

Project Name State and Water Mixed UseMaster File # 19-1844☒ Concept Design ReviewDate: Jul 25, 2019

STAFF NOTE: Some design requirements appear in both the Basic Commercial Design criteria and Downtown Design criteria (i.e., View Preservation 18.110.060 and 18.120.030). Duplicates and/or redundancy are noted within the checklist.

CITY OF OLYMPIA
BASIC COMMERCIAL DESIGN CRITERIA
Chapter 18.110

18.110.020 – Frontage

A. REQUIREMENT:

Complies



Conflicts



N/A



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

Staff Response:

The building is located at the corner of Water Street and State Avenue; both building walls along the frontages occupy 100% of the street frontage.

18.110.030 – Connections

A. REQUIREMENT:

Complies



Conflicts



N/A



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

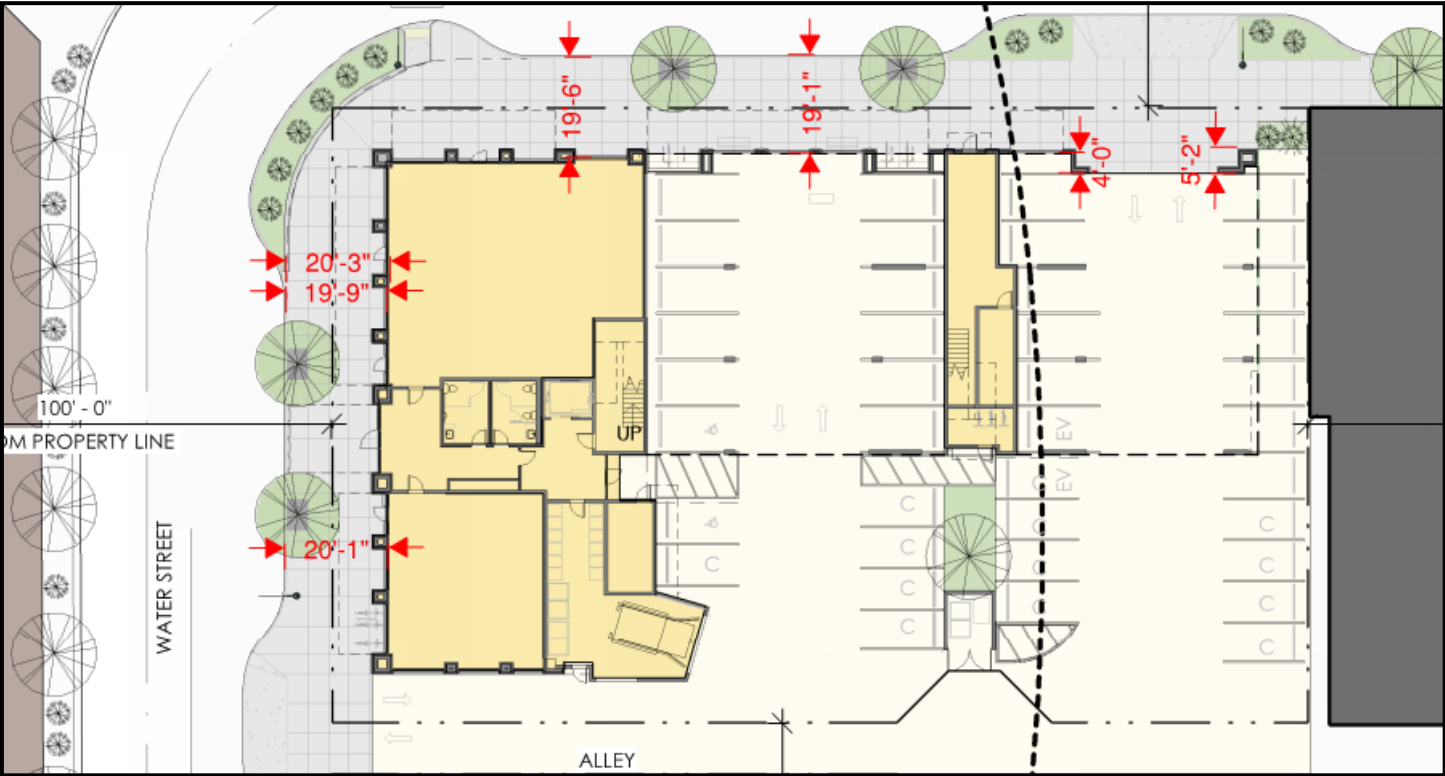
B. GUIDELINES:

