Mixed Use District: Commercial Buildings

Intent of Guidelines: Massing, Height and Modulation

The purpose of the Guidelines is to achieve massing, height, modulation and articulation goals. The guidelines are illustrative of the architectural requirements that shall be met using the tools described below.

- Ensure that buildings are appropriately scaled and proportioned for the enclosure of Town Square.
- Enable simple massing and articulation of the buildings, in order to both allow for future changes of tenants or uses and be feasible in the Olympia marketplace.
- Encourage creativity and liveliness to the streets at special areas, such as corners and passageways.
- Special corner elements, architectural details and landscaping will aid "wayfinding" for shoppers and residents through the village center.

Massing and Height

This is a 2-story building along the perimeter of the square with parapet heights modulating between 30'-36' in height.

The design guidelines for commercial buildings envision a combination of one and multi-story buildings lining Town Square. The integration of some multi-story buildings along the perimeter of the square are envisioned to be phased in over time to help enclose/frame the square and add additional "eyes on the square". If buildings are proposed that exceed 1 ½ stories (one story with mezzanine), each proposer will need to show how parking requirements are being met.

One story commercial buildings are allowed, but require a minimum facade height of 24'. Height shall be measured from the fronting street.

Through the use of clerestory windows, one story commercial buildings shall imply at least one and a half (1 1/2) stories in order to frame and enclose Town Square.

Heights of buildings along radial streets, as well as those facing Henderson Boulevard, are also encouraged to imply at least one and a half (1 1/2) stories, with a minimum facade height of 24'; height shall be measured from the fronting street.

All commercial buildings are required to have a minimum internal floor to ceiling height of 18'.

Building Frontages

There is a hierarchy of building frontages to the commercial buildings throughout the Mixed Use District. There is a need to identify guidelines for each type of building frontage to meet design goals while accommodating the necessary function of commercial buildings. Provisions herein address:

- Building/Business Entrances
- The level of facade transparency
- The amount of weather protection

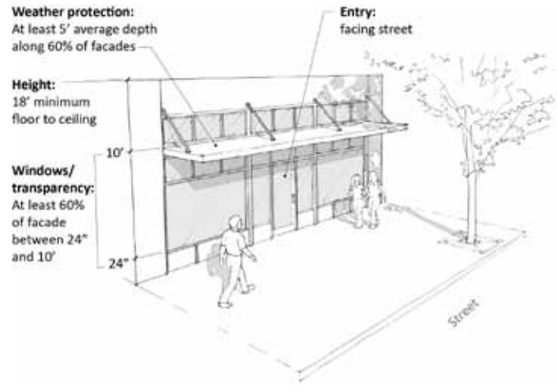
This is a multiple tenant building, each having their own entrance spread around the building which fronts 3 streets.

The windows have a 2' sill and 10' header providing as much transparency as possible while also attempting to satisfy the need for screened building utilities.

6' Brace-supported flat and 4' cantilevered sloped awnings set at 10' above the walks surround the building, far exceeding the 60% requirement.

Building Frontages Storefronts

This section includes all facades facing Town Square, Radial Streets, and other facades where a business' primary entry is located:



- Building/Business' primary entry must be located along this facade;
- Transparent windows or doors covering at least 60% of the facade between 24" and 10' above the sidewalk are required; and
- Weather protection averaging at least 5' deep (4' minimum) along at least 60% of the facade is required (see Commercial Facade Treatment - Weather Protection for awning types allowed). Weather protection elements shall provide at least 8' vertical clearance over the sidewalk but no higher than 14' to maintain the weather protection function and to maintain a pedestrian sense of scale.

Building Frontages: Henderson Boulevard and Secondary Street Frontages

This section includes all facades facing Henderson Boulevard and all other street facing facades that do not contain a business' primary entrance.

- Entrances along these facades are encouraged, particularly at building corners. For buildings adjacent to Henderson Boulevard, at least one public or business building entrance shall be visible from the street.
- Transparent windows or doors covering at least 40% of the facade between 24" and 10' above the sidewalk are required. Departures will be considered provided design treatments are included to enhance the pedestrian environment and design character of the facade: and

The Henderson Blvd. facade has a corner plaza with bench as well as a covered suite entrance.
The transparent window percentage for this elevation exceeds the minimum at 56%.

