

VILLAGE OF OLYMPIA FIELDS

Retail Marketing Strategy & Site Development Action Plan

Architectural and Landscape Design Guidelines



Village of Olympia Fields

Retail Marketing Strategy & Site Development Action Plan

Architectural and Landscape Design Guidelines

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The Village of Olympia Fields



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Table of Contents

INTRODUCTION

» page 02

PART I

» page 05

Site Plan Development Concepts

- Project Location Map
- Site 1 - Vollmer Road & Governors Highway
- Site 2 - Governors Highway Office Park
- Site 3 - 203rd Street Metra Station
- Site 4 - 211th Street Metra Station
- Site 5 - Western Avenue & Lincoln Highway
- Site 6 - Lincoln Highway & Governors Highway

PART II

» page 23

Architectural Design Guidelines

- Building Context and Siting
- Building Mass and Scale
- Building Materials and Details

PART III

» page 37

Landscape & Sign Guidelines

- Parking, Circulation & Vehicular Access
- Site Grading, Drainage & Stormwater Management
- Signage
- Gathering Plazas
- Lighting
- Service, Utilities & Mechanicals
- Landscape Plantings
 - Perimeter Bufferyard Areas
 - Foundation Landscape Plantings
 - Interior Parking Lot Plantings
 - Perimeter Parking Lot Plantings
 - Recommended Plant Lists

PART IV

» page 67

Application of the Design Guidelines

- Sample Enhancement Project - Olympia Square

Introduction

The Village of Olympia Fields is distinguished by its quality neighborhoods, open spaces, recreation centers, transportation networks and proximity to the City of Chicago. The ***Architectural and Landscape Design Guidelines*** have been prepared to assist architects, builders and Village staff maintain and further enhance this character as they plan for new development.

PURPOSE AND INTENT OF THE DESIGN GUIDELINES

The ***Architectural and Landscape Design Guidelines*** are intended to promote the vitality and economic health of Olympia Fields' commercial districts by providing design direction on the type, character and quality of the built environment that will distinguish the Village of Olympia Fields from other communities. The recommendations described in these guidelines are tools for communicating the design intent for enhancing existing properties and for future development proposals. The overall goal is to ensure quality development that employs sound planning and design principles. The purpose of such guidelines is not to dictate a specific development plan for the properties located in commercial districts, but rather establish a set of standards and identify elements of building and landscape design that should be encouraged in the Village.

Design guidelines are an important means of building the economic prosperity of the Village's commercial districts through the implementation of a unified vision that will continue to promote the themes and characteristics that are unique to Olympia Fields. The Village must be able to compete with surrounding communities that offer similar retailing services. This can be most effectively done by conserving and creating a high quality environment, with an inviting image, that has its own unique sense of place.

The ***Architectural and Landscape Design Guidelines*** is part of the design review that ensures new development, redevelopment, and remodeling enhances the visual quality and identity of Olympia Fields. It establishes architectural principles and design standards for enhancements and new construction that respects the traditions of the past without avoiding adherence to a rigid style. The goal is to build attractive and recognizable commercial districts with appealing atmospheres that reflect the harmony and continuity in building design and landscape improvements. The objective is to create commercial districts that are economically viable, visually appealing, pedestrian-friendly and promote a sense of place specific to Olympia Fields. Good design increases property values when these goals are achieved.

The concept of development review is not new in Olympia Fields. Existing building and zoning codes regulate the use of property and set standards for building height, setback, parking and landscaping. Design review, however, works to ensure that new construction, and changes to existing buildings in the downtown, are compatible with the character of the community.

The successful implementation of these guidelines will reinforce the Village's unique image as a distinct and inviting retailing destination, which offers a unique appeal not found in other surrounding communities.

Although these design guidelines focus on the development and enhancement of privately owned properties, the Village is encouraged to improve publicly owned properties. Enhancements to roadway rights-of-way, including interconnected sidewalks, decorative light poles, landscape plantings, and gateway and wayfinding signage would contribute to an attractive and unified image for the Village. As well, such enhancements would set a positive example of quality urban design for existing and potential future commercial property owners.