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

Staff Response:

An ample sidewalk wraps around the building on Water Street and State Avenue, at points 20 feet in width. This is due in large part to a building setback from the property line of 8-10 feet. Entries are clearly identifiable

and visible from the street. Lines of sight along the building edge are clear and easily accessible. The parking garage has walkway striping from one parking bay to the main lobby and elevators.



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

18.110.050 – Pedestrian amenities

A. REQUIREMENT:

Complies



Conflicts



N/A



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

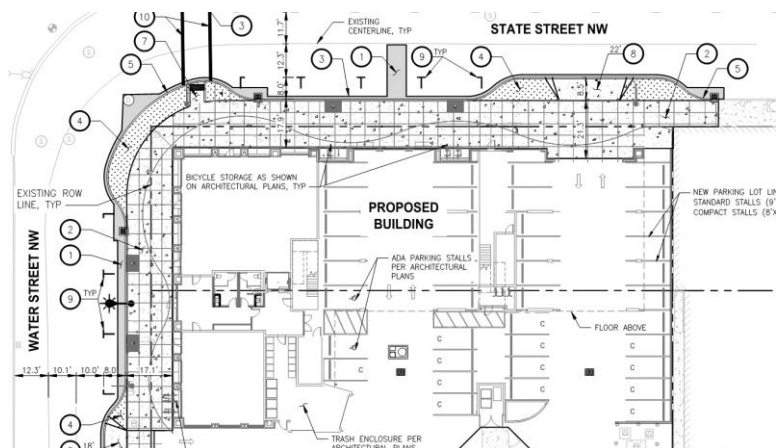
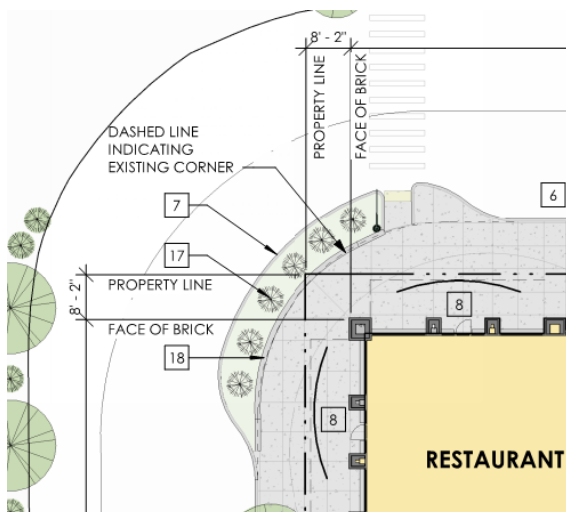
1. **Patterned materials on walkways;**
2. Shelters;
3. **Trash receptacles;**
4. Drinking fountains;
5. Pedestrian lighting, light bollards, or alley lighting;
6. Fountains, sculptures, mobiles, kiosks, or banners;
7. Street trees, flower boxes, or container landscaping in alleys;
8. Street vendor stations where appropriate; or,
9. **Bike racks.**

Staff Response:

The design program includes a broad range of pedestrian amenities, including a curvilinear landscaped seating ledge/perch at the corner intersection, outdoor seating for the restaurant space, short-term bicycle parking, pedestrian benches, landscaping and artwork proposed on the blank wall sections on the north facade between the parking garage and the street. The civil plan set depicts a curvilinear design feature in the sidewalk that adds interest – however, this feature is not present in the architectural plan set.

Staff Recommendation:

- At the detail design stage of review, provide design options for the proposed mural or artwork installation along the north facade.
- Add the patterned sidewalk design to the architectural plan set and depict the design details at the next stage of review.