- Weather protection elements along these frontages are encouraged and required for the following:

  - Where a business' primary entry faces this frontage, weather protection elements shall meet storefront standards noted above.

  - Office or other (non-service only) building entrances (4' deep minimum).

Building Frontages: Parking Lot and Internal Pedestrian Walkway Frontages

This section includes all parking facades facing parking lots and facades facing internal pedestrian walkways.

- Entrances along these facades are encouraged. 3 suite entrances face the parking lot for identifiable and direct access.
- Transparent windows or doors covering at least 20% of the facade between 3' and 8' above the sidewalk. Departures will be considered provided design treatments are included to enhance the pedestrian environment and design character of the facade: and This facade has over 51% transparent windows.
- Weather protection elements along these frontages are encouraged and required for the following:

  - Where a business' primary entry faces this frontage, weather protection elements shall meet storefront standards noted above.

  - For secondary business and other building tenant entrances, weather protection over the entry at least 4' deep is required. There are a mixture of 6' and 4' deep awnings that make-up a majority of the building length.

Pedestrian corridor

Example of Pedestrian corridor

Roof Types

Variation in roof form is encouraged as it relates to and helps define building modulation around Town Square and other village streetscapes.

Roofline modulation is encouraged as an effective type of facade articulation. The maximum length of unmodulated roofline is 25'. Every 25' the parapet articulation must change and the height must change by a minimum of 24" OR the roof type must change (flat, mansard, gable, hip, etc.).

The building modulates between 30' and 36' in parapet height with the steps at 2', 4', or 6' between. Due to the shape of the lot and ultimately the shape and use of the building, some parapet/roof-lines exceed the 25' suggested length but maintain the intent to break-up the facades and scale of the structure as a whole.

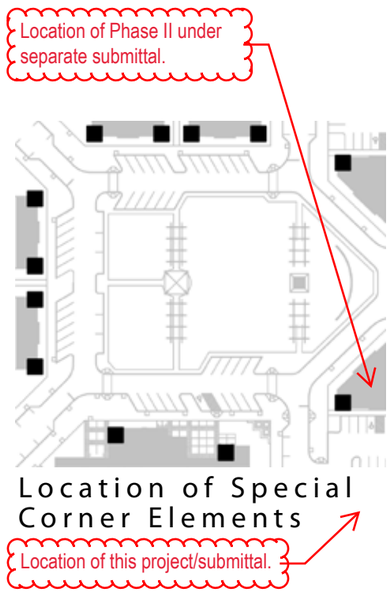
Continuous, unarticlated roof heights and/or roof types are not acceptable.

Special Corner Elements

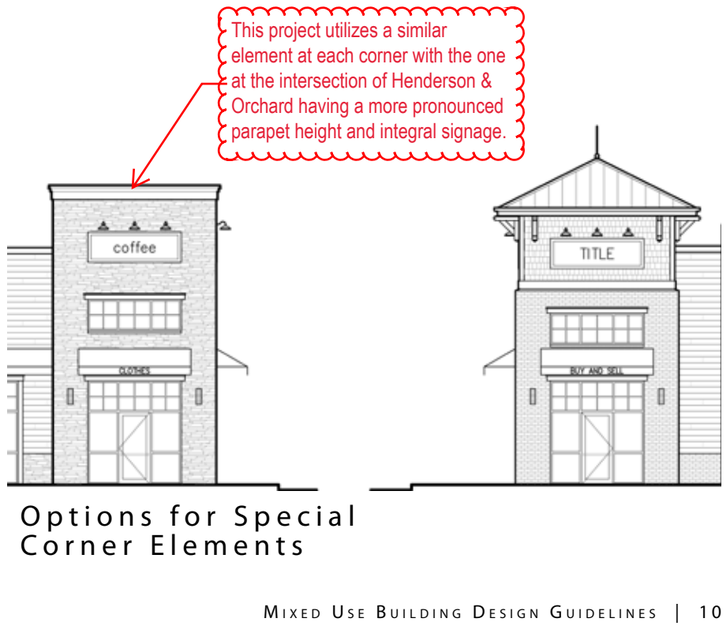
Attention should be given to differentiation of special corner elements, especially those on axis with and providing visual termination, create gateways and focal anchors to the streets surrounding Town Square.