ORGANIZATION OF THE DESIGN GUIDELINES

The ***Architectural and Landscape Design Guidelines*** is divided into five parts:

Part I - Site Plan Concepts

Part II - Architectural Design Guidelines

Part III - Landscape Design Guidelines

Part IV - Example Application of Design Guidelines

During the course of this assignment, commercial properties were selected by the Village and evaluated by the consultant team. Site plan concept sketches that pertain to each property area are provided in Part I of this document. Proposed new development opportunities are organized into the following three building typologies:

Type A Buildings - greater than 50,000 sf

Type B Buildings - 20,000 sf - 50,000 sf

Type C Buildings - less than 20,000 sf

Although the design guidelines are intended to accompany the site design concepts and associated building typologies, the concepts presented may be applied to various other commercial properties throughout the Village as appropriate.

PART I

SITE PLAN DEVELOPMENT CONCEPTS

GOVERNORS OFFICE PARK

VOLLMER ROAD & GOVERNORS HIGHWAY

203rd STREET METRA STATION

211th STREET METRA STATION

LINCOLN HIGHWAY & GOVERNORS HIGHWAY

WESTERN AVENUE & LINCOLN HIGHWAY

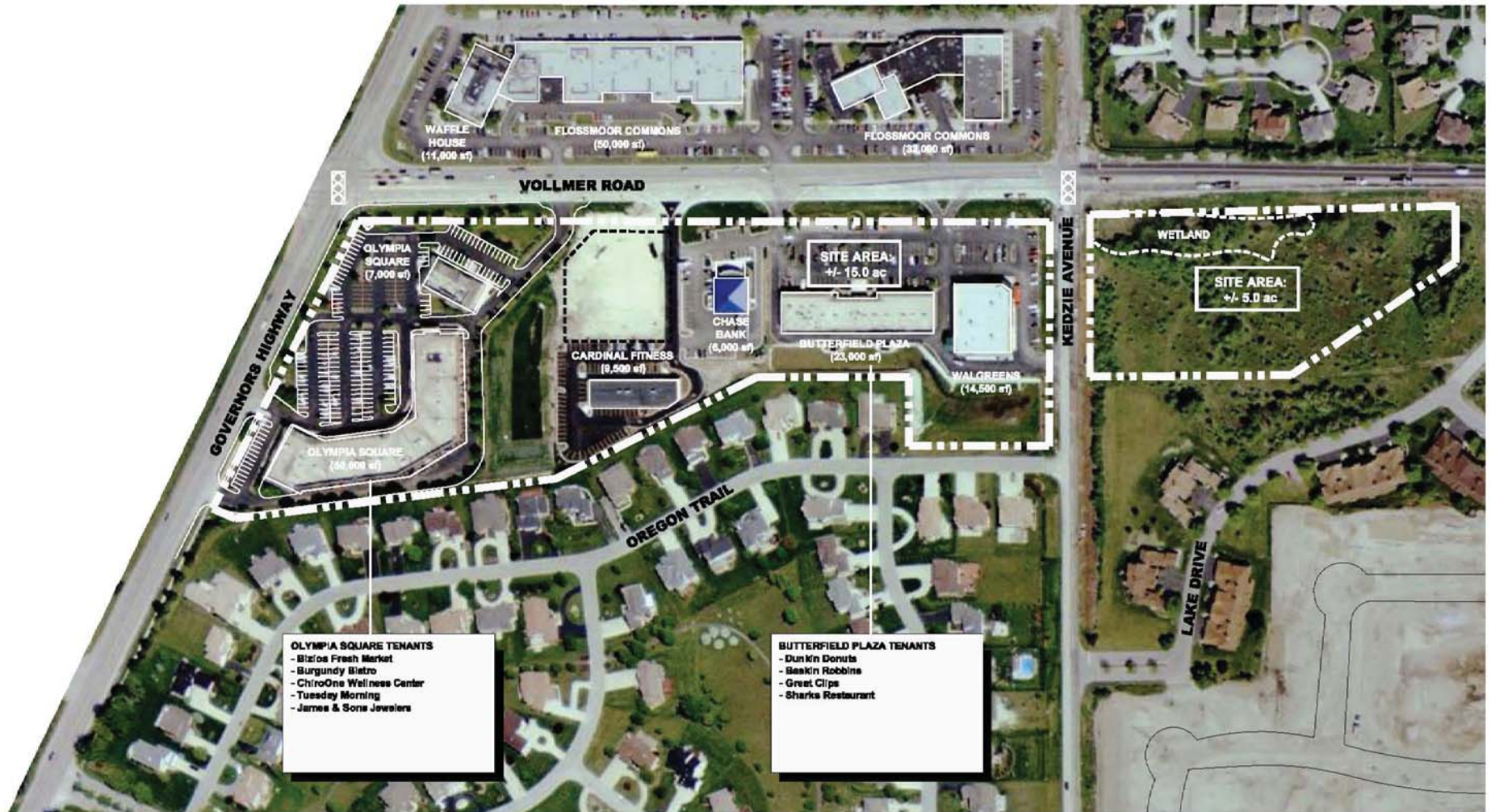


PROJECT LOCATION MAP

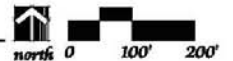
OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN
Village of Olympia Fields