18.110.060 – View preservation

A. REQUIREMENT:

Complies



Conflicts



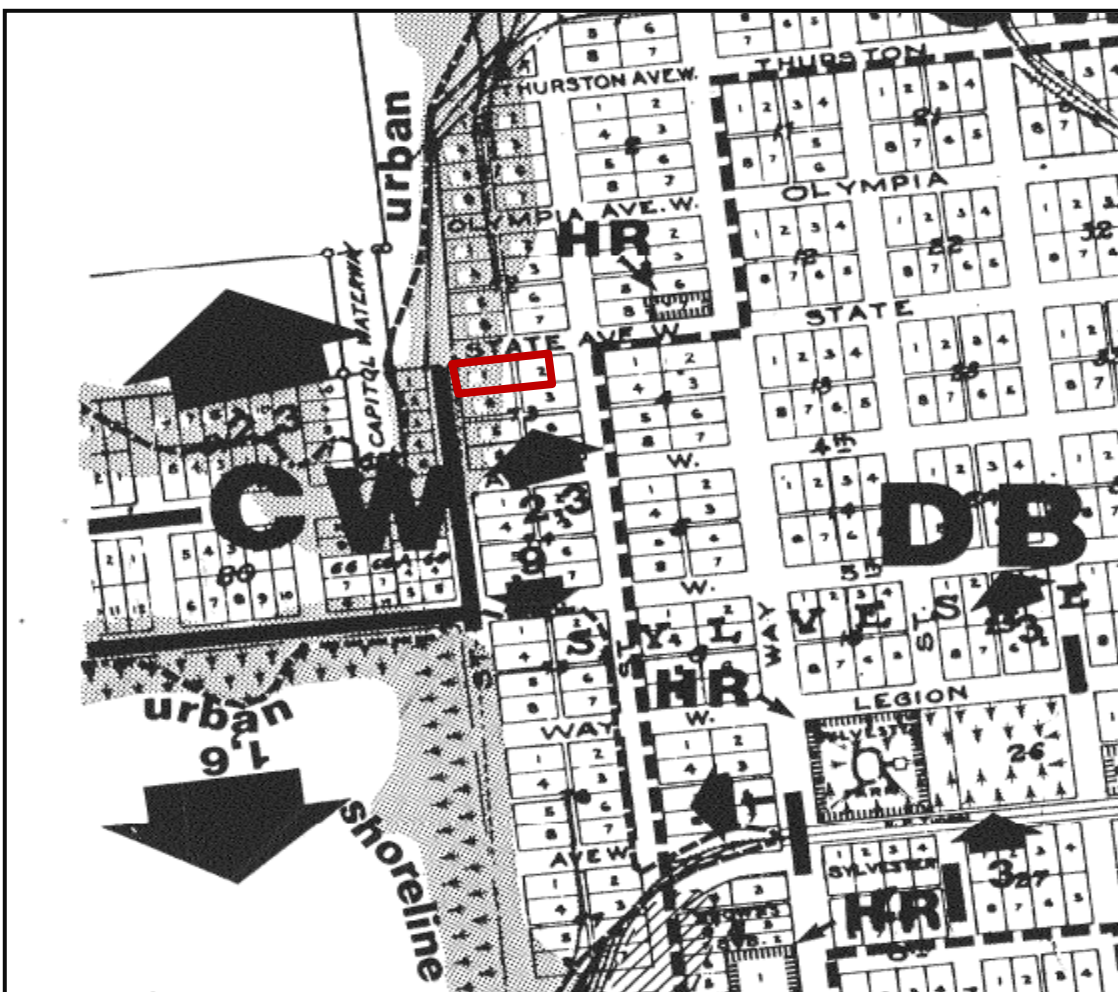
N/A



In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these features for significant numbers of people from public rights-of-way, and shall provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained.

Refer to the Scenic Vista overlay zoning maps available at the Community Planning and Development Department.