Special corner elements may include hip roofs or compound gable roofs or flat roofs embellished with extraordinary cornice details, glazing or materials.

Each "block" facing Town Square shall encourage a corner building tower feature as highlighted in the "Location of Special Corner Elements" plan adjacent. Signage shall be used to complement and reinforce these special corner elements.



Location of Special Corner Elements



Options for Special Corner Elements

Mixed Use District: Commercial Buildings | Continued

Facade Articulation

The design utilizes at least 6 of the requirements below all the way around the building. The provided elevations show swatches of materials and colors while the rendering shows it all pulled together in a 3-D visual.

Building façades shall integrate architectural elements that create a complementary pattern of rhythm, dividing large buildings into smaller identifiable pieces. Building Frontages (Storefronts, Henderson Boulevard, and Secondary Street Frontages) shall integrate at least 3 of the following features at intervals no greater than 25' (twenty-five feet) to create a pattern of small traditional storefronts. Building Frontages (Parking Lot Frontages and Internal Pedestrian Walkway Frontages) shall integrate at least 3 of the following features at intervals no greater than 40' (forty feet) to create a pattern of small traditional storefronts.

- ✔ i. Use of window and/or entries that reinforce the pattern of small storefront spaces;
- ✔ ii. Use of weather protection features that reinforce small storefronts. For example, one 75' wide façade articulated into three 25' wide storefronts could include a steel canopy for the middle storefront and awnings for the outside storefronts to help articulate the façade;
- ✔ iii. Providing vertical building modulation of a least 2' in depth and 4' in width if combined with a change in siding materials and/or roofline modulation;
- ✔ iv. Change of roofline or parapet;
- ✔ v. Use of vertical piers/columns that reinforce the storefront pattern;
- ✔ vi. Changing materials and/or color with a change in building plane;
- vii. Vertical elements such as a trellis with plants, green wall, or art element that meets the purpose of the guidelines; and/or
- viii. Other methods that meet the purpose of the guidelines.

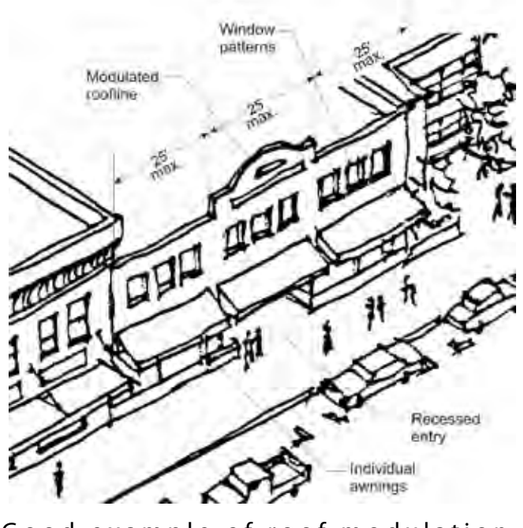
Storefronts are flanked by pilaster/jamb trim and are on utilize rhythmic pattern and scale.

Storefronts

✔ Articulation & Modulation

✔ Modulation & Facade Articulation Examples

Good example of Articulation ✔



✔ Good example of roof modulation

Mixed Use District: Commercial Buildings

Building Form and Materials

Variety in building form may include the use of flat, gabled or hip roof forms. Roof forms are encouraged to be true architectural or structural forms. Variation in roof forms (including gabled, hipped or flat) and the use of accessories such as dormers, when using sloped roofs, and embellished cornices, when using flat roofs, are encouraged.

Variety in building materials is encouraged, so long as the framework of building base, middle and top is evident and wall finishes remain consistent on all sides of buildings that can be seen by the public. Material changes should occur where there is a change in the vertical plane, the horizontal plane, or an articulation element is used (example: trim board) to separate dissimilar materials. Width of articulation shall be a minimum of 25'-40' depending on Building Frontage (see previous section) to imply historically smaller structural components. Use material changes horizontally and vertically to give identity to internal uses and implied or actual smaller individual shop owners.