SHEET 1
15 January 2008





VOLLMER ROAD AT GOVERNORS HIGHWAY

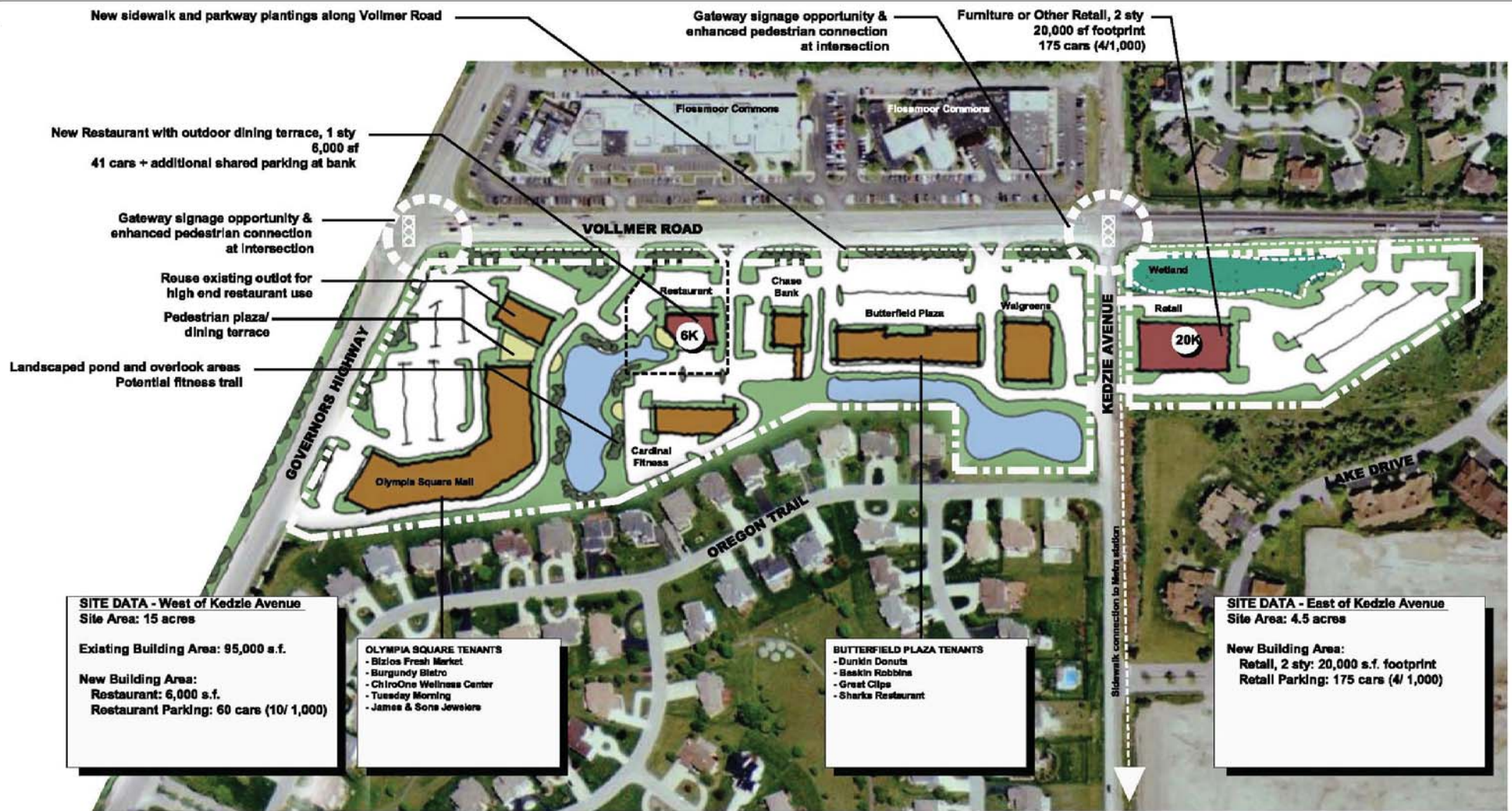


OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

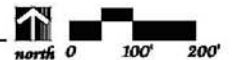
Village of Olympia Fields

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VOLLMER ROAD & GOVERNORS HIGHWAY