The project proponents submitted a view corridor analysis that demonstrates that views of Capitol Lake, Budd Inlet, the Olympia Mountains, and the Capitol Building will not be obstructed by the building (Attachment 7).



1. Capitol Lake
2. Budd Inlet,
3. Olympic Mts
6. Capitol Building

Figure 1: City of Olympia Official Zoning Map. Ord 4336. Revised 1985. Sheet 7.

18.110.070 – Building location and design

A. REQUIREMENT:

Complies



Conflicts



N/A



1. Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made where an alternative building location would provide as good or better pedestrian access. Exceptions may be made in the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060.
2. Entrances to buildings shall be clearly articulated and obvious from the street.
3. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.

Staff Response:

The building is located on a prominent and important downtown Olympia corner – in close proximity to Percival Landing and the Boardwalk, Heritage Fountain, and along two downtown arterials. The building appears to be oriented to Water Street, with the lobby and commercial uses spilling out onto Water Street (wrapping around onto State Avenue). Structured parking is clearly subordinate and located behind and along the alley. The building exhibits a clear base, middle, and top. The parcel is just outside of the Olympia Downtown Historic District yet takes distinct cues from the surrounding buildings in terms of exterior building materials and building form. The building appears well proportioned and unified on all sides.

18.110.080 – Maintaining human scale

A. REQUIREMENT:

Complies



Conflicts



N/A



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

B. GUIDELINES:

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

Staff Response:

The building and site design include many human scale elements – perhaps most importantly is that the first floor extends 19 feet in height from floor to ceiling and is wrapped in expansive storefront windows and openings that provide visibility into the building. Light fixtures are shown on the building at this conceptual stage and will need to be shown in more range and detail at the next stage of review. Doorways and entries are distinctive, canopies wrap along the building wall providing overhead weather protection, diminishing the scale of the building at the street level. Street trees will be installed in 6'x4' grates; outdoor seating will be available for diners at the restaurant.

- Provide types and cut sheets of all exterior building lighting; under canopies, at building entries, at the parking garage entry, pedestrian scale bollards, etc.
- Consider canopy cover with translucent or transparent material that allows natural light to reach to the sidewalk.



18.110.090 – Street walls

A. REQUIREMENT:

Complies

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Conflicts

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N/A

☐

Use a high proportion of clear or lightly tinted glass at the street level for displays or to reveal services available where appropriate. This glass shall cover or comprise at least sixty (60) percent of the building face between two (2) and eight (8) feet in elevation above the sidewalk. If glass is not possible, at least one (1) of the following, or an equivalent, shall be substituted for glazing on the building walls fronting on a street, sidewalk, or other pedestrian walkway visible to pedestrians. The following guidelines are listed in order of preference. Wall segments without such treatments should not exceed thirty (30) feet in length:

B. GUIDELINES:

- ☐ Ornamental and structural architectural details that provide texture to the building surface; or,
- ☐ Climbing plants, vines, trees, or other vegetation that, within three (3) years of planting, can reasonably be expected to cover or screen the wall to the degree required to comply with this section; or,
- ☐ A pedestrian area, consistent with Section 18.06.100, Development Standards, located along the southern, eastern, or western exposure of a building face at a transit stop, intersection corner, or other location.

Staff Response:

The first floor walls between the parking garage and the street edge, at the base of the building on State Avenue (Attachment 5, Sheet A-301) depict an "...area for proposed artwork yet to be determined". High quality public artwork, mural, sculpture or other, integrated into the façade would increase pedestrian comfort, interest, and further activate the streetscape along State Avenue.

Staff Recommendation:

- At the detail design stage of review, provide options for the proposed mural or artwork installation along the north facade.



18.110.100 – Windows

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

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

B. GUIDELINES:

- ☐ Provide variation in rhythm both horizontally and vertically.
- ☐ Use windows that are recessed or protruding such as bay windows.
- ☐ Use visually significant window elements, including lintels, sills, casings, mullions, and frame dimensions.

- ☐ Provide more glazing area on the ground floor than on the upper floors.