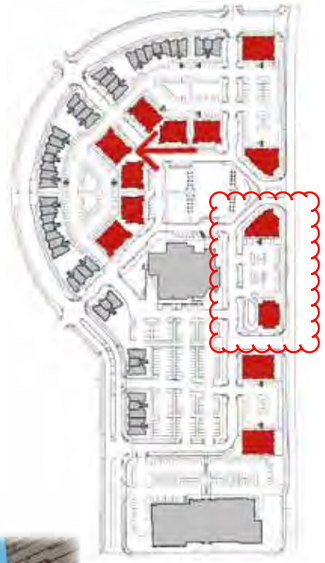
The buildings throughout the Mixed Use District are truly "buildings in the round" where each building frontage is in full view of the surrounding neighborhood. As a result, there must be consistency in the design of all frontages for each individual building, including materials and detailing.

The roof is flat and utilizes parapets of varied height, weight, and materials.

The base of the building is defined by the use of brick, CMU, window sill heights, and awnings. The middle is made-up of varied siding, color, and upper window header heights. Finally, the top is defined by the mass above the window headers and parapet caps.

The base materials alternate between brick and CMU. Meanwhile the body utilizes a mix of narrow and wide horizontal siding of contrasting colors. The main entry element is highlighted by vertical wood-look siding and oversized transparent windows.

With the exception of the special parking lot facing entry element, all materials, colors, and design elements are repeated for all facades.



View from Town Square to Northwest

Mixed Use District: Commercial Façade Treatment

Intent of Guidelines: Facade Treatment

The intent of the "Guideline" is to provide a streetfront for commercial use and an abundance of natural light. The height reference is steered towards a single-story building while this project is 2-stories in height utilizing a 14' floor-to-floor height with a 2nd floor ceiling at about 28' above the ground floor elevation.

Provide continuity throughout the Town Square buildings by establishing the basic framework for the buildings including the rhythm of bay spacing, windows and entryways.

Create a lively streetscape and allow significant freedom and encourage creativity in the tenant occupied/ improved portions of the structure, with minimal direction as regards facade, color.

Provide generous internal floor to ceiling heights (18' minimum required) for ground floor commercial uses to create attractive spaces iwth substantial natural light and the capability of accomodating the full range of permitted active commercial uses.

Facade Treatment including Tenant Improvements

Requirements for the ground floor facades, including those areas to be improved by the tenants (distinguished from the building framework) are shown in the following:

A *Storefront*: Window systems can be pre-finished aluminum, anodized aluminum or wood.

Doors can be configured in one of four ways:

- Centralized pair
- Centralized single
- Right hand single
- Left hand single

Proposing black anodized aluminum storefront frames with a mix of double and single swinging doors.

N) Trim is 12" pilasters at the storefront jambs, 6" at the storefront heads, and 4" around the individual windows. The 4"corner trim is the same color as the body so the forms appear to be solid blocks and not framed.

B *Transom Windows*: Either occurs above steel & glass canopy or may reside above or within fabric awning. The use of muntin bars within clearstory windows is encouraged to aid in reinforcing neo-traditional architectural styles.

Transom windows are any glazing above the 8' door header height. They are either integral and continuous giving a lofty feel or broken by the door header. Smaller windows utilize mullions and muntins to break-up the glass above the 8' elevation.

C *Canopy or Awning*: Pedestrian cover at sidewalk can be provided:

- Steel and glass canopies supported by building facade with a design derived from the architectural bay spacing of the building.
- Fabric awnings fixed or operable; sized to "plug in" to the architectural bay spacing of the building.

A mix of flat rod-supported and sloped metal awnings are provided with supports and termination curring with the building pattern/mass.

D *Clearstory Windows*: Encouraged at all corners and within each bay to convey a multi-story scale to each commercial building. The use of muntin bars within clearstory windows is encouraged to aid in reinforcing neo-traditional architectural styles.

This is a 2-story building with actual 2nd floor muntined windows.

E *Pilaster Base*: 3' - 4' high base can be finished in stone, veneer simulated stone, masonry (veneer brick, or decorative CMU), tile or panelized wood.

Base is made-up of brick, CMU, and trimmed window panels with definitive lines/termination at 2' or 4'.

F *Corner Pilasters*: 3'-0" (minimum) wide pilaster and adjacent wall can be finished in stone, veneer simulated stone, masonry (veneer brick, or decorative CMU), fiber cement siding (shingles) or panelized wood.