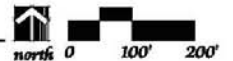
OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN Village of Olympia Fields

SHEET 25
15 January 2008





GOVERNORS OFFICE PARK

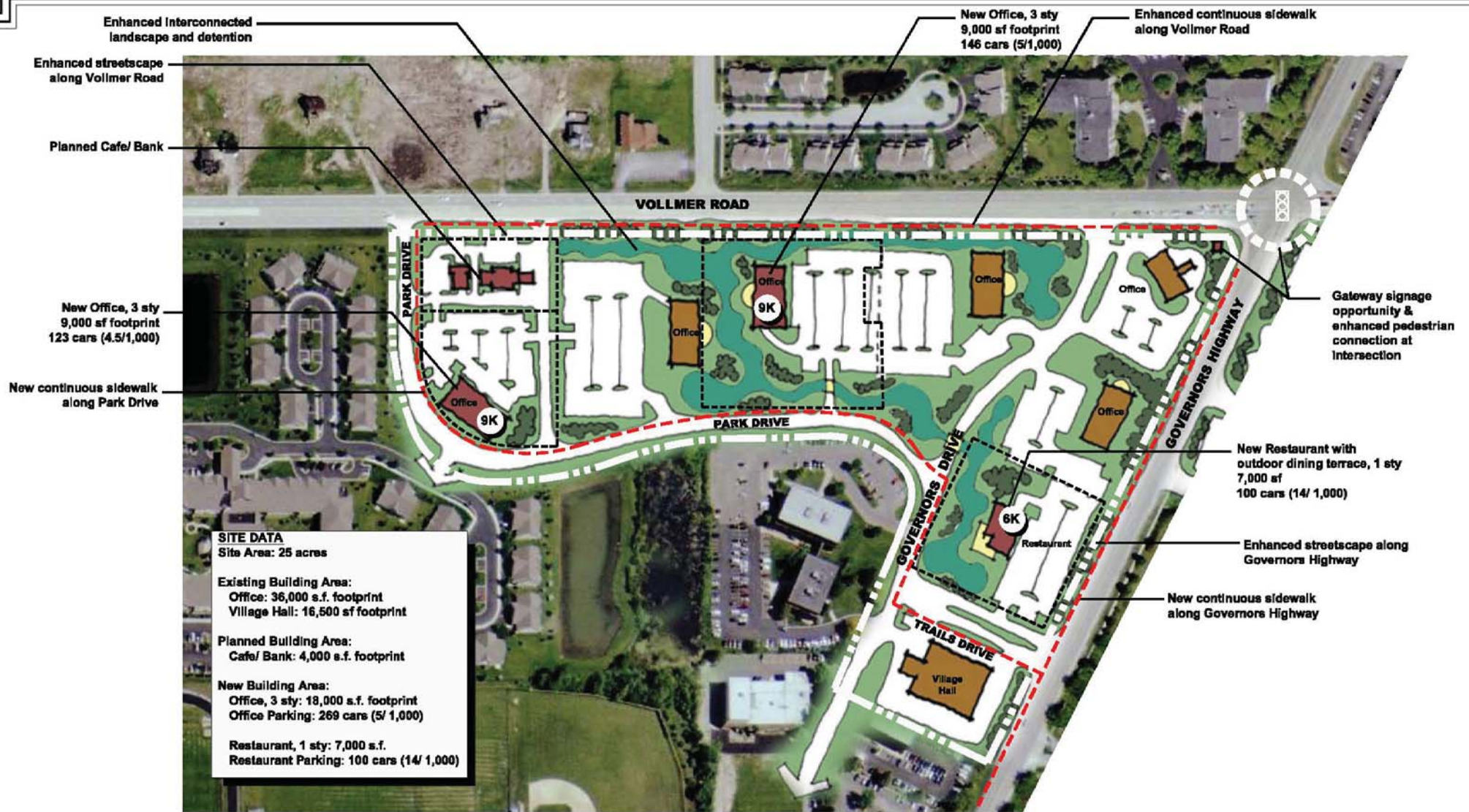


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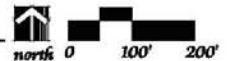
Village of Olympia Fields