Staff Response:

The building design includes windows and window openings at every opportunity, vertically and horizontally proportioned. Unified and integral to the whole. Street level uses have large window openings that are visually penetrable; even the smallest residential units have adequate lighting and window openings (Attachment 5, Sheet A-202). At this concept stage of design, the upper level residential windows are intact and framed with sills, spandrels, and trim.

18.110.110 – Projections into the right-of-way

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

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

B. GUIDELINES:

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

Staff Response:

Steel canopies rim the building at the street level protruding into the right-of-way approximately 10 feet. The canopy above the lobby on Water Street extends over the sidewalk approximately 17 feet. Outdoor seating spills from the corner restaurant onto the sidewalk at the intersection, and a landscape feature with seating ledge enfolds the street level use(s). A projecting wall sign is proposed at the corner of the building that will be visible from vehicles and pedestrians on Water Street and State Avenue and street lighting will be installed with frontage improvements.

18.110.120 – Roofs

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

Provide relief, detail and variation to roof lines.

B. GUIDELINES:

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

Staff Response:

The roof has variation in terms of rooftop private open space elements such as a trellis and landscaping that extend above the roof line; the mechanical equipment and penthouse are enclosed and contribute to a varied roofline. The top of the building is capped with a cornice element that also adds dimension and interest to the roofline.

18.110.130 – Corners

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

Create pedestrian friendly building elements at intersections and alley entrances.

B. GUIDELINES:

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

Staff Response:

The extra height storefront windows are located to allow pedestrians to look into and through the building while walking around the corner, both at the intersection and the alley. A projecting sign draws the eye to the corner and around the building. Lines of sight are maintained from one street frontage to the next.

18.110.140 – Consistency

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

B. GUIDELINES:

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

Staff Response:

The building massing and scale, fenestration patterns and detailing, exterior finish materials and detailing, roof form, and overall architectural style is entirely consistent from all sides of the building.

18.110.150 – Colors and materials – Detail Design Review Element

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

B. GUIDELINES:

- ☐ Avoid large expanses of highly tinted or mirrored glass.
- ☐ Do not use highly reflective exterior materials (except glazing) where glare would affect nearby buildings or traffic.

Staff Response:

Colors and materials are listed on the black and white elevation sheets in the architectural packet (Attachment 5, Sheets A-301-A-304). Materials at this stage include primarily brick, fiber cement panels, and smooth concrete at the base. Colors are also indicated in the legend, which appear to be a light palette of colors along the grey, white, black spectrum. **Colored elevations and/or renderings at the detail design stage will provide more information relative to the effects and character of the building.**

18.110.160 – Lighting – Detail Design Review Element

A. REQUIREMENT:			Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

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

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

Staff Response:

Lighting is a vital component of any design program. Pedestrian scale lighting under canopies, at building entries, strategically placed on the building to illuminate architectural elements (i.e., in alleys) should combine to create a sense of safety and security for people downtown at night. See also OMC 18.110.080.

The design package should include lighting specifications and types at the next stage of design.

18.110.170 – Parking structures

A. REQUIREMENT:

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

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

B. GUIDELINES:

- ☐ Transparent windows (with clear or lightly tinted glass) where pedestrian-oriented businesses are located along the facade of the parking structure; or,
- ☐ Display windows; or,
- ☐ Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief art work, or similar features; or,
- ☐ Decorative metal grille work or similar detailing which provides texture and covers the parking structure opening; or,
- ☐ Vertical trellis or other landscaping or pedestrian plaza area.

Staff Response:

At this time measurements of the entry to the garage depict a 5-foot setback from the building plane, however the edges of the garage entry are designed to provide a visual transition to the opening, plus a small section of landscaping is proposed near the east corner of the garage entry. These elements combine to alert the pedestrian to a change in form and use of the building at this location. The door covering of the garage is unknown at this time. Garage entries at street edges can be unnerving for pedestrians – adequate lighting, signage, auditory alerts, and/or pavement treatment should soften the appearance of the garage and contribute to the sense of ease along the street.

Staff Recommendation:

- Provide design details of the parking structure entrance from State Avenue, and details of pedestrian access to the building within the parking lot/structure.