Corner elements are a combination of brick and pilaster jamb trims surrounding the storefront glass with the smallest length at 3'.

G *Sconce Lighting*: Location for tenant sconce lighting at center of pilaster if so desired.

Sconce lighting is provided around the building for safety and accent where soffit lighting cannot be provided.

H *Signage*: Locations for tenant signage panel include:

- Wall mounted above entry

Designated space is provided on the walls and face of canopies.

- Blade sign mounted at underside of canopy or bracketed off header over doorway
- Wall mounted at face of pilaster

J *Solid Display Wall*: Display walls cannot be constructed within three (3) feet of window walls. Window displays require tenant maintenance to assure vitality of storefront.

K *Walls*: Walls can be finished in stone, veneer simulated stone, masonry (veneer brick or decorative CMU), or fiber cement siding (shingles, bevel, channel, board & batten).

Brick, CMU, fiber-cement lap make-up most of the materials proposed.

L *Cornices*: Shall be sized appropriately for the building style and scale. Larger cornices should be incorporated at building corner elements and primary tenant entries.

Cornice elements are appropriately sized and balanced to the overall form's mass.

M *Roof Caps*: Sloped roof forms are encouraged at corner elements along primary axis (auto, pedestrian or view corridors). The use of overhangs and knee braces are encouraged to reinforce neo-traditional architectural styles.

Built-up parapet caps of varying heights are utilized with the corner elements complying with the "Special Corner Elements" Section.

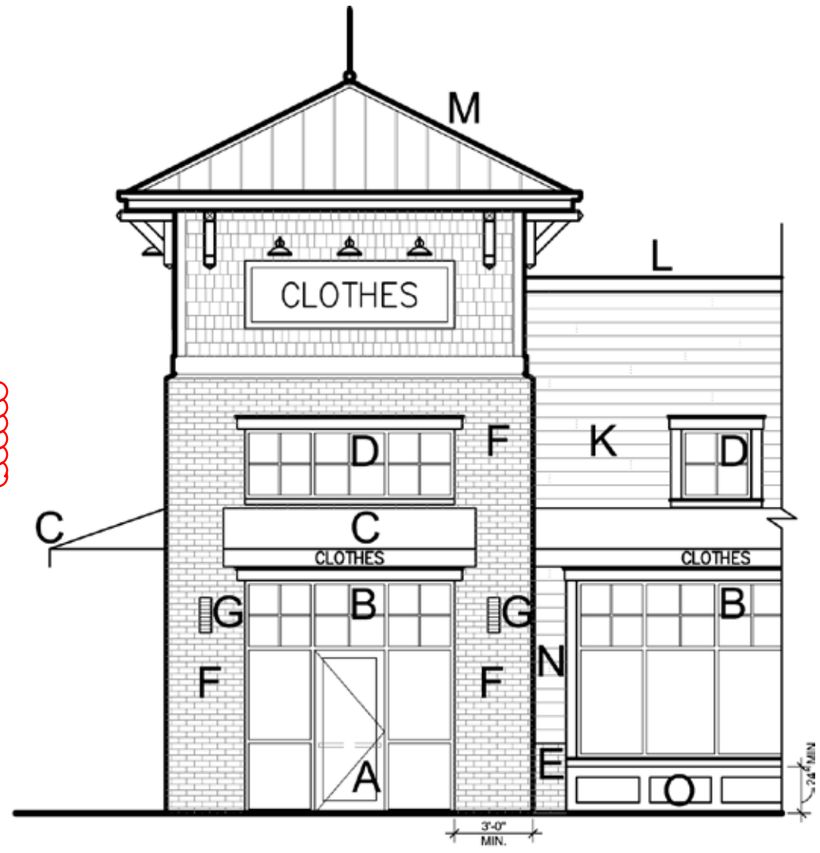
N *Trim*: Shall be painted wood or fiber cement, 6" (nominal) width minimum. All trim at openings (windows, doors, vents) should be sized to reinforce neo-traditional architectural styles.

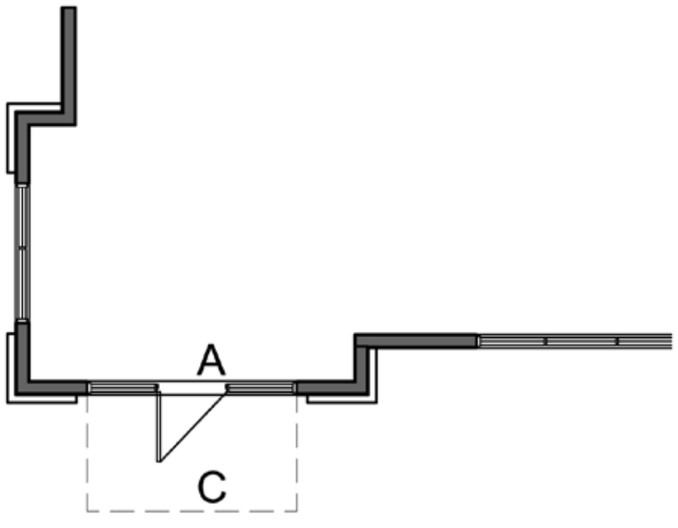
O *Window Base*: Shall be 24" minimum in height and constructed of panelized wood or any other compatible material listed in item 'E' Pilaster Base above. A minimum of 50% of storefront windows must meet this window base requirement.

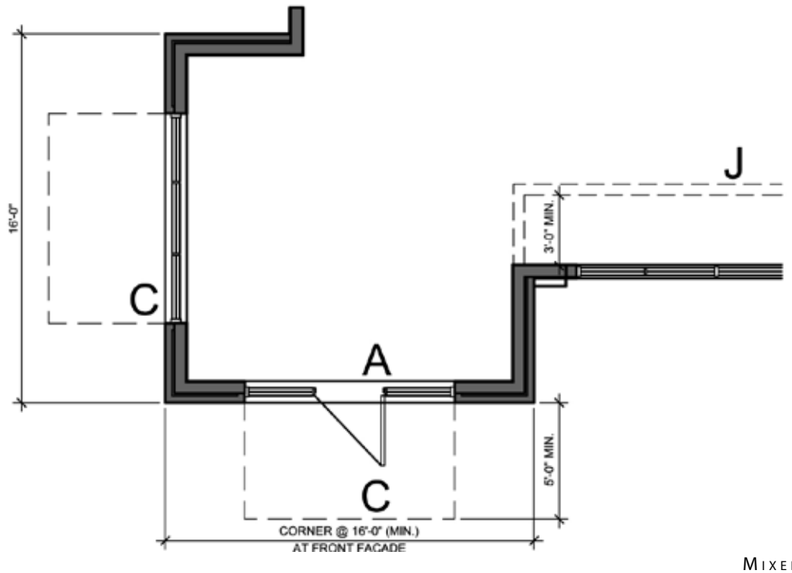
All windows have a 24" sill height with either a CMU or wood-look panel below.

See signage section page 32 for more details on signage requirements that are unique to the Briggs Village Mixed Use District.

Actual 2nd floor windows will be used, not clerestory as intended for only single-story buildings.







Mixed Use District: Commercial Façade Treatment continued

Facade Elements and Details

Purpose: To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.

Requirements:

(a) Façade details toolbox: All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings must employ at least two detail elements from each of the three categories below for each façade facing a street or public space. For example, a building with 75 feet of street frontage with a façade articulated at 25 foot intervals will need to meet the guidelines for each of the three façade segments below.

(i) Window and/or entry treatment:

- ✔ (A) Display windows divided into a grid of multiple panes;
- ✔ (B) Transom windows;
- (C) Roll-up windows/doors;
- (D) Other distinctive window treatment that meets the purpose of the standards;
- (E) Recessed entry;
- (F) Decorative door;
- (G) Landscaped trellises or other decorative element that incorporates landscaping near the building entry; or
- (H) Other decorative or specially designed entry treatment that meets the purpose of the guidelines.

Window Divides

Transom Windows

Decorative Door

Decorative base panels below and pilaster trim around storefront windows.

(ii) Building elements and façade details:

- ✔ (A) Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning;
- (B) Decorative, custom hanging sign(s);
- ✔ (C) Decorative building-mounted light fixtures;
- (D) Bay windows, trellises, towers, and similar elements; or
- (E) Other details or elements that meet the purpose of these guidelines.