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GOVERNORS OFFICE PARK



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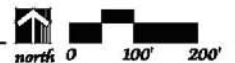
Village of Olympia Fields

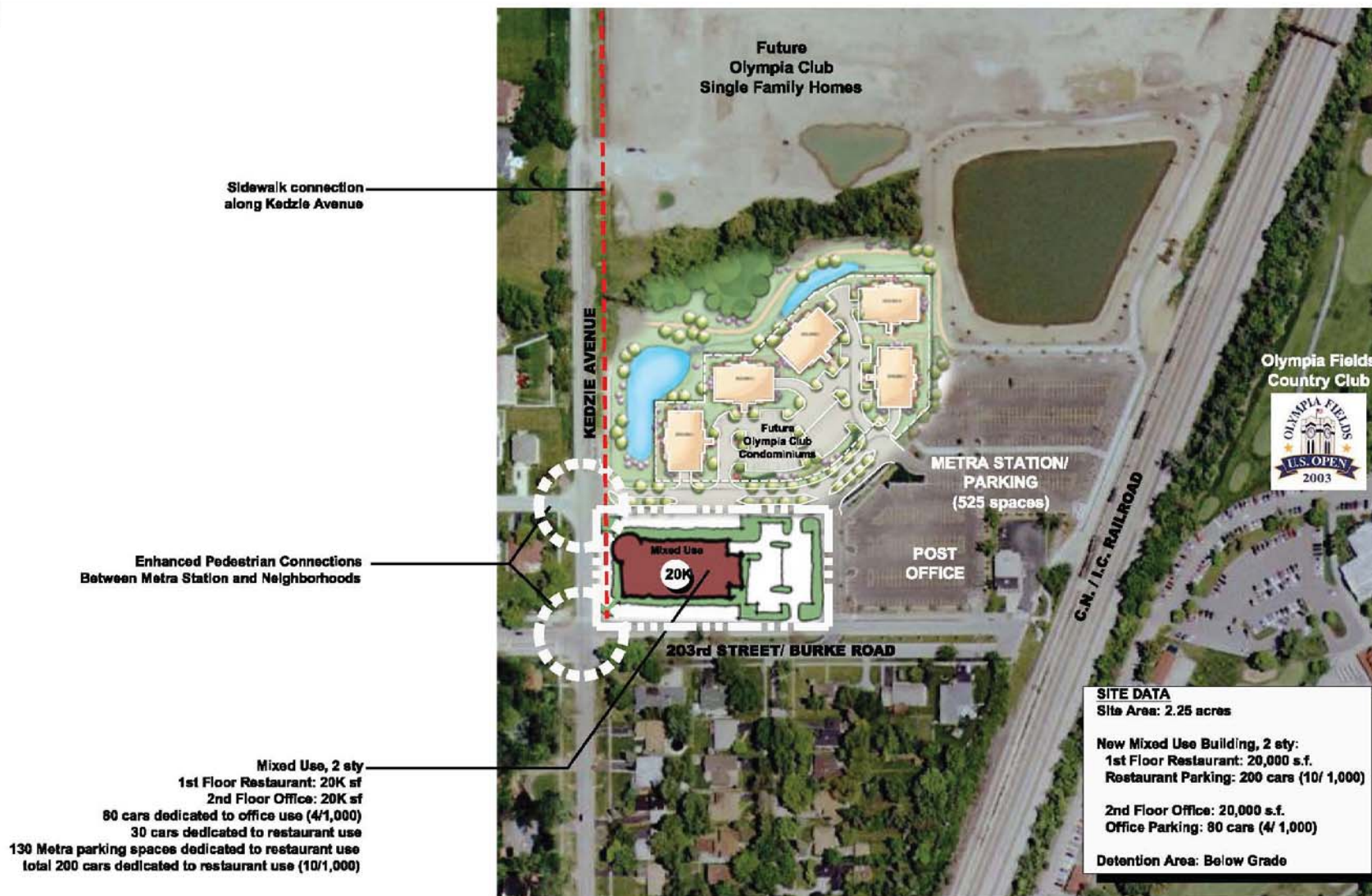
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15 January 2008



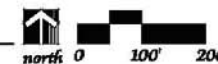


203rd STREET METRA STATION





203rd STREET METRA STATION



OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

Village of Olympia Fields

SHEET 4S
15 January 2008





211th STREET METRA STATION

OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

Village of Olympia Fields

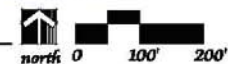
SHEET 5A
15 January 2008



SITE DATA
 Site Area: 14.4 acres
 New Building Area: 42,380 s.f.
 New Automobile Storage Area: 253 cars
 Ratio: 6 cars/ 1,000 s.f.