18.110.180 – Plant selection

A. REQUIREMENT:

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

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

B. GUIDELINES:

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

Staff Response:

At this preliminary stage of design review, the proposed plants appear to be suited to local conditions. Plantings appear to be low-level enabling easy lines of vision around the building. Detailed landscape review occurs with the land use review, at the time of engineering permit, at which time staff will confirm the nature and character of the plantings (native, drought tolerant, non-native, etc.), and that the requirements of the Landscaping and Screening chapter are met (OMC 18.36).

18.110.190 – Screening site services

A. REQUIREMENT:

Complies
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Conflicts
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N/A
☐

Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process. Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. Screen roof-top mechanical and communications equipment on all sides.

B. GUIDELINES:

- ☐ Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- ☐ Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses.
- ☐ Screen or paint wall mounted mechanical equipment to match the building.

Staff Response:

Most site services will be within the building, behind the building, or placed on the rooftop out of public view. Equipment on the roof will be screened and designed to match the style of the building.

18.110.200 – Screening blank walls

A. REQUIREMENT:

Complies
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Conflicts
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N/A
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Use a variety of landscape materials along lengthy expanses of blank walls or fences.

**CITY OF OLYMPIA
COMMERCIAL DESIGN CRITERIA
DOWNTOWN
Chapter 18.120**

18.120.020 Setbacks			
A. REQUIREMENT:			Maintain the continuity of the streetscape with the setbacks of buildings.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

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

Staff Response:

The building is set back from the property edge effectively widening the walkway around the building, providing opportunities for additional street level interaction and activities. The setback is appropriate for this corner and waterfront view and opens the perspective along the street.

18.120.030 – Waterfront view corridors			
A. REQUIREMENT:			On waterfront sites, provide for public view corridors of Capitol Lake and Budd Inlet. All development shall incorporate into the site and building design both territorial and immediate views for significant numbers of people from public rights-of-way. (EXCEPT: Intermittent or partial views of the water may not be deemed necessary to incorporate into the site and building design.) See Scenic Vista overlay zoning maps, which are available at the Community Planning and Development Department.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

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

Staff Response:

See 18.110.060 above (Attachment 7).

18.120.040 – Parking lots			
A. REQUIREMENT:			Locate and design parking lots which maintain the visual continuity of the street and do not create vacant space in the street pattern. Allow for both pedestrian and vehicular circulation, and provide clear access between parking and the principal building(s) on the site.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

18.120.050 – Building Design

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Buildings must have streetscape characteristics, such as pedestrian oriented businesses and/or shops, corner entries, and building edges abutting the sidewalk. For additional Building Design requirements please refer to:

Staff Response:

See OMC 18.110.070.

18.120.060 – Building materials – Detail Design Element

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Maintain the character of the existing downtown buildings by using similar enduring materials such as stone, brick, and stucco.

B. GUIDELINES:

- ☐ Applied brick tiles or exterior insulation finish system (EIFS) that attempt to give the appearance of genuine masonry or stucco are not preferred. Decorative ceramic tiles may be used as accent features.

Staff Response:

See OMC 18.110.150.

18.120.070 – Building design – Building rhythm

A. REQUIREMENT:

Complies

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Conflicts

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N/A

☐

Create visually interesting street walls with variations in horizontal and vertical wall surfaces. Use architectural elements that clearly define a base at street level.

B. GUIDELINES:

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

Staff Response:

The architectural elements, fenestration patterns, slight modulation and articulation, window patterns, corner elements and design, building entries, building base middle and top – is coordinated and illustrate a complete coherent structure.

18.120.080 – Building orientation

A. REQUIREMENT:

Complies

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Conflicts

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N/A

☐

Orient the primary building entrance and active uses such as retail storefront window displays or restaurants to the street.

B. GUIDELINES:

- ☐ Provide views and access into interior activities of the building from the street. Use a high proportion of glazing at the street level for displays or to reveal services available.
- ☐ Use landscaping, surface texture, or art work on buildings where revealing active uses is inappropriate.