Steel Awning

Retractable Awning

Custom Signage

Trellis planter

Bracket

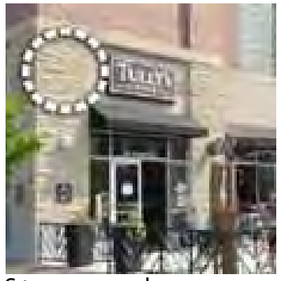
(iii) Building materials and other facade elements:

- ✔ (A) Use of decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;
- ✔ (B) Artwork on building (such as a mural) or bas-relief sculpture;
- (C) Decorative kick-plate, pier, belt course, or other similar feature;
- (D) Hand-crafted material, such as special wrought iron or carved wood; or
- (E) Other details that meet the purpose of the guidelines.

Decorative mosaic tiles

Tilework & Patterns

Sculptural Mural



Stonework

"Custom," "decorative," or "hand-crafted" elements referenced above must be distinctive elements or unusual designs that are complementary and/or consistent with the featured architectural style.

Departures to the guidelines above will be considered provided the number, quality, and mix of details meet the purpose of the standards.

Window Design

Window design: Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color.

Departures will be considered where buildings employ other distinctive window or facade treatment that adds a sense of depth to the facade and/or visual interest to the building.

Acceptable and unacceptable (far right image) window design on upper floors. Note the windows in the brick building on the left are recessed from the facade. The windows in the middle images include trim. The image on the right includes no trim or recess/ projection, and thus would not be permitted.

Windows are center-set storefront glass with a reveal and are surrounded by trim.

Facade Materials

Purpose:

- To encourage high-quality building materials that enhances the character and identity of Briggs Village;
- To discourage poor materials with high life-cycle costs; and
- To encourage the use of materials that reduce the visual bulk of large buildings.

Requirements:

(a) Walls can be finished in stone, veneer simulated stone, masonry (veneer brick or decorative CMU), panelized wood, tile, or fiber cement siding (shingles, bevel, channel, board & batten).

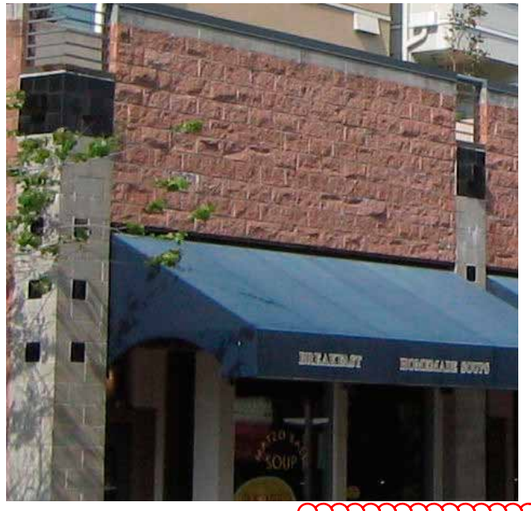
Brick, CMU, and fiber-cement lap siding.

(b) Concrete block guidelines: Concrete block may be used if it is incorporated with other permitted materials and it complies with the following:

(i) When used for the primary façade, buildings must incorporate a combination of textures and/ or colors to add visual interest. For example, combining split or rock-façade units with smooth ground faced blocks can create distinctive patterns; and

(ii) Plain Concrete block may comprise no more than 30% of a facade facing a public right-of-way or open space. **Departures** to this standard will be considered provided design treatments are included to enhance the visual character of the building at all observable scales.

Ground-face colored CMU is being used only as a base accent between cornice elements as a modern take on an oversized brick-like element.



Acceptable and unacceptable concrete block examples. The left example uses a mixture of split-faced colored concrete block and smooth-faced concrete block, together comprising just under 30% of the whole facade. The large expanse of smooth-faced concrete block, above, is not acceptable for Briggs Village facades.

(c) Prohibited materials:

None of these are proposed.

(i) Mirrored glass;
(ii) T1-11-type plywood siding and similar processed sheet products;
(iii) Chain-link fencing (except for temporary fencing and for parks);
(iv) Fiberglass products and similar sheet products; and
(v) Back-lit vinyl awnings used as signs.
(vi) Stucco, EIFS, and similar materials.
(viii) Metal siding.

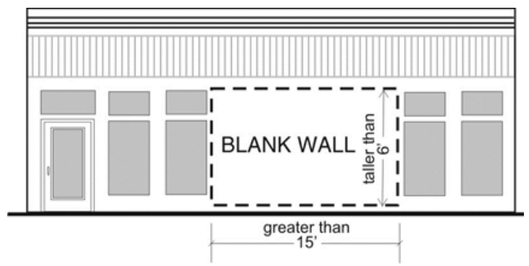
Blank Walls

Purpose:

- To avoid untreated blank walls.
- To enhance the character of Briggs Village

Requirements:

(a) Blank wall definition: A ground floor wall or portion of a ground floor wall over six feet in height, has a horizontal length greater than 15 feet and does not include a transparent window or door.



There are not any significant blank walls proposed for this building.

Blank wall definition illustration

(b) Blank wall treatment: Untreated blank walls visible from a public street, customer parking lot or pedestrian pathway are prohibitied unless the following methods are used. Methods to treat blank walls can include:

No blank walls proposed.

(i) 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;

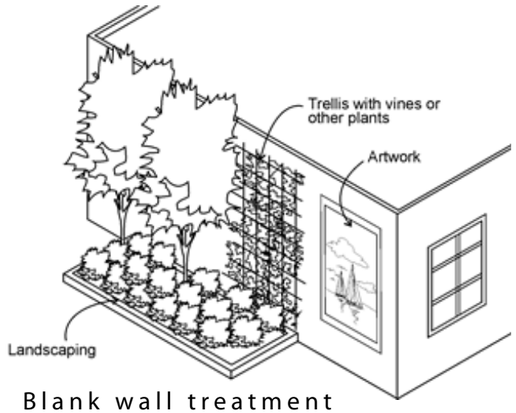
(ii) Landscape planting bed, raised planter bed, or potted plants in front of the wall with planting materials that are sufficient to obscure or screen at least 60% of the wall's surface within 3 years;

(iii) Installing a vertical trellis in front of the wall with climbing vines or plant materials;

(iv) Installing a mural or other art work as approved by the reviewing authority; and/or

(v) Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the guidelines.

For large visible blank walls, a variety of treatments may be required to meet the purpose of these guidelines.



Blank wall treatment solutions

Raised Planters & Building texture for pedestrain scale

Building detailing & raised planter

Plantings & Building detailing

Artwork or mural

Service Element Location and Design

Purpose:

- To minimize the potential negative impacts of service elements; and
- To encourage thoughtful siting of service elements that balance functional needs with the desire to screen negative impacts.

Requirements:

(a) All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

(i) Service elements shall be located to minimize the negative visual, noise, odor, and physical impaces to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas:

(ii) The designated spot for service elements shall be paved with concrete;

Refuse enclosure is paved with concrete, constructed of 6' high CMU to match the building, screened with landscaping, and the gates are solid screened.

Appropriate service area location and enclosure examples

(iii) Appropriate enclosure of the common trash and recycling elements shall be required. Requirements and considerations:

(A) Service areas visible from the street, pathway, pedestrian-oriented space or public parking area shall be enclosed and screened around their perimeter by a durable wall or fence sufficient in height to screen equipment within (6' high minimum). Developments shall use materials and detailing consistent with primary structures on-site. Acceptable wall materials include brick, decorative concrete block or stone;

(B) The sides and rear of the enclosure must be screened with landscaping in locations visible from the street, dwelling units, customer parking areas, or pathways to soften the views of the screening element and add visual interest;

(C) Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way; and

(D) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment. Enclosures must screen views from adjacent buildings, especially from residential structures.

At the Concept Design Level, it is unclear where these elements will be but are considering recessed and shadowed wall locations screened by landscaping.

(b) Utility meters, electrical conduit, and other service utility apparatus: These elements shall be located and/or designed to minimizze their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these guidelines. If such elements are mounted in a location visible from the street, pedestrain pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

Good and bad utility meter configurations. The example on the left is consolidated and somewhat screened by landscaping elements, whereas the right example is exposed and degrade the character of this project.

(c) Rooftop mechanical equipment: All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties and from adjacent multi-family housing. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

They are proposed to be located on the roof behind the parapet walls.