211th STREET METRA STATION

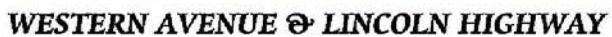


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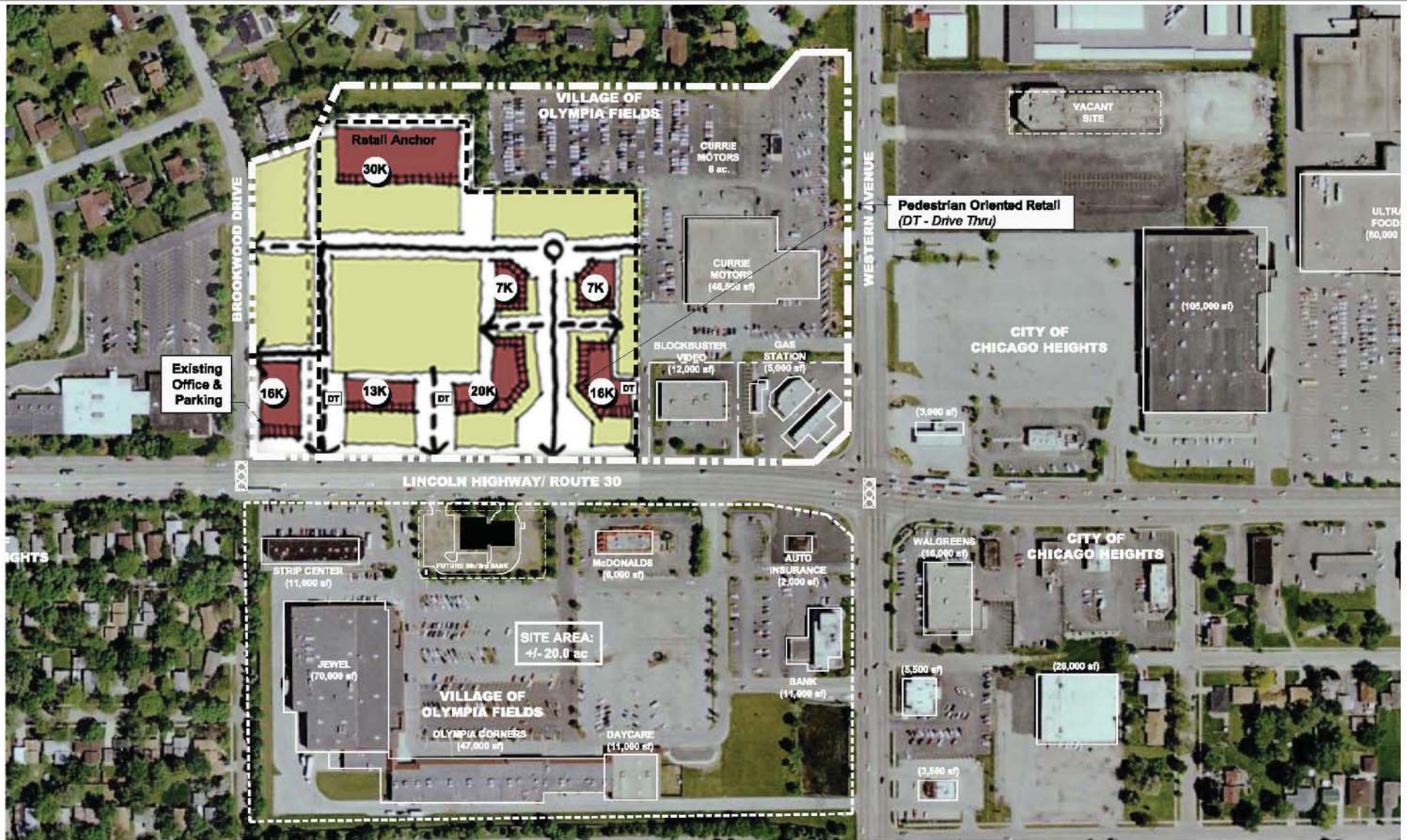
Village of Olympia Fields

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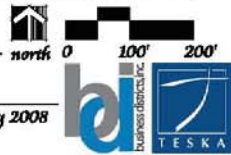
Village of Olympia Fields