Staff Response:

The building appears to be primarily oriented to Water Street, though the length of the street wall is shorter on Water Street compared with the street wall along State Avenue. This orientation on Water Street seems appropriate and will enliven and accentuate this short street that abuts the waterfront and boardwalk. Openings also exist along State Avenue providing a secondary, albeit strong street orientation.

18.120.090 – Awnings, canopies, and marquees

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

B. GUIDELINES:

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

Staff Response:

Overhead weather protection keeps pedestrians free from inclement weather and solar strain. Translucent or transparent covering material allows natural lighting along the sidewalk during darker Pacific Northwest days. When opaque material is used, the illumination of light-colored undersides should be given consideration. Awnings should provide continuous coverage for pedestrians along the sidewalk when possible and architecturally appropriate.

Staff Recommendation:

- Provide continuous overhead weather protection around the corner of the building.



18.120.100 – Walkways

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

B. GUIDELINES:

- ☐ Vary sidewalk colors and materials by combining pavers, brick, stone, exposed aggregate and other materials set in geometric or free form patterns.
- ☐ Identify street and driveway crossings through changes in colors, materials, or patterns.
- ☐ Separate the pedestrian from the street by the use of planters, bollards, or similar elements at the street edge of the sidewalk.
- ☐ Provide alleys with lighting, plantings, and paving materials in areas of the City where the alley is or may be used as a pedestrian link.
- ☐ Incorporate information about historic events or structures into the walkway by use of plaques, signs, and art work.

Staff Response:

Civil plan set depicts patterned sidewalks – a curvilinear element in the sidewalk that snakes around Water Street frontage and State Avenue frontage. *See also OMC 18.110.090.*

18.120.110 – Pedestrian access from parking areas

A. REQUIREMENT:			Provide direct and visible pedestrian access through parking areas to building entrances and to adjoining pedestrian ways. Minimize crossings of traffic lanes.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Staff Response:

See OMC 18.110.170.

18.120.120 – Waterfront public access

A. REQUIREMENT:			On waterfront sites used for commercial, residential, or recreational uses, incorporate shoreline public access pursuant to the goals of the Shoreline Management Act in a manner roughly proportionate to the impact created by the development.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

18.120.130 – Visual context of streetscape

A. REQUIREMENT:			Develop visual linkages between adjacent properties through building design, street trees, and streetscape improvements.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

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

- ☐ Repeat common elements and/or materials of landscape design.

Staff Response:

The architectural concept of the building aligns with and supports the historic context of the greater downtown, capitol buildings, and nearby parks. Street trees and pedestrian amenities along the corridor will be similar to those across the street at the new Laurana development, and along the boardwalk (sculptures, seating, view platforms). The artwork along the State Avenue frontage will tie in well with Olympia's existing art infrastructure.

18.120.140 – Signs – Attached to the building

A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☐

Choose signs that maintain the architectural integrity of the building; locate them so the building details are not covered or obscured. Signs shall conform with Chapter 18.43, Signs, and to the design requirements of this section and of Section 18.120.150.

B. GUIDELINES:

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

Staff Response:

The proposed projecting sign will add interest to the building, will help pedestrian orientation, and is an appropriate style for this building and location. The new Sign Code, OMC 18.43, allows several types of signage in the downtown, including blade signs under-canopy, sidewalk signs, window signs, business signs and entry signs. Master sign proposals are encouraged under separate permit at the building stage of review.

18.120.150 – Signs - Freestanding

A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☒

When building-mounted signs will obscure the architectural details of the building or where buildings are set back from the sidewalk and/or property line, use a free-standing sign. Signs shall conform to Chapter 18.43 Signs.

Signs shall have a maximum height of four (4) feet above grade. Lettering styles and colors are limited to two (2) lettering styles and three (3) colors. Signs shall be incorporated in planters or screening walls.

Staff Response:

There are no freestanding signs proposed, nor are freestanding signs permitted with multi-tenant buildings in the downtown. Separate sign permit is required for review at the building stage of permitting.