access points for service areas inside buildings.
- c. Service areas used by residents shall be located and configured to avoid entrapment areas and other conditions where personal security is a concern. The City may require pedestrian-scaled lighting or other measures to enhance security.
- d. In the Residential Neighborhood Sub-District, exterior loading areas for commercial uses shall not be located within 20 feet of a residentially zoned property, unless the City determines that there are unusual site constraints that would prohibit adequate service vehicle access. In such cases, the areas and drives will be separated from the residential lot by a masonry wall at least 8 feet high.
- e. Ground-mounted mechanical equipment, utility meters, electrical conduit, and other service and utilities apparatus shall be located and screened to minimize visual and noise impacts to pedestrians on streets and adjoining properties.
- f. Roof-mounted mechanical equipment shall be located and screened on all sides so the equipment is not visible from the ground level of adjacent streets and properties within 20 feet of the structure. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.

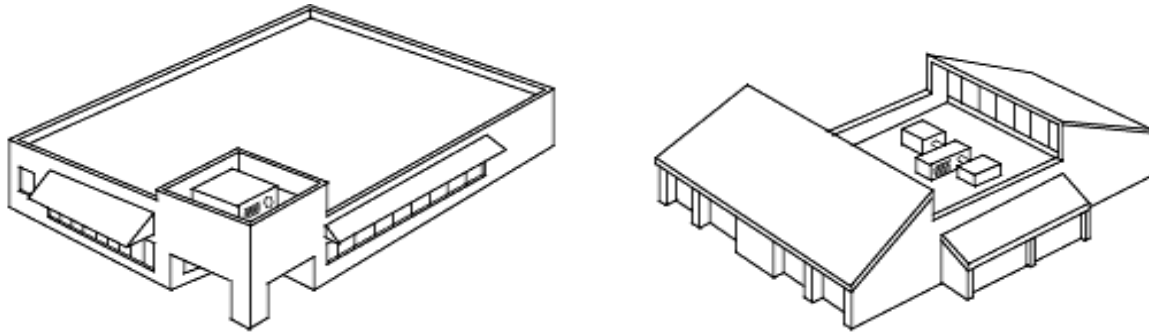


Figure 18.120.260.B.1: Examples of how to screen roof-mounted mechanical equipment.

- g. Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so they are not visible from adjacent properties and streets.
- h. All service connections and on-site utilities including wires and pipes must be located underground unless there is a compelling public purpose to the contrary. Meters may be attached to buildings and screened. Project proponents are required to coordinate with the local electric utility provider to locate electrical service facilities in the least obtrusive way.
- i. Show the locations of all mechanical equipment and utility vaults on both site plan and landscape plans early in the process.



Figure 18.120.260.B.2: Place utility meters in less visible locations. Note that this example is acceptable on a service alley but not near a street or residential walkway.

C. REQUIREMENTS FOR SOLID WASTE STORAGE AND REMOVAL FACILITIES

For location and configuration of solid waste storage, refer to the Engineering Department Development Standards (EDDS).

18.120.270 MULTIFAMILY OPEN SPACE

A. INTENT

1. To promote the health and well-being of downtown residents.
2. To create usable space that is suitable for leisure or recreational activities for residents.
3. To create open space that contributes to Downtown's residential setting.
4. To provide open spaces for new developments with five or more residential units.

B. REQUIREMENTS

1. Amount of required residential open space. All new multifamily buildings with five or more residential units shall provide on-site open space of at least 100 SF per dwelling unit or 10% of residential unit floor area, excluding hallways and common areas that provides functional leisure or recreational activities. The lesser amount of the two calculations is acceptable. Required setback areas may count as part of the required open space requirement if they meet the requirements in OMC 18.120.270.B, as determined by the City.

Exceptions: This provision does not apply to remodeling of existing residential units or additions to existing residential structures.

- a. Common open space. "Common outdoor open space" includes landscaped courtyards or decks, entrance plazas, gardens with pathways, children's play areas, pools, water features, accessible areas used for storm water retention, or other multipurpose recreational and/or green spaces. Special requirements for common open spaces include the following:
 - i. The open space shall have a minimum dimension of 15 feet to provide functional leisure or recreational activity.
 - ii. Exception: The City may exempt special purpose recreation facilities such as bocce or tetherball courts, play areas, and vegetable gardens from this dimensional requirement provided the space is appropriate and configured with appurtenances/equipment for the use.
 - iii. The space shall feature paths or walkable lawns, landscaping, seating, lighting, play structures, sports courts, raised garden beds, or other pedestrian amenities to make the area more functional and enjoyable for a range of uses.

- iv. The space must be oriented to receive sunlight by facing east, west, or preferably south, when possible.
- v. Landscaped internal pathways may be counted as “common open space” if they meet the other criteria within this subsection.
- vi. Common open space shall be separated from ground level windows, streets, service areas, and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the City that enhance safety and privacy for both the common open space and dwelling units.
- vii. The space shall be accessible to all residents and must be oriented to encourage activity from local residents.



Figure 18.120.270.B.1: The privacy and identity of these ground related residences are achieved by the fencing, landscaping, and slight elevation of the porches.



Figure 18.120.270.B.2: Good examples of common open space including a pedestrian corridor, street level courtyards, and a children's play area.

- b. Balconies. To qualify as open space, balconies or patios shall be at least 35 square feet, with no horizontal dimension less than 5 feet.
- c. Rooftop decks and terraces. Decks and terraces accessible to all residents may be used to meet open space requirements, provided the following conditions are met for the space:

- i. Accessible to residents of all dwelling units.
- ii. Provides amenities such as, but not limited to, seating areas, landscaping, and/or other features that encourage use.
- iii. Features surfacing which enables residents to walk on and use the open space.
- iv. Incorporates features that provide for the safety of residents such as enclosures and appropriate lighting levels.



Figure 18.120.270.B.3: An attractive roof deck.

- d. On-site indoor recreation areas such as exercise studios, lounges, and play areas may be used to meet the required open space provided the following conditions are met:
 - i. Space must be accessible and walkable to all dwelling units.
 - ii. The space is designed for and includes equipment for a recreational use (e.g., exercise or group functions).



Figure 18.120.270.B.4: An indoor recreation space. Other less intensive spaces are also appropriate provided they are primarily for leisure, social, physical, or recreational activities.

18.120.280 SECURITY

A. INTENT

Crime Prevention through Environmental Design (CPTED) principles address elements of the built environment ranging from small scale elements such as the strategic use of shrubbery and other vegetation to larger scale considerations such as the configuration of buildings, open spaces, and human experience of an entire urban neighborhood. This section incorporates CPTED principles with the intent to:

1. Increase personal safety and property security.
2. Assist law enforcement within the Downtown.
3. Provide an indication that unlawful and uncivil behavior is not permitted.

B. REQUIREMENTS

1. Entrapment areas. Ensure that the development does not include “entrapment areas,” where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces or a wide and visible exit to allow a person to avoid a threat. Ensure entrapment conditions are minimized in the design of rooftop decks, parking areas, waste recycling stations, and other areas frequented by residents and workers.

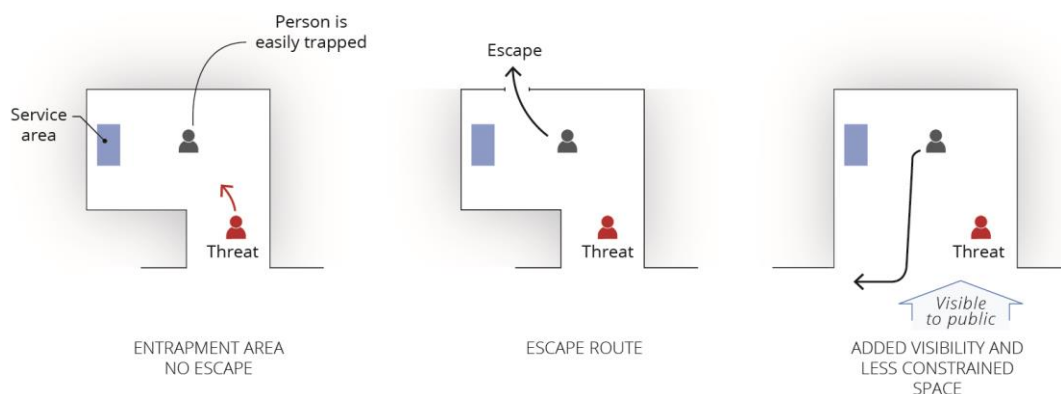


Figure 18.120.280.B.1: Measures to avoid entrapment areas.

2. Visibility. Ensure that all physically accessible areas are well lit and/or visible from a publicly owned space or public right of way. Provide lighting per OMC 18.120.360 Site Lighting.
3. Visual obstruction. Size vegetation and fences to allow visibility into open space, pathways, and building entries. Avoid the inclusion of buildings, vegetation, opaque fences, or other objects (e.g. a storage enclosure) that block visibility into a space or provide places to hide.



Figure 18.120.280.B.2: Fences that prevent visibility from public right of way and open spaces can decrease security.

4. Motorists' view. Ensure that screening or landscaping does not block motorists' views of pedestrians crossing streets, driveways, and vehicular circulation areas. Where visibility is necessary to avoid creating an unsecure area and to reduce the potential for pedestrian/vehicle collisions, select vegetation that will not obstruct views between 3' and 8' above the ground. (See Figure 18.120.020.H.2.c.)

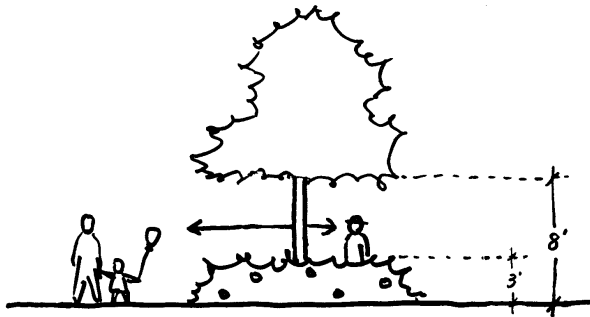


Figure 18.120.280.B.3: Keep landscaping open between 3 feet and 8 feet above grade where there is the need for visibility.

5. Passive surveillance. Design structures and site elements to provide for “passive surveillance,” the ability of people occupying buildings and public spaces to view all parts of accessible spaces.

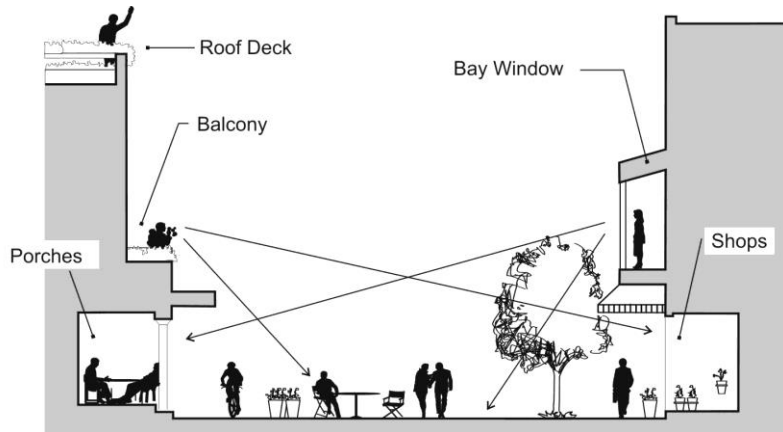


Figure 18.120.280.B.4: Passive surveillance, or the ability of people in buildings or traveling along roadways to see outdoor spaces, increases security.

6. Access control. Provide appropriate natural access control. Employ features, as necessary, that delineate where the general public should not enter without an invitation. For example, a low fence or hedge can indicate that people should not enter a yard or open space except through a gate or opening. Access control should not limit visibility or passive surveillance.
7. Territorial definition. Clearly indicate through site planning and design measures what parts of the site are open to the public and what parts are not. See Figure 18.120.280.B.5 below for an example of this technique.



Figure 18.120.280.B.5: Note the use of both territorial definition in the foreground seating area and access control in the gate towards the rear of this picture. The gate, even if unlocked, indicates that the courtyard in the background is private while the benches indicate that people are welcome to use the courtyard in the foreground.

8. Maintainability. Incorporate easily maintained and vandal resistant elements. See also OMC 18.120.450.B.2 that addresses durable building materials.



Figure 18.120.280.B.6: This residential complex incorporates passive surveillance, territorial definition, and good visibility and lighting to provide a more secure pathway and open space.

18.120.300 SITE ELEMENTS AND DESIGN

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18.120.340	LANDSCAPING
18.120.350	WALKWAYS AND CIRCULATION ELEMENTS
18.120.360	LIGHTING
18.120.370	OTHER SITE FEATURES

18.120.310 INTRODUCTION

This Section addresses the size and design of site elements such as landscaping, parking areas, walkways, open spaces, site furniture, and fences. Whereas OMC 18.120.200 (Site Planning) addresses the location and configuration of such elements within the framework of site planning, this chapter adds provisions for their physical characteristics. This section does not apply to site features in the public right of way.

18.120.320 PARKING AREAS

A. INTENT

1. To reduce the visual presence of parking on Downtown streets, public spaces, and adjacent development.
2. To increase pedestrian access.

B. REQUIREMENTS

1. Parking lot design standards. These guidelines are in addition to OMC 18.38.220 (parking design standards) and 18.36.180 (parking lot landscaping and screening.) See also Section 18.120.220 on Specially Designated Streets for parking lot location guidelines.
2. Walkways through parking areas. Developments shall provide specially marked or paved walkways through parking areas. Generally, walkways shall be provided at least every four rows or at least every 180 feet, whichever will yield more walkways. Align the walkways to connect with major building entries or other sidewalks, walkways, and destinations. Walkway shall be a minimum of 4 feet wide (unobstructed clear width excluding vehicle overhang.)



Figure 18.120.320.B.1: Parking area walkway examples. Note that clear walkway width must account for vehicle overhang.

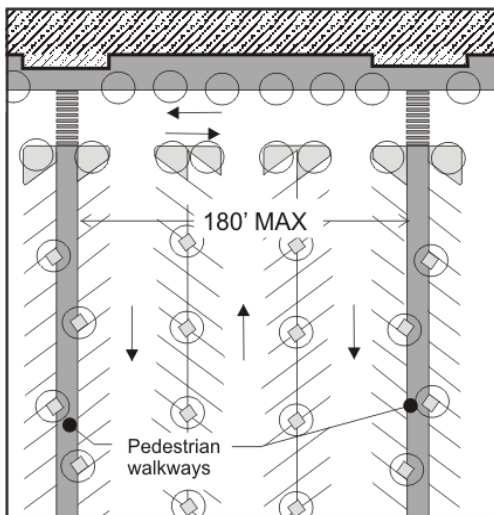


Figure 18.120.320.B.2: Example parking area walkway configuration.

3. Bumper overhang next to walkways and landscaping. Where angle or perpendicular parking abuts a landscape strip or walkway, provide a 2 feet wide paved area to prevent the vehicle's overhang from infringing on the walkway or landscaping.

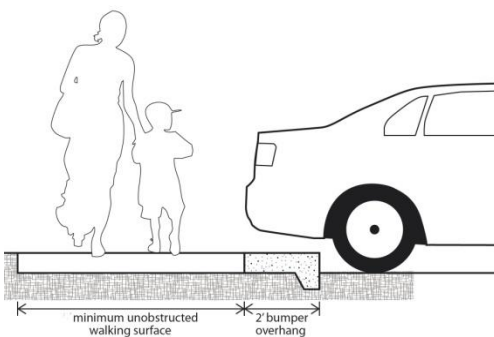


Figure 18.120.320.B.3. Concrete extension to accommodate bumper overhang.

18.120.330 PEDESTRIAN ORIENTED OPEN SPACE

A. INTENT

1. To ensure that accessible open spaces, whether public or private, are safe, comfortable, usable, and attractive.
2. To provide spaces for informal activities such as picnicking, relaxing, meeting friends, and, as appropriate, children's play.
3. To establish the minimum standards for how pedestrian oriented open space will be developed when it is proposed to satisfy provisions of 18.120.230 C, D, and E or when it is proposed as part of a new development or redevelopment project.

B. REQUIREMENTS

1. Pedestrian oriented space elements. Providing "Pedestrian Oriented Open Space" is an option for satisfying some requirements in sections 18.120.230.C, D, and E. (Allows buildings on Type A, B, and C streets to be set back from a public right of way if the setback area meets pedestrian oriented open space standards.) Pedestrian oriented open space used to satisfy these requirements shall meet the following standards in subsections a. and b.:
 - a. Pedestrian Oriented Open Space shall feature:
 - i. Location: Pedestrian areas are to be located adjacent to areas with significant pedestrian traffic to provide interest and security, such as adjacent to, or visible from, a building entry. Such areas are to provide visual and pedestrian access into the site from a street, private access road, or non-vehicular courtyard.
 - ii. Surface: Paved walking surfaces of either concrete, walkable crushed rock, or approved unit paving.
 - iii. Seating: At least 2 feet of seating area (a bench or ledge at least 16 inches deep and appropriate seating height) or one individual seat per 60 SF of plaza area or open space.
 - iv. Landscaping: Provide components that add visual interest and do not act as a visual barrier. This could include planting beds, potted plants, or both.
 - b. A Pedestrian Oriented Open Space shall not have:
 - i. Unscreened adjacent (immediately next to or adjoining) parking areas or service areas (e.g., trash areas). Such features must be separated with Type 1 screening as described in OMC 18.36.060.

- ii. Cannot be immediately next to or adjoining chain-link fences.
- iii. Cannot be immediately next to or adjoining "blank walls" without "blank wall treatment." (See 18.120.480).
- iv. Cannot include vehicle travel through the area, except for emergency vehicles, and those related to open space activities such as food trucks.

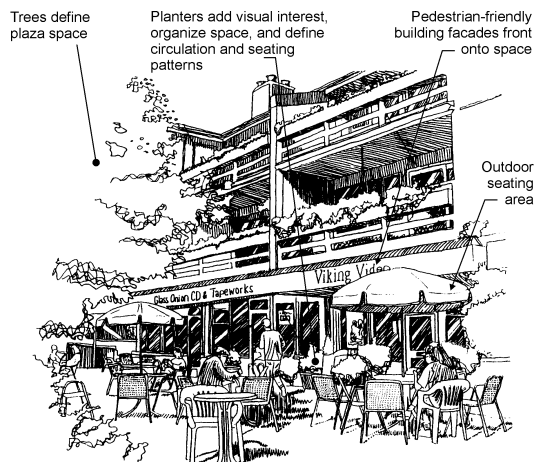


Figure 18.120.330.B.1. Illustration of favorable elements of a Pedestrian Oriented Open Space and example of a successful space on the right.

18.120.340 LANDSCAPING

A. INTENT

These guidelines do not supersede Chapter 18.36 OMC which establishes development standards for landscaping as part of site development. They augment those standards with design requirements specific to the Downtown. Where there is a conflict between the provisions of this section and OMC 18.36, the City will determine which provisions apply based on which best meets the intent of the design guidelines as follows. These guidelines do not apply to public projects within the public right of way. For the purpose of this section, "landscaping" and "landscape elements" include plant materials and their beds, pavements, walls and fences, water features (except shorelines covered by the City's Shoreline Master Program), site furnishings, trellises, planter boxes, "green walls," and related elements. The intent is to:

1. Support the provisions of Chapter 18.36 OMC: Landscaping and Screening.
2. Create landscaping, including plantings, ground forms, natural elements paving and hardscape, site furniture, and other site features an integral part of the overall site and community design.
3. Complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the Northwest environment.

4. Encourage compositions of plant materials and site features that create an appropriate visual character such as formal, informal, or natural.
5. Use landscape design to help define a distinctive design character that distinguishes different Downtown Design Sub-Districts and Downtown Olympia as a whole.
6. Reduce the summertime heat and glare buildup within, and adjacent to, parking lots.
7. Reduce landscape maintenance requirements and help ensure that the landscape elements are attractive and healthy over time.

B. REQUIREMENTS

1. The Core, Business Corridor, and North Capitol Way Sub-Districts:

- a. General Character and Intent: This area is envisioned to be intensively developed, therefore landscaped areas are likely to be limited. Incorporate landscape elements to enhance building forms and provide smaller scale visual interest. Emphasize uniform plantings in a linear or geometric pattern, with plants pruned into regular shapes and symmetric landscape layouts with straight walkways rather than naturalistic landscape layouts.
- b. Plant Materials: Use durable, well suited ornamental trees and shrubs to complement building. Plantings may be structural, space defining features.
- c. Pavements: Use high quality pavements such as concrete and pavers. Asphalt and gravel are prohibited.
- d. Furniture and Site Furnishings: Provide site fixtures to complement the materials and character of the development's building. Select furniture and lighting that reflects the historic character of the Core and Capitol Way Corridor.



Figure 18.340.B.1: Relatively formal space defining landscaping is appropriate where there is room in the Core and along Capitol Way.



Figure 18.120.340.B.2: Small scale landscape enhancements are appropriate if maintained.



Figure 18.120.340.B.3: Landscaping can be effective in enhancing and softening formal building elements, especially in more intense areas such as the Core and along Capitol Way.

2. Waterfront Sub-District

- a. General Character and Intent: The waterfront, especially in the Percival Landing segment, features a variety of landscape characters ranging from naturalistic compositions of grasses and driftwood to lawn areas with floral edges. Seasonal displays that enhance specific areas (typically outdoor dining areas) add color. Emphasize naturalistic plantings and, as an option, add seasonal displays in landscape improvements.



Figure 18.120.340.B.4: Existing landscaping in the Waterfront Sub-District features a wide variety of plantings and characteristics. Note the mix of seasonal floral and naturalistic plantings, and the backdrop of large evergreen trees.

- b. **Plant Materials:** For properties along West Bay and Percival Landing, a wide range of landscape character may be incorporated depending on the available space, pedestrian activities, and adjacent buildings. On sites facing East Bay, select plant materials to reinforce streetscape design and provide screening of unsightly areas. All plants on Waterfront sites must be salt and ground water hardy.
- c. **Pavements:** Pavements along the esplanade must conform to the standards established by the City. Other pedestrian walking surfaces must continue the esplanade standards or feature decorative pavement to accentuate special areas, unless site constraints warrant departure in which case the applicant will need to demonstrate that the alternative will achieve the design intent.
- d. **Furniture and Site Furnishings:** Site furniture shall be functional and weather resistant. If a more specialized design is desired, reflect a maritime character.

3. Art/Tech Sub-District

- a. **General Character and Intent:** The Art/Tech Sub-District is intended to provide for a mix of robust activities that may require frequent deliveries and outdoor work space. The character should reflect that quality, so landscape features should be hardy and limited to those areas not needed

for active uses. The visual character of the area can be greatly enhanced with compact landscape screening and plantings in areas where people will pass or congregate such as building entrances and outdoor seating areas. Because of the envisioned variety of site uses and conditions, individual, site-specific landscape solutions may be necessary and desirable.

Some developments in the Art/Tech Sub-District, such as those shown below in Figure 18.120.440.B.5, include extensive garden areas in an otherwise industrial setting. Such gardens with plantings, special features, and art are encouraged where they do not conflict with site activities.



Figure 18.120.340.B.5: Some informal landscaping treatments that would be appropriate in the Art/Tech area but not necessarily in other Sub-Districts.

The guidance below is primarily for sites with more intensive industrial activities.



Figure 18.120.340.B.6: Attractive gardens that provide excellent examples of oases within an otherwise industrial setting. This intimate juxtaposition of workshop and garden experiences is quite unique to Downtown Olympia and a major asset.

- b. **Plant Materials:** Plant materials must be maintainable in the areas they are planted. Large scale trees, used to soften the “semi-industrial” character of this area, may be planted where there is room for the crown and the root system. On sites where vehicle traffic is expected, plantings and their root systems must be protected with measures such as raised beds, bollards, and special soil treatments.
- c. **Pavements:** Emphasize utilitarian pavements such as asphalt and concrete, but artistic pavements and details are encouraged, especially if they relate to on-site activities.
- d. **Furniture and Site Furnishings:** Select site furnishings that reflect the activities and conditions on the site. For example, do not use delicate, residential quality furniture near industrial activities. Artwork installations are acceptable. Lighting can be utilitarian or industrial in character but shall not produce glare, especially onto adjacent properties.

4. Entertainment Sub-District

- a. **General Character and Intent:** There is generally very little space for substantial landscaping in the Entertainment Sub-District because most buildings front directly on the street. There are exceptions, such as City Hall, which does feature a small plaza with landscaping and site furniture. The intent of the guidelines for the Entertainment Sub-District is to create an especially vibrant, colorful day and nighttime pedestrian environment with interesting details. Where possible, emphasize small scale landscape features such as baskets and planters to enhance the pedestrian experience.



Figure 18.120.340.B.7: Plant beds in front of City Hall. Note the raised beds that enable easy maintenance and the bands of ornamental pavement.

- b. **Plant Materials:** Where possible, provide and maintain small scale ornamental plants to add color and texture to the area.



Figure 18.120.340.B.8. Small scale plantings that add pedestrian interest. Note how the simple planter with grass defines the space and makes it more inviting.

- c. Pavements: Standard concrete pavements are acceptable. Where space allows, such as in entryways, add small areas of unique and high quality pavements such as tile and terrazzo to add pedestrian interest.
- d. Furniture and Site Furnishings: Furniture and site features, such as lighting, shall be easily maintainable and made of durable materials and relate to the character of the building's architecture.

5. Residential Neighborhood Sub-District

- a. General Character and Intent: The Residential Neighborhood Sub-District includes two distinct types of land uses: 1) single and multifamily residences and 2) office buildings, often associated with the Capitol Campus. Additionally, small retail is encouraged in some areas.

For residences and mixed-use projects, employ a mix of trees, shrubs, ground cover, and some lawn to both frame and enhance new development. Storefronts shall feature pedestrian oriented façades so there may not be opportunities for landscaping if small retail shops are developed. Where appropriate, add landscape screens to enhance privacy and reduce impacts on adjacent properties. Dense screens over 4 feet in height that prevent views from the street into front yards are prohibited as they present a security hazard. Landscape layouts can either be formal with symmetric, space-defining plantings, or can be informal with irregular plantings in a more “natural” composition.



Figure 18.120.340B.9: Formal residential landscaping (left) and more informal landscaping (right).

New office buildings may either feature one of the residential options described above, or if there is sufficient open space on the site, new developments may emulate the Campus's Olmsted landscape character, which is typified by a layering of plant materials from lawn to low shrubs to trees around open areas, to create room-like spaces. Within these spaces, passive, palliative use is encouraged with curving pathways, furnishings, and features that take advantage of the site's natural assets such as view corridors, landforms, or specimen plants. If the Olmsted design character is chosen, the design should feature asymmetric plantings of large (at maturity) trees, ample lawn areas, some ornamental shrubs or beds, and curvilinear walkways.



Figure 18.120.340.B.10. The Capitol Campus reflects the Olmsted Firm's design character with informal groupings of large trees, curvilinear walkways, and lawn areas.

- b. **Plant Materials:** A wide range of plant materials is appropriate for residential development. Residential lots may feature formal or informal gardens, lawn areas, or more naturalistic landscaping emphasizing native species. Landscaping in residential development shall avoid large paved areas except for small plazas designed for relaxing that feature ornamental plantings and furniture.

For non-residential development, if the Olmsted landscape character is

selected, large (signature) trees and curving lawn areas shall predominate with shrubs and planting beds used as building enhancements and space-defining elements. Residentially scaled landscaping described above is appropriate for small spaces. The use of landscaping to facilitate the transition between large and small buildings or between residential and commercial development is encouraged.



Figure 18.120.340.B.11: An Olmsted-style landscape design approach applied to an urban setting.

- c. Pavements: Paving shall consist of concrete pavements, unit pavers, or decorative elements such as tile.
 - d. Furniture and Site Furnishings: Site furniture is not necessary in residential development, although trellises, canopies, attractive gateways, and other site features can enhance a residential complex. All site lighting, including parking lot lighting, should be pedestrian scaled with luminaires generally less than 15 feet above grade.
6. **Perimeter parking lot landscaping.** Adhere to standards in OMC 18.36.180 (which requires a 10 foot wide landscape buffer in the front façade, or 5 feet on the side) or as an alternative, parking lot perimeter screening may consist of the following (interior parking lot landscaping is still required): **NOTE: May move these provisions to Landscaping Chapter, OMC 18.36.**
- a. Provide a planting bed, at least 5 feet wide that incorporates a low masonry wall, 2-1/2 feet to 3 feet tall with landscaping and/or trellis as described below. When parking is adjacent to a right of way, the planting bed shall be on the street-side between the parking area and street facing front of the wall. The planting bed shall feature the following plantings:
 - i. Deciduous and/or evergreen trees spaced to create a continuous canopy (approximately 30 feet on center or as directed by the City). Alternatively, a trellis and shrubs, as in Figure 18.120.340.B.13 may be substituted for the trees.

- ii. Shrubs provided at the rate to provide complete coverage of the planting strip within three years of planting.
- iii. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the City. (See Figure 18.120.340.B.10 for an example). The wall and bed should be relatively continuous but may feature breaks at key points for pedestrian access.
- iv. The City may require breaks in the wall and planter strip to facilitate pedestrians entering the site.

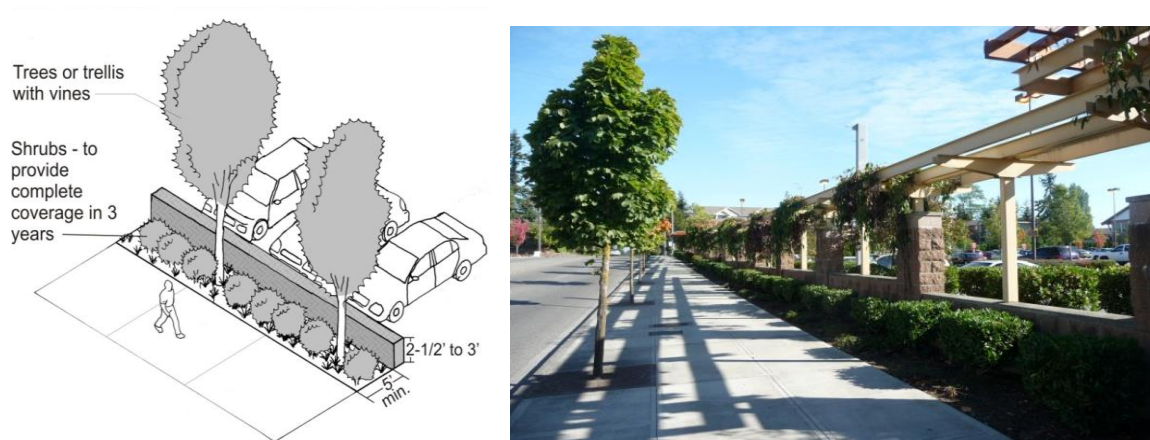


Figure 18.120.340.B.12: Parking area planting buffer with low wall and landscaping. Illustration with trees (left) and example with trellis (right).

- 7. **Green walls.** Green walls are acceptable and may be used in all Sub-Districts and on designated historic properties, when approved, if the City determines that it does not detract from the site's historic character. Green walls shall be properly irrigated and maintained.
- 8. **Stormwater management techniques.** Rain gardens and other landscape techniques to reduce stormwater runoff are encouraged in the South Capitol Way and Residential Neighborhood Sub-Districts.

18.120.350 WALKWAYS AND CIRCULATION ELEMENTS

A. INTENT

- 1. To provide safe and direct pedestrian access that accommodates pedestrians of all ages and abilities, minimizes conflicts between pedestrians and vehicular traffic, and provides pedestrian connections to neighborhoods.
- 2. To accommodate bicyclists.

3. To provide attractive internal pedestrian routes, promote walking, and enhance the character of the area.

Notes: The provisions of this Section do not apply to the areas added to sidewalks to meet the setback requirements to achieve a 12-foot or 10-foot wide sidewalk in 18.120.240 C, D, and E.

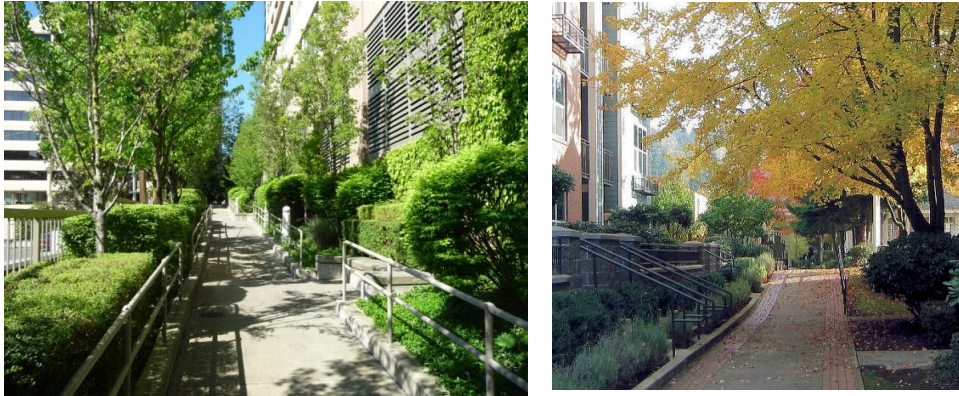


Figure 18.120.350.A: Well-designed pedestrian ways are important in urban areas.

B. REQUIREMENTS

1. Walkway widths. Walkways in developments (not within the public right of way) shall be sufficiently wide to serve their intended purpose and level of use. All required walkway width dimensions above are to be clear of permanent obstructions.
 - a. All walkways shall be at least 4 feet wide with widened areas for two wheel chairs to pass, except for walkways for very occasional use such as paths to a service area serving a single residential unit.
 - b. Walkways to main entrances to commercial businesses shall be at least 6 feet wide.
 - c. Walkways to assembly type spaces such as theatres and auditoriums where heavy pedestrian traffic is anticipated shall be at least 10 feet wide.
 - d. Walkways where bicycle traffic is anticipated shall be at least 10 feet wide with a 2 foot wide shoulder (12 feet total width) and signed and configured for safe pedestrian traffic as well as bicycle movement.
2. Walkway safety. Provide clear visibility along the walkway in developments (outside the public right of way). For safety and wayfinding, landscaping shall not block visibility to and from a path in a way that conflicts with the guidelines in OMC 18.120.280. Maximize visibility where paths cross vehicle routes such as alleys and driveways so that pedestrians and drivers can clearly see each other.
3. Walkway enhancements. Where walkways in developments (outside the public

right of way) are within 5 feet of a “blank wall” measured perpendicularly to the wall (see section 18.120.480), at least one of the following measures must be incorporated:

- a. Blank wall treatment per Section 18.120.480, or
 - b. A landscaped strip, at least 3 feet wide between the wall and the walkway featuring shrubs, trees, and/or vines as approved by the City.
4. Pedestrian circulation where façades face parking areas. Where a building’s main entrance or a walkway to a primary entrance faces an off-street parking area rather than the street, provide wide walkways with street trees and pedestrian lighting adjacent to the façades of retail and mixed-use buildings. Walkways shall be at least 12 feet wide to allow for 8 feet minimum unobstructed width and landscaping and include the following:
- a. Trees, as approved by the City, shall be spaced as directed by the City dependent on the size of the tree at maturity. Trees shall be placed in grates or landscaped planting beds. Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building façade shall be provided.
 - b. Pedestrian oriented lights spaced no more than 40 feet on center (average).



Figure 18.120.350.B.1: Left: Illustration of requirements for a building front facing a parking area. Right: Example of a successful pedestrian sidewalk between parking lot and storefront.

5. Separation between internal walkway and ground related residential units. For residents’ privacy and to maintain a comfortable transition between the walkway and the interior of the residence, residences with ground floor living spaces facing a walkway shall be set back at least 10 feet from the walkway and/or raised at

least 3 feet above grade. The area between the residence and the path must be either landscaped, stairs/an entry, or feature a deck, porch, or other space for outdoor living.



Figure 18.120.350.B.2: The raised floors and setbacks from a walkway provide privacy for the residents and an inviting transition from the public realm to the private living space.

18.120.360 LIGHTING

A. INTENT

1. To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
2. To increase personal safety and security.
3. To increase night sky visibility and to reduce the general illumination of the sky.
4. To reduce horizontal light glare and vertical light trespass from a development onto adjacent parcels and natural features.
5. To enhance the night time pedestrian environment, especially in the Entertainment Sub-District.
6. To increase design consistency within the development.

B. REQUIREMENTS

1. Site lighting levels. All publicly accessible areas shall be lighted with levels as follows:

Condition	Lighting levels in foot-candles on the ground		
	Minimum	Maximum	Preferred
Low or non-pedestrian and vehicular traffic areas, private parking lots, secure storage areas, etc.	.5	2	1
Moderate pedestrian areas and building entries, most walkways, some pedestrian oriented open spaces, etc.	1	4	2
High pedestrian areas such as building entries and areas where personal security is a concern	2	4	3
Public parking lots	1	2	1

The maximum exterior light level anywhere is 5 foot candles, measured on the ground. Lighting shall be provided at consistent levels, with an average lighting level to minimum lighting level uniformity ratio no less than 3:1, to create gradual transitions between varying levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

2. Light quality, height, and shielding. Adhere to the following unless there is a compelling reason to the contrary:
 - a. Parking area lighting fixtures shall be fully shielded; dark sky rated and mounted no more than 20 feet above the ground (15 feet high maximum in the Residential Neighborhood Sub-District), with lower fixtures preferable so as to maintain a human scale.
 - b. Exterior lighting shall not spill onto adjacent properties.
 - c. Pedestrian lighting shall have a maximum height of 15 feet.
3. Architectural lighting. Steady, non-flashing lighting of building features, artwork, and special landscape elements may be allowed, subject to the findings of the City that the light causes no significant adverse impact.
4. Character of light fixtures and mounting. The design character of site and building mounted lighting must be consistent with the site's architecture. Alternatively, the design of site and building mounted lighting may be unobtrusive without embellishment or specific character, provided the lighting fixture's visibility is minimized.

18.120.370 OTHER SITE FEATURES

A. INTENT

1. To ensure that site features such as walls, fences, poles, gates, and screens are well constructed and easily maintainable.
2. To enhance the pedestrian environment and the general appearance of Downtown.

B. REQUIREMENTS

1. Fences and walls.
 - a. Except where full screening of service areas, utilities, mechanical equipment, or other facilities are placed, fences shall not obscure building fronts or site features.
 - b. Fences and walls shall be made of durable, easily maintainable, and vandal resistant materials.
 - c. Except in the Art/Tech Design Sub-District and for Port of Olympia properties, chain link fences are prohibited along the street facing fronts of properties in the Downtown. Chain link fences may be used for temporary purposes such as construction or short-term security. Where permanent chain link fences are employed, they must be black vinyl coated.
 - d. Wooden fences are prohibited in the Core, Entertainment, and South Capitol Way Sub-Districts as they are less permanent and do not contribute to the historic and urban character desired there.

Where a retaining wall adjacent to a public sidewalk is necessary for development, step the wall back so that the top of the wall surface closest to the sidewalk is no more than 30 inches high. If greater height is required, construct terraces no more than 30 inches high with at least 18 inches horizontal steps between each terrace riser. See Figure 18.120.360.B.1. The City may allow other configurations, such as a higher wall set back from the sidewalk and landscaped, provided such a wall is necessary for development and the objectives of this section are achieved.

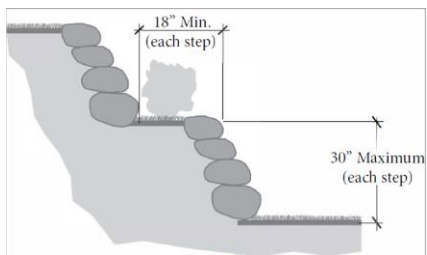


Figure 18.120.370.B.1: Allowable terrace configuration for wall or rockery adjacent to a public sidewalk. Note that this illustration shows a stone wall but other masonry and concrete walls are acceptable as well.

2. Poles and other vertical elements outside of the public right of way. Minimize vertical site elements on property outside of a public right of way except for those intended specifically to add to the pedestrian environment.

- a. Wires and other hanging features are prohibited except for otherwise allowed temporary features such as permitted signs.
- b. See also guidelines for service areas and mechanical equipment, OMC 18.120.170.

Exception: This guideline does not apply to desirable vertical elements intended to enhance the pedestrian environment such as weather protection, flag poles, banners, art installations, artistic lighting, supports for hanging flower baskets, trellises, and supports for green walls.

3. Alcove (recessed entry) gates

- a. Alcove gates should be made of durable, easily maintainable and vandal resistant materials. To reduce the likelihood of graffiti, avoid gates with smooth surfaces unless they can easily be repainted or cleaned.
- b. Chain link or wooden alcove gates are prohibited along the front of properties. The City may make exceptions for creative applications.
- c. Alcove gates shall be installed in a manner that can be easily removed in the future with minimal damage to the building.
- d. For historically designated properties or properties within the Downtown Historic District, see OMC 18.105, Historic Structures and Buildings within Historic Districts, and 18.12.090, Historic Preservation.

18.120.400 BUILDING DESIGN

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18.120.410 INTENT AND EXEMPTIONS

A. INTENT

This section addresses the function, quality, and character of building exteriors. Its purpose is to:

1. Improve the pedestrian environment.
2. Increase the distinctiveness and individuality of the Downtown Design Sub-District.
3. Retain and preserve historic resources.
4. Produce buildings that are more durable, easily maintainable, vandal resistant, and compliment the history of Olympia and its historic resources that give the city a unique sense of place.
5. Enhance buildings' functionality, especially as it relates to the function of façades and entries.
6. Add to Downtown's overall visual quality.

B. EXEMPTIONS

Structures within the Downtown Historic District and any properties individually registered as historic sites within the Downtown Design District are subject to requirements found in Section 18.120.430 and are exempt from all other requirements found in Section 18.120.400 - Building Design.

18.120.420 BUILDING CHARACTER

A. INTENT

1. To reinforce a distinct building design character for each of Downtown's

character areas.

2. To retain Downtown's diversity of design character, and retain and preserve historic resources.
3. To create more design continuity and compatibility between nearby building façades.
4. To support preferred uses in each of the Sub-Districts.
5. To coordinate with street design measures to create attractive and functional streetscapes.
6. To allow for creativity in the design of new buildings.

B. REQUIREMENTS

1. Design character of building elements and details. The building elements and details must be consistent with the building's architectural style and character. Avoid ornate historic elements on a contemporary styled building. Single family residential details on large buildings are not allowed.



Figure 18.120.420.B.1: While emphasizing the entry is laudable, the classical arch and columns clash with the other more contemporary façade elements.

2. Compatibility with the architectural character of individual Design Sub-Districts. The applicant must identify which Design Sub-District (Sub-District) identified in 18.120.010.C the project is consistent with. That Sub-District will be the basis for all the requirements in this section. The project shall incorporate the architectural design elements and characteristics described in (a) through (g) for the applicable Sub-District. The City will require revision of an application if it does not substantially address the criteria in the guideline.

Exception: If the project application is for a building remodel or addition to an existing structure, the applicant may either demonstrate that the proposal reflects the desired characteristics of the applicable Sub-District or that the new building elements positively relate to the architectural character of the existing building.



Existing Character Defining Buildings	Buildings with Desired Characteristics
 <p data-bbox="203 527 618 585">Classic styled building with regular patterns of vertically oriented windows</p>	 <p data-bbox="711 527 1360 585">Contemporary styled buildings with vertical façade with top, middle, and base</p>
 <p data-bbox="203 869 643 928">Nicely detailed commercial building with modulation and window groupings</p>	 <p data-bbox="711 869 1349 898">Traditionally styled buildings with brick on the front facade</p>

Figure 18.120.420B.2: Desired building characteristics in the Core Sub-District.

- a. Core Sub-District: The early 20th century architecture of the historic retail core sets the design foundation of this Design Sub-District. The architectural design objective for the Core Sub-District is to reinforce its historic character which features excellent examples of classically detailed buildings and early 20th century storefronts (see Olympia Downtown Historic District National Register Listing, available online or at City Hall). Buildings may be modern in appearance, materials, and detailing but shall reflect the historic qualities by incorporating at least two of the following design characteristics:
 - i. A vertical façade composition with a top, middle, and base.
 - ii. Building modulation and/or upper story setbacks.
 - iii. Groupings or regular patterns of vertically oriented windows.
 - iv. Traditional materials such as brick, tile, and concrete in the front façade.
- b. Business Corridor. The architectural design objectives for development along South Capitol Way and other Business Corridor Sub-District buildings is to enhance the visual connection between the State Capitol Campus and the Core. Capitol Way is a Type A Pedestrian Oriented Street (See OMC18.120.130). Similarly, the objective along Plum Street (which

is a Downtown Entry Street as described in OMC 18.120.130) is to encourage high quality buildings and an attractive streetscape as an entry into Downtown. Since the building design emphasis for both streets is placed on substantial, high quality buildings, the South Capitol Way design character is an option on sections of Plum Street. These objectives shall be addressed by including at least two of the design characteristics and elements below.

- i. Welcoming entries or plazas with landscaping or special features.
- ii. Artwork or other qualifying pedestrian amenities.
- iii. Ground floor pedestrian activities, especially on Capitol Way.
- iv. Building modulation and/or upper story setbacks.
- v. Special corner treatment (e.g. corner entry or building element) at intersections.

Existing Character Defining Buildings	Buildings with Desired Characteristics
	
New mixed-use building	Hotel with corner feature
	
	Mixed-use building
	
	Mixed-use building with corner feature

Figure 18.120.420.B.3: Desired building characteristics in the Business Corridor Sub-District. Note that high visibility corners, as noted in Figure 18.120.140.A.1 are also subject to provisions

in section 18.120.450.B.5.

- c. North Capitol Way. This area is an important pedestrian connection that has significant development opportunities. Currently there is a wide variety of building types in the area with the industrial vernacular of the new market buildings standing out. The architectural design objective of the North Capitol Way Sub-District is to enhance pedestrian connections between the Core and the Market. To accomplish this, buildings shall include at least two of the following characteristics:
- i. Ground floor materials with texture (such as brick or wood siding).
 - ii. Relatively high level of transparency at the ground floor. (See OMC 18.120.220.C and D) Buildings with residences on the ground floor can address this issue by satisfying OMC 18.120.240.
 - iii. Comply with Type A Pedestrian Oriented Street requirements as described in OMC 18.120.220.B.
 - iv. Building modulation and/or upper story setbacks.








Existing Character Defining Buildings	Buildings with Desired Characteristics
 <p>Market – Utilitarian with nice detailing</p>	 <p>Small office with good materials, building modulation, and upper story setbacks</p>
 <p>Industrial vernacular adapted to pedestrian-oriented commercial, ground floor materials with texture</p>	 <p>Mixed use with storefronts with high transparency at the ground floor</p>
	 <p>Ground floor residential</p>

Figure 18.120.420.B.4: Desired building characteristics in the North Capitol Way Sub-District.

- d. Art/Tech. The architectural design objectives of the Art-Tech Sub-District is to create new or rehabilitate existing buildings that are functional for commercial, light manufacturing, and artisanal activities. The incorporation of “warm industrial” materials—weathered wood, metal, etc.—and design elements—garage doors or large entryways that engage the street, parklets, etc.—are encouraged. Buildings in this Sub-District shall incorporate at least three of the following:
- i. An eclectic character that accommodates “workshop” (e.g., light manufacturing, commercial kitchens, technical, art, and artisan studios) as well as other similar activities.
 - ii. Adaptive reuse of existing structurally sound building(s).
 - iii. Buildings with simple architectural elements, loading areas, and minimal detailing that echo the character of existing, older warehouse stock: solid massing conveying perimeter walls to the lot line, and expansive interior volumes; roof systems designed to span large volumes including barrel vault and truss form roofs often with prominent front parapets.
 - iv. Industrial fixtures and materials that are durable including metal and wood siding, masonry, and durable panel systems.
 - v. Views into the building so that people can observe the enclosed activities.
 - vi. Water and energy efficient architecture.
 - vii. Unique and/or colorful lighting

Existing Character Defining Buildings	Buildings with Desired Characteristics
 <p>Repurposed warehouse space – an example of adaptive reuse of a structurally sound building</p>	 <p>Expanded older building with industrial fixtures and durable materials</p>



Industrial building with mural – an example of eclectic character



Adaptive use



New mixed use building with simple architectural elements and minimal detailing



New office building with views into the building

Figure 18.120.420.B.5: Desired characteristics of buildings in the Art-Tech Sub-District.

- e. Waterfront. The architectural design objective of the Waterfront Sub-District is to better connect Downtown to its waterfront location—visually, physically, and symbolically. Design elements found at Percival Landing like furnishings, light fixtures, marine hardware, wood pilings, boardwalks, and rope should be incorporated into new developments to help draw the aesthetics of the waterfront deeper into Downtown. Designs and materials might reflect additional waterfront themes of shoreline ecology, Northwest Native American history, historic industrial uses, sailing and boating, fishing and aquaculture, and commercial trading at the Port. To reinforce the maritime character, incorporate at least two of the following into the building:
 - i. Wide (over 6 feet) overhangs facing the shoreline for weather protection.
 - ii. Large windows (6 feet wide or wider) on the ground floor facing the water. Windows may be multi-paned.
 - iii. Simple building forms with sloped roofs.
 - iv. A simple palette of façade materials. Materials with texture such as wood or metal siding are encouraged.






Existing Character Defining Buildings	Buildings with Desired Characteristics
 <p>Waterfront restaurant with maritime character with large windows on ground floor facing the water</p>  <p>Hands-on Children's Museum, a building with a simple palette of façade materials with texture</p> 	 <p>Wide esplanade with shelter with wide overhangs providing weather protection</p>  <p>Building assemblage with maritime elements</p>  <p>Traditional maritime industrial buildings with simple building forms and sloped roofs</p>

Figure 18.120.420.B.6: Desired building characteristics in the Waterfront Sub-District.

- f. Entertainment. The architectural design objectives for Entertainment Sub-District is to foster artistic and creative expression and create a hub of dining, nightlife, and the performing arts. Architectural elements here may focus on art, theatricality, imagination, with decorative night lighting and expressive detailing. Buildings (and streetscapes) should support entertainment and pedestrian activities, intimate but safe pedestrian spaces, consistent and inviting lighting, windows that put “eyes on the street,” and clear wayfinding. Architectural design shall feature at least three of the following characteristics:
 - i. Expressive architectural styles.
 - ii. Artwork placed at the street level or the exterior of the building.
 - iii. Pedestrian amenities in excess of what is required in Section 040.E.

- iv. Human scaled elements with colorful accents.
- v. Unique and/or colorful lighting.
- vi. Transparency into ground floor activities in excess of what is required by other sections of the design standards.











Existing Character Defining Buildings	Buildings with Desired Characteristics
	
<p>Landmark sign and ornate architecture with unique and colorful lighting</p>	<p>Contemporary building with human scaled elements</p>
	
<p>Ornate style with excellent street presence, providing transparency into ground floor activities</p>	<p>New storefront block with human scaled elements and colorful flower displays</p>
	
	<p>Well maintained renovated buildings with pedestrian amenities</p>

Figure 18.120.420.B.7: Desired characteristics of buildings in the Entertainment Sub-District.

- g. Residential Neighborhood. The architectural design objective for this Sub-District is to create an urban residential neighborhood featuring a variety of different residential types and building sizes. While architectural variety is important, emphasis is placed on ensuring the compatibility between old and new structures. Where permitted, new commercial and institutional buildings are to be located and designed to minimize conflict with the area's residential emphasis. All new multi-family (5 or more units) and

commercial buildings shall emphasize a pleasant human scaled character by providing at least 3 of the following characteristics:

- i. Residential building elements, such as porches, balconies, and enhanced entries.
- ii. Design elements that show a clear emphasis on providing compatibility between old and new buildings. Plans must identify potential impacts to existing residences and the design elements intended to mitigate such impacts. Side yard setbacks and step backs of upper stories may be necessary to protect the privacy of neighbors.
- iii. Front yard setbacks with landscaping.
- iv. A variety of materials, building elements, and roof forms.
- v. Human scaled elements beyond those required in OMC 18.120.450.B.1.
- vi. Permanent façade materials such as brick, tile or highly finished concrete. (This is most applicable to commercial buildings but is also appropriated for some residential structures.)

Existing Character Defining Buildings	Buildings with Desired Characteristics
 <p>Older house with a variety of building elements and roof forms</p>  <p>Institutional building with front yard setbacks and landscaping</p>	 <p>5-6 story multifamily building with design elements such as upper story setbacks</p>  <p>3 story multifamily building with residential building elements such as balconies and varied roof forms</p>



Ground-related multifamily residences with a variety of materials and elements

Figure 18.120.420.B.8: Desired building characteristics in the Residential Neighborhood Sub-District.

3. Exceptions and opportunities for flexibility. The City may allow a building with a special civic purpose (such as a public building, assembly building, museum, or facility built for public activities) that does not meet the criteria in OMC 18.120.420.B.2 but contrasts with its neighbors to create a distinctive and high quality landmark.

18.120.430 REGISTERED HISTORIC DISTRICT AND SITES

A. INTENT

1. To support the provisions of OMC 18.12 and the Secretary of the Interior's Standards for the Treatment of Historic Properties (as amended).
2. To reinforce the historic character and pedestrian orientation of the Core Downtown Design Sub-District.
3. To maintain the Downtown Historic District as the "heart" of the community.
4. To allow new development with a contemporary design character provided the new building does not detract from the overall historic character of the Downtown.
5. To honor the historic scale and massing of downtown buildings, new construction should follow original parcel size and dimensions within the historic district.

B. REQUIREMENTS

1. Properties within the Downtown Historic District shall be subject to review detailed in Table 120.01 of this section.
2. For the purposes of this section, a substantial alteration is defined as:
 - a. Adding building stories. Except adding one story (e.g.: penthouse) that is

setback at least fifteen feet from all building facades facing a public street (not an alley) is considered a minor addition.

- b. Adding new rooms, structures, or spaces to an existing building (not including an existing or former single-family residence) that are visible from a public street (not an alley).
 - c. Adding structural building elements to the building façade facing a public street (not an alley) that alter the building’s exterior appearance such as new alcoves, entries, storefronts, porches, balconies, windows, siding, etc.
 - d. Any other added element to a building visible from a public street (not an alley) that the City may identify as a substantial addition that is not identified as a “minor alteration” below.
3. For the purposes of this section, a minor alteration is defined as:
- a. Adding new rooms, structures, or spaces to an existing building that are not visible from a public street (not an alley).
 - b. Adding new rooms, structures, or spaces to an existing or former single-family residence.
 - c. One added story (e.g., penthouse) that is setback at least fifteen feet from all building facades facing a public street (not an alley).
 - d. Added weather protection such as a canopy, awning, or marquee, provided it meets all other applicable guidelines and regulations and when removed does not have altered the exterior façade.
4. This section of Chapter 18.120 applies design guidelines to properties that are individually designated historic properties or within a designated historic register district. The process for review of these properties is shown in Table 120.01. If there is any inconsistency or conflict between the provisions in this chapter and OMC 18.105 or 18.12.090, the provisions of OMC 18.105 and 18.12.090 shall apply.

Table 120.01: Review Process for Downtown Historic District. Review Authority includes the Olympia Heritage Commission (OHC) and the Joint Review Committee (JRC).

Historic Property Designation	Type of Development	Secretary of the Interior’s Standards for Rehabilitation (18.105)	Downtown Design Guidelines (18.120)	Review Authority
Individually Designated Register Property	Rehabilitation or Minor Alternation	✓		OHC
	Substantial Alteration	✓	✓	JRC

“Contributing” Property in Historic District	Rehabilitation or Minor Alteration	✓		OHC
	Substantial Alteration	✓	✓	JRC
“Non-Contributing” Property in Historic District		✓	✓	JRC
New Construction in Historic District		✓	✓	JRC

18.120.440 ARCHITECTURAL COMPOSITION, MASSING, AND ARTICULATION

A. INTENT

1. To employ façade articulation techniques to reduce the perceived scale of large buildings and add visual interest from all observable scales.
2. To encourage development that is compatible with buildings on the same block in terms of “architectural scale.” A building's apparent height and bulk may be reduced by articulating or modulating façades and other means as described as follows.
3. To create a skyline that is visually interesting.
4. To create clear and welcoming building entries.
5. To add visual interest to buildings.

B. REQUIREMENTS

Note: Building elements or features used to address guidelines in this Section (OMC 18.120.4440) may also be used to concurrently satisfy requirements in OMC18.120.450 (Human Scale Building Elements and Details) and/or OMC 18.120.460 (Pedestrian Oriented Façades and Weather Protection) and vice versa, provided the elements or features are named as options in the applicable sections.

1. Façade articulation for commercial and mixed-use buildings and uses. In order to reflect the original plat divisions and to provide visual interest and variety for a pedestrian walking down a block, at least three of the following elements shall be included on the ground floor of non-residential building façades facing Type A and B Pedestrian Oriented Streets and all above grade parking garages at intervals no greater than 50 feet. Exceptions: Façade articulation is not required in the Waterfront or Art/Tech Sub-Districts.
 - a. Window fenestration patterns and/or entries.
 - b. Use of non-continuous weather protection features.
 - c. Use of vertical piers, pilasters, or columns.
 - d. Change in building material or siding style.

- e. Vertical elements such as a trellis with plants, green wall, or art element.
- f. Providing vertical building modulation of at least 12” in depth combined with a change in roofline modulation pursuant to OMC 18.120.440.B.4 or a change in building material, siding style, or color. (The top right example of Figure 18.120.440.B.1 illustrates this option.)
- g. Built in pedestrian amenities such as planters or seating.
- h. Other design techniques that effectively reinforce a pattern of small storefronts, individual businesses, or uses.
- i. Building modulation
- j. Roofline modulation pursuant to OMC 18.120.440.B.4.



Figure 18.120.440.B.1. Façade articulation examples: Upper buildings use substantial modulation, separate awnings, change in façade materials, and a window fenestration pattern. The lower left building features vertical piers, and a strong window fenestration pattern (note the articulated entry). The lower right images incorporates a roofline change, façade details, and vertical piers with ornamentation to effectively articulate the façade.

2. Façade articulation for residential buildings and residential portions of mixed-use buildings. Residential portions of new buildings shall include articulation features at intervals no more than every 50 feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features shall be used at intervals no greater than the width of the residential unit, facing the street, (typically 25-35 feet wide).

- a. Use of window patterns and/or entries.
- b. Change in roofline per OMC 18.120.440.B.4.
- c. Change in building material, siding style, and/or window fenestration pattern. (This option may not be used as an articulation option in the Core Sub-District. Such changes are allowed there but not encouraged.)
- d. Providing vertical building modulation of at least 12 inches in depth. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least 2 feet. “Juliet balconies” (balconies that are so shallow that they cannot be occupied) or other balconies that appear to be tacked on to the façade will not qualify. The depth of the modulation must be at least 3 feet if not accompanied by roof modulation or a change in materials.
- e. Vertical elements such as a trellis with plants, green wall, or art element.
- f. Other design techniques that effectively break up the massing at no more than 40 feet intervals.

Exceptions: Façade articulation is not required in the Waterfront or Art/Tech Sub-Districts, regardless of use.



Figure 18.120.440.B.2. Examples of articulation of residential building façades. All examples use window fenestration and vertical building modulation elements. The upper examples use a mixture of material changes and detail components to further articulate the façades. In the lower

left example, the balcony element's mix of color, material, and projection are effective. The lower middle and right examples show a combination of materials, color changes, and building modulation.

3. Maximum façade width. Building façades wider than 120 feet that face a public street or park shall include at least one of the following measures (a-c) to break up the massing of the building and add visual interest.

Exceptions: The City may exempt buildings in the Art/Tech Sub-District from the maximum façade width guideline where the applicant can demonstrate that they require large spaces for fabrication, storage, industrial, or other special activities. Office and retail uses do not qualify for this exemption. Parking structures are exempt from this section (3).

- a. Provide vertical building indentation at least 15 feet deep and 30 feet wide. For multi-story buildings, the modulation shall extend through more than ½ of the building floors.



Figure 18.120.440.B.3: Example of vertical indentation to visually break up the scale of a large building.

- b. Use a contrasting vertical modulated design element such as a turret, glazed area, or set of columns or pilasters featuring all of the following:
 - i. Element extends through all floors above the first floor fronting on the street. Exception: upper floors that are set back more than 10 feet horizontally from the façade.
 - ii. Utilizes a change in building materials that contrasts from the rest of the façade.
 - iii. Element is designed to include roofline modulation per OMC 18.120.040.D.2.d.
- c. A building façade that includes different sections with contrasting articulation that make it appear like two or more distinct buildings. To

qualify for this option, these contrasting façades shall employ at least two of the following:

- i. Different building materials and/or configuration of building materials.
- ii. Contrasting window design (sizes or configurations).
- iii. Different ground floor articulation, entry features, and store front design.
- iv. Other measure approved by the City.



Figure 18.120.440.B.4. Examples of architecturally dividing a façade into sections that give the impression of a composition of smaller buildings.

4. Roofline modulation. In order to qualify as a façade articulation feature in OMC 18.120.040.D.2.b and OMC 18.120.440.B.3, rooflines shall employ one or more of the following:
 - a. Different roof heights. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum difference between the two sections of roofline or cornice is 3 feet for one and two story buildings and 5 feet for buildings with more than two stories.
 - b. A pitched roofline or gabled roofline segment. The pitched or gable roof shall be at least 20 feet in width with a minimum slope of 4:12.
 - c. An arched roof line or a roof with a special geometry or an unusual or distinctive roof element such as an arch, tower, clock, or similar feature as an articulating feature.



Figure 18.120.440.B.5. Three local examples meeting the criteria for roofline modulation.

5. New buildings in the Residential Neighborhood. Minimize shading and impacts to privacy for neighboring residences and to create a harmonious relationship between adjacent buildings and an attractive street front. The City may require a proposed building design to:
 - a. Step back stories four and above up to 15 feet (dependent upon the shade study submitted) from the allowed side and rear yard building wall in order to minimize shading to adjacent properties. This requirement will be most important if the new building's shadow extends 10 feet onto an adjacent property to the north or east when the sun's angle is at 45 degrees from the horizontal.
 - b. Replicate or approximate roof forms and pitch found on existing residential structures in the neighborhood.
 - c. Employ window patterns and proportions similar to those on existing residential structures in the neighborhood, provided they also meet OMC 18.120450.B.4.
 - d. Employ building façade materials similar to those featured on existing buildings in the neighborhood. Such materials may be secondary or accent materials and need not cover the whole façade.
 - e. Maintain a relationship to the street that reflects other buildings on the block. This may be done by:
 - i. Setting the building back a distance between the setbacks of buildings on either side of the project site.
 - ii. Employing landscaping as described in OMC 18.120.300D.
 - iii. Featuring similar entry configurations (e.g. walks, porches, etc.) as found on adjacent properties.
 - iv. Other similar method approved by the City.
6. Modulation required to enhance views. In order to enhance the quality of

views from designated viewpoints, vertical modulation is required on the west face of new buildings over four stories on the properties in the following blocks (modulation is not required on the bottom four stories):

- a. The block bound by Capitol Way, Washington Street, 8th Avenue, and 9th Avenue.
- b. The block bound by Franklin Street, Washington Street, 8th Avenue, and 9th Avenue.
- c. The block bound by Franklin Street, Washington Street, 9th Avenue, and 10th Avenue.

7. If vertical modulation is required as outlined in the criteria above (OMC18.120.440.B.6), the vertical modulation shall conform to the following:

- a. Articulated at intervals not greater than 60 feet measured horizontally.
- b. Project out or in from the building face at least 5 feet in depth if the interval is 35 feet or less and 10 feet in depth if the interval is greater than 35 feet.
- c. The modulation must be accompanied by roof modulation or the projection must feature a change in materials or colors.

8. Buildings on sites designated as requiring modulation (OMC 18.120.440.B.6) with west facing façades over 120 feet in length measured horizontally must feature modulation projection of indentation at least 15 feet deep and 30 feet wide to break the building face into intervals of no more than 60 feet in width.

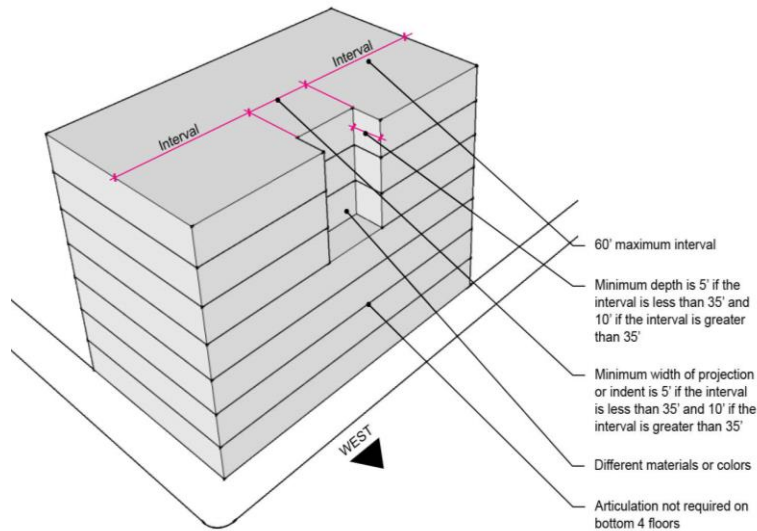


Figure 18.120.440.B.6. Modulation dimensional relationships for specific properties to enhance views. This diagram is for illustrative purposes. Refer to OMC 18.120.440.B.6, 7 and 8 for stated requirements.

9. Multiple sided buildings. Buildings shall have a consistent visual identity from all sides visible to the general public, except building walls adjacent to the alleys and walls immediately abutting neighboring properties (such as firewalls). Buildings shall present a comparable level of quality of materials, detailing, color schemes and fenestration on all sides visible to the general public.

18.120.450 HUMAN SCALE BUILDING ELEMENTS AND DETAILS

A. INTENT

Generally, buildings attain a good human scale when they feature elements or characteristics that are sized to fit human activities such as doors, porches, and balconies. This section emphasizes use of building elements which are larger building features seen from a distance, and building details which are smaller human scaled elements (see definitions for more info). The intent is to enhance the human scale by:

1. Providing attractive and welcoming building façades and pedestrian environments.
2. Increasing the design quality of buildings when viewed close up (roughly within 80 feet of the building).
3. Enhancing the quality of building façades.
4. Providing the building with an appropriate human scale that adds interest and a sense of well-crafted quality.

5. Adding interest to the streetscape, both for those travelling in vehicles, bicycles, and those on foot.

B. REQUIREMENTS

Note: Building elements or features used to address guidelines in this Section (OMC 18.120.450) may also be used to concurrently satisfy requirements in OMC 18.120.440 (Articulation, Massing, and Composition) and OMC 18.120.460 (Pedestrian Oriented Façades and Weather Protection) and vice versa, provided the elements or features are named as options in the applicable sections.

1. Human scaled elements. Buildings on Type A and B Pedestrian Oriented Streets, buildings facing Capitol Way, a water body or public park, and buildings in the Core, Waterfront, and Residential Neighborhood Sub-Districts shall incorporate a minimum of four of the human scale building elements as follows into new buildings and structures.

Other buildings for which the above paragraph does not apply shall use at least two of the human scale measures below. Human scale measures include:

- a. Balconies or decks in upper stories, provided there is at least one balcony or deck per upper floor on the façades facing streets. (Alleys are not counted as streets.)
- b. Bay windows or other window treatments that extend out from visible building faces.
- c. At least 100 SF of pedestrian oriented space, as described in OMC 18.120.330, for each 100 lineal feet of building façade.
- d. Individual windows on the ground floor. Windows shall be less than 32 SF per pane with molding or trim around each window.
- e. A porch or covered entry on the façade facing a street or public space.
- f. Provide spatially defining building elements such as a trellis, overhang, canopy, or other element that defines space that can be occupied on the façade facing a street or public space.
- g. Upper story setbacks provided one or more of the upper stories are set back from the face of the building at a depth of at least 6 feet.
- h. Placement of smaller building elements near the entry of Pedestrian Oriented Street Fronts of large buildings. Figure 18.120.040.E.2.a illustrates how human scale can be achieved using elements such as

multiple canopies, an extended café area, and upper deck.

- i. Landscaping components that meet the requirements of OMC 18.120.340.
- j. Public art, hand crafted, or detailed ornamental sign that incorporates elements of a human scale (e.g., life size sculpture).
- k. Upper story windows with molding at least 4-inches wide or clusters of adjacent windows separated by molding (ribbon windows and curtain walls do not apply).
- l. Other elements the City determines meets the intent of this section.



Figure 18.120.450.B.1: Examples of elements that provide a human scale. Human scale elements include outdoor seating and furniture, landscaping, multi-paned windows, canopies, trellises, a porch, lighting fixtures, and traditional materials.

2. Building entries. Building entries must feature all of the following:
 - a. All buildings shall have a primary building entrance facing the street or open onto a courtyard directly facing the street. (Exception: buildings that are situated immediately on a shoreline esplanade or public walkway are required to include a primary building entrance facing the shoreline.)
 - b. All primary building entries shall be covered with weather protection at least 6 feet wide and 5 feet in depth.
 - c. All primary building entries shall feature lighting for visibility and security.

- d. Primary building entries within the Core, North Capitol Way, Business Corridor, Waterfront, and Entertainment Sub-Districts shall be enhanced with at least two of the façade details noted in OMC 18.120.450.B.
- 3. Façade details – non-residential and mixed-use buildings. All new buildings and additions that change the character of the building or site shall employ at least one detail element from each of the three categories below, as follows on all façades facing a street or public space.

Exception: Ground floor residences in mixed-use buildings are exempt from these requirements.

- a. Entry treatment such as:
 - i. Display windows divided into a grid of multiple panes.
 - ii. Transom windows.
 - iii. Roll-up windows or doors that promote outdoor activities.
 - iv. Decorative entry door(s).
 - v. Etched or stained decorative glass.
 - vi. Multi-paned windows on upper stories (at least four panes per window).
 - vii. Other decorative or specially designed window or entry treatment the City determines that meets the intent of this section.



Figure 18.120.450.B.2: Examples of special window treatments. Note transom windows in the lower right image's façade.

- b. At least one of the following building façade details such as:
 - i. Custom-designed weather protection element such as a steel canopy, cloth, or retractable awning.
 - ii. Decorative, custom sign(s) with bottom edge no more than 12 feet above grade.
 - iii. Custom, decorative or hand crafted artwork.
 - iv. Decorative building-mounted light fixtures.
 - v. Bay windows, trellises, towers, and similar elements.
 - vi. Other details or elements that the City determines meet the intent of this section.



Figure 18.120.450.B.3: Examples of attractive building details including artwork, special lighting, interesting window patterns, special features, and pedestrian oriented signs.

- c. At least one of the following materials that provide a decorative or textural enhancement to the building façade, such as:
 - i. Use of decorative or textural building materials such as, decorative use of brick, tile, or stonework.
 - ii. Artwork on the building (such as a mural or mosaic).

- iii. Decorative kick-plate), pilaster, masonry beltcourse (a horizontal line of distinctive masonry), or other similar feature.
- iv. Hand-crafted material such as special wrought iron or carved wood.
- v. Etched or stained decorative glass.
- vi. Other details that the City determines meet the intent of this section.



Figure 18.120.450.B.4. Examples of unique use of materials that add façade interest. High quality materials are most important at the ground floor, particularly for commercial and mixed-use buildings in the Core, Waterfront, North, Business Corridor, and Entertainment Sub-Districts where façades are near sidewalks and more exposed to damage and vandalism.

4. Window design. Buildings in all Sub-Districts except the Art/Tech Sub-District shall employ techniques to add quality and interest to fenestration on building facades. Whereas OMC 18.120.440 Human Scaled Elements is focused on storefronts, this guideline applies to upper story windows. At least one of the following is required:
 - a. Recess or project individual windows above the ground floor at least 2 inches from the façade or incorporate other design treatments that add depth, richness, and visual interest to the façade.
 - b. Arrange the grouping of windows in a distinctive pattern.
 - c. Multi-paned windows (more than four panes per window).

- d. Visually significant window trim or shading elements such as wider frames, lintels, or casings.
- e. Other method approved by the City that meet the intent of these guidelines.

5. High Visibility Street Corners. All development proposals located at designated High Visibility Street Corners as listed below and as identified on the map at Figure 18.120.140.A.1 shall locate a building or structure within 15 feet of the street corner and include design features approved by the City that accentuate the street corner. Alternatively, the building can be configured with a corner plaza. Corner design features can include a cropped building corner with a special entry feature, decorative use of building materials at the corner, distinctive façade articulation, sculptural architectural element, or other decorative elements that the City determine meet the intent of the standards. The following are Designated High Visibility Street Corners:

- a. Intersection of Plum Street and Union Avenue – NE, NW, & SW corners.
- b. Intersection of Plum Street and 4th Avenue – NE, NW, & SW corners.
- c. Intersection of Plum Street and State Avenue – NE, NW, & SW corners.
- d. Intersection of Plum Street and Olympia Avenue – NW, & SW corners.
- e. Intersection of Plum Street at 8th Avenue – SE corner
- f. Intersection of Union Avenue and Capitol Way – NE & NW corners.
- g. Intersection of 5th Avenue and Water Street – NE & SE corners.
- h. Intersection of 4th Avenue and Water Street – NE & SE corners.

Note: Figure 18.120.450.B.5 illustrates acceptable examples.



Figure 18.120.450.B.5: Examples of acceptable corner treatments. These buildings feature large scale building elements. Olympia City Hall features a curved glass curtain wall and landscaping. The lower middle example breaks down the building massing to a human scale and adds a corner entrance and canopy.

18.120.460. PEDESTRIAN ORIENTED FAÇADES AND WEATHER PROTECTION

A. BACKGROUND AND INTENT

Guidelines in OMC18.120.220.C and D include provisions for “Pedestrian Oriented Façades” on designated Type A and Type B streets. This section establishes the requirements for such Pedestrian Oriented Façades. The intent is to:

1. Provide a consistently interesting pedestrian environment.
2. Encourage walking.
3. Strengthen retail activities in the Downtown.
4. Allow pedestrians to view the inside activities of businesses and associated non-residential uses.
5. Provide accessible ground floor space that is adaptable to a variety of uses
6. Increase safety by adding “eyes on the street.”

B. REQUIREMENTS

1. Where Pedestrian Oriented Façades are required (pursuant to OMC18.120.220.C and D), the building shall meet all of the following:
 - a. Transparent window areas or window displays over at least 75 percent of the ground floor façade between 2 feet and 8 feet above the sidewalk. The windows shall look into the building’s interior or be configured as

merchandise display windows. The building must be designed so that the windows satisfying the requirement for “pedestrian oriented façades” do not look into service or storage areas or other unsightly rooms.

Exception: Special purpose buildings such as theaters that do not sell merchandise may propose an alternate solution to providing an interesting pedestrian experience. (Offices, banks, and restaurants do not qualify for this exception because they can provide the required transparency without compromising their functions. If the applicant’s proposal includes windows that are not fully transparent to satisfy this requirement, the alternative materials must be approved by the City.

- b. A primary building entry facing the street front. (See OMC 18.120.450.B.2 for entry enhancement requirements.)
- c. Weather protection (e.g. canopy, awning, or other cover from the rain) at least 5 feet wide over at least 65 percent of the front façade. The weather protection must be located between 8 feet and 15 feet above grade unless the City determines there is a compelling reason to the contrary.
- d. A floor to floor ground floor height of at least 15 feet. The City may waive this requirement if there are special conditions such as the provision of a mezzanine.
- e. Exceptions: The City may approve other methods for providing an attractive ground floor building front that meet the intent of this guideline.

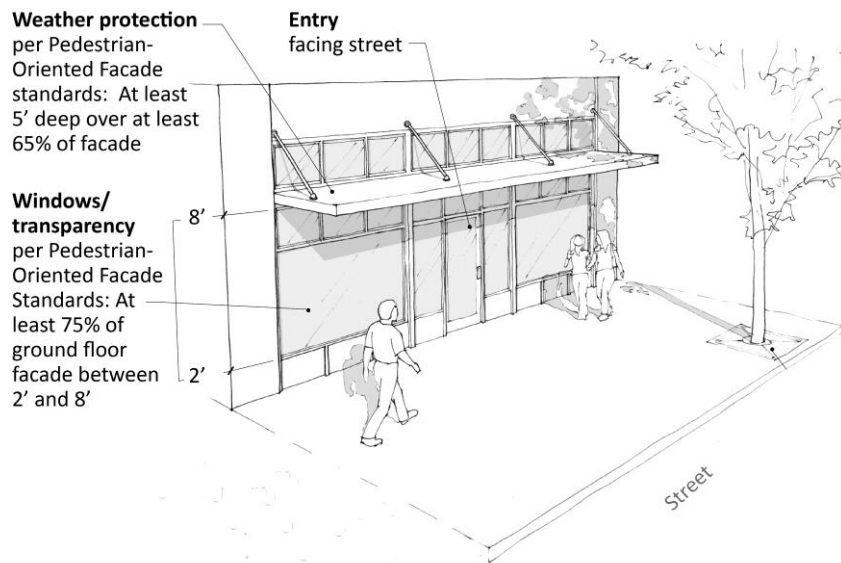


Figure 18.120.460.B.1. An example of a pedestrian oriented façade.

18.120.470 MATERIALS AND COLORS

A. INTENT:

1. Encourage the use of durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
2. Promote the use of a distinctive mix of materials that helps to articulate façades and lends a sense of depth and richness to the buildings.
3. Place the highest priority for the quality and detailing of materials on the first two to three building floors.

B. REQUIREMENTS

1. Quality building materials. All building façades shall be constructed of high quality durable materials. At a minimum, stone, masonry, or architectural concrete shall be used (excluding window and door areas) for first floor building exterior cladding on all non-residential or mixed-use buildings.
2. Flood proofing. If there is an unavoidable conflict between the guidelines in OMC 18.120 and the City's requirements for flood proofing to address sea level rise, those flood proofing requirements shall apply.
3. Specific material limitations. The following conditions and limitations for the use of concrete block, metal siding, panel systems (e.g. Hardiplank or Hardie Board), exterior insulation, and finish system (EIFS) cladding shall apply.
 - a. Concrete block (a.k.a. CMU) may be used as indicated in the Permitted Materials Chart in OMC 18.120.470.B.4 provided special enhancements such as tile, special finishes and colors or some other approach approved by the City are included to add a combination of textures and/or colors.



Figure 18.120.470.B.1. Tile used as an appropriate CMU enhancement. Combining split or rock-façade with other masonry of colored tile units with smooth blocks can create distinctive patterns.



Figure 18.120.470.B.2. The above façade illustrates an acceptable alternative example, as CMU is used as the primary cladding material. Note the use of split-façade CMU's above each of the awnings coupled with the use of smooth-façade CMU's on the vertical columns (which employ black accent tiles for added interest).

- b. Metal siding may be used as noted in Permitted Materials Chart in OMC 18.120.470.B.4 if it is incorporated with other permitted materials and complies with the following:
 - i. It features visible corner molding and trim and does not extend to the ground level of non-residential and mixed-use buildings and extends no lower than 2 feet above grade for residential buildings. Masonry, concrete, or other durable material shall be incorporated between the metal siding and the ground plane.
 - ii. Metal siding shall be factory finished with a matte, non-reflective surface.
 - ii. Where metal siding is the primary or secondary siding material on upper floors, the layout of the panels must be coordinated with the location and patterns of windows, balconies, and modulated building surfaces to provide an integrated appearance.

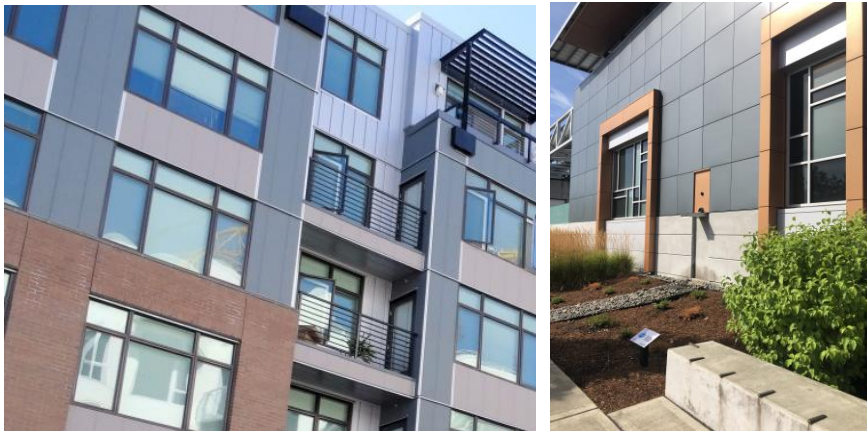


Figure 18.120.470B.3. Metal siding used appropriately in combination with other materials.

- c. The use of Exterior Insulation and Finish System (EIFS) is prohibited in the Downtown.
- d. Cement board paneling/siding (e.g. Hardie Plank) may be used where indicated in the Permitted Materials Chart in OMC 18.120.470.B.4, provided where cement board paneling/siding is the primary or secondary material, the paneling joints must be arranged in a pattern that is consistent with windows, balconies, and modulated building surfaces and must be enhanced with façade details that add visual interest from the ground level and adjacent buildings.

Exception: this joint location requirement does not apply in the Art/Tech Sub-District.

- 4. Sub-District specific materials requirements. The following chart identifies where materials are permitted in each of the Downtown Design Sub-Districts according to the following markings:

- a. The color green indicates the material is generally acceptable in the Sub-District. Yellow indicates there are some conditions or limitations for using the material. Red indicates the material is not acceptable for that sub-District.
- b. Primary material means any single material that covers more than 35% of the façade.
- c. Secondary material means any single material that covers 35% or less of the façade.
- d. Accent material means any single material used for a small building element such as a door, canopy, weather protection, light fixtures cornice, trim (e.g. window trim), signs, or artwork.
- e. Legend:
 - P = Permitted as a primary, secondary, or accent material.
 - S = Permitted as a secondary or accent material.
 - A = Permitted as an accent material.
 - N = Not permitted
- f. “C” means that the material may be permitted but the City may require added conditions in order to ensure the durability and quality of materials provide a high level of design, construction, finish, and increase consistency with the desired design character for Sub-Districts as described in OMC18.120.420.

Other materials not covered in this section will be evaluated by the City based on the intent statement of this section.

- g. The City may allow materials otherwise prohibited if the applicant can demonstrate to the City's satisfaction that the material is durable, appropriate for the proposed purpose and application, and meets the objectives of this section.

PERMITTED MATERIALS CHART

Materials	Core - bottom 2 floors	Core - above 2 floors	Capitol - bottom 2 floors	Capitol - above 2 floors	North Capitol - bottom 2 floors	North Capitol - above 2 floors	Waterfront	Art/Tech	RNeighborhood - ground floor	RNeighborhood - upper floors	Entertainment - ground floor	Entertainment upper floors
Brick, stone, masonry except for CMU	P	P	P	P	P	P	PC	P	P	P	P	P
CMU, Plain	N	N	SC	SC	SC	SC	SC	P	AC	AC	AC	PC
CMU with enhancements	SC	SC	SC	SC	P	P	S	P	P	P	P	P
EIFS	N	N	N	N	N	N	N	N	N	N	N	N
Metal siding	N	N	AC	N	PC	P	P	P	AC	SC	AC	P
Cement panels	N	PC	N	PC	SC	P	PC	P	AC	P	AC	P
Lap siding or similar	AC	N	AC	N	P	P	P	P	P	P	PC	PC
Wood panels with special finish and texture	AC	N	AC	N	P	P	P	P	P	P	PC	PC
Mirrored or highly reflective surfaces	N	N	N	PC	N	PC	N	PC	N	N	A	N
Plastic or sheet fiberglass	N	N	N	N	N	N	N	N	N	N	N	N
Chain link fence (site)	N	N	N	N	N	N	N	PC	N	N	N	N
Ceramic tile and similar	P	P	P	P	P	P	P	P	P	P	P	P
Concrete	C	C	C	C	C	C	P	P	C	C	C	C
Stucco	C	C	C	C	C	C	C	C	C	C	C	C

5. Building color. Bright, highly saturated colors such as red, yellow, orange, bright green, bright blue, purple, and black must be limited to their use as accent colors on small architectural features such as a door, canopy, weather protection, light fixtures, cornice, trim (e.g. window trim), signs, or artwork.

18.120.480 BLANK WALL TREATMENTS

A. INTENT

The intent of limiting blank walls is to:

1. Ensure that large expanses of uniform walls visible from a public roadway or park do not detract from the Downtown's appearance or the pedestrian environment.
2. Add interest to local streetscapes.

B. REQUIREMENTS

1. New blank walls. Blank walls facing a public street, pedestrian oriented space, common usable open space, or pedestrian pathway are prohibited unless treated. For large visible blank walls, a variety of treatments may be required to meet the purpose of the standards. Acceptable methods to treat blank walls can include, but are not limited to:
 - a. Display windows at least 16 inches of depth to allow for changeable displays. "Tack-on" display cases shall not qualify as a blank wall treatment.
 - b. A vertical trellis in front of the wall with climbing vines or plant materials.
 - c. Building detailing that adds visual interest at a pedestrian scale. Such detailing shall use a variety of surfaces; monotonous designs will not meet the purpose of the standards.
 - d. Other method approved by the City.

Exceptions:

- i. The City may waive or relax this provision in the Art/Tech Sub-District if the proposed wall is not on a designated Pedestrian Oriented Façade, if it is not visible, and not within 300' from Plum Street NE, Union Ave SE, Capitol Way, or 4th Ave SE.
- ii. Blank wall limitations do not apply to existing blank walls where improvements are not proposed.



Figure 18.120.480.B.1. Examples of blank wall treatments in smaller spaces.

18.120.490 ABOVE GRADE STRUCTURED PARKING

A. INTENT

To minimize negative visual impacts of parking garages or above grade structured parking in buildings. These guidelines apply to all above grade structured parking including above grade parking within buildings as well as stand-alone parking garages.

B. REQUIREMENTS

1. Above grade structured parking and parking garages must be designed to obscure the view of parked cars at the ground level. This does not require opaque screening that would create security issues in conflict with OMC 18.120.280 Site Planning for Security.
2. Where the structured parking or garage wall is built within 10 feet of the sidewalk edge, the grade level façade shall incorporate a combination of artwork, grillwork, special building material, treatment, design, or other treatments as approved by the City that enhance the pedestrian environment. Small setbacks with terraced landscaping elements can be effective in softening the appearance of a parking garage.
3. Above grade structured parking must use articulation treatments (not necessarily building modulation) that break up the massing of the parking structure and add visual interest as described in OMC 18.120.440.B.1.
4. Exception: Structured parking and parking garages screened from public roadways by a building (i.e. a building located between the garage and the public street) are not required to comply with these criteria.



Figure 18.120.490.B.1. The side of this parking garage includes decorative grillwork and a raised brick planter to enhance the pedestrian environment.



Figure 18.120.490.B.2. This building uses openings on its second level parking area to resemble windows.

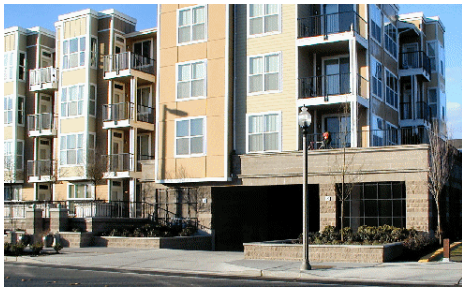


Figure 18.120.490.B.3. Design parking garages to obscure the view of parked cars. Note the landscaping that separates the garage from pedestrians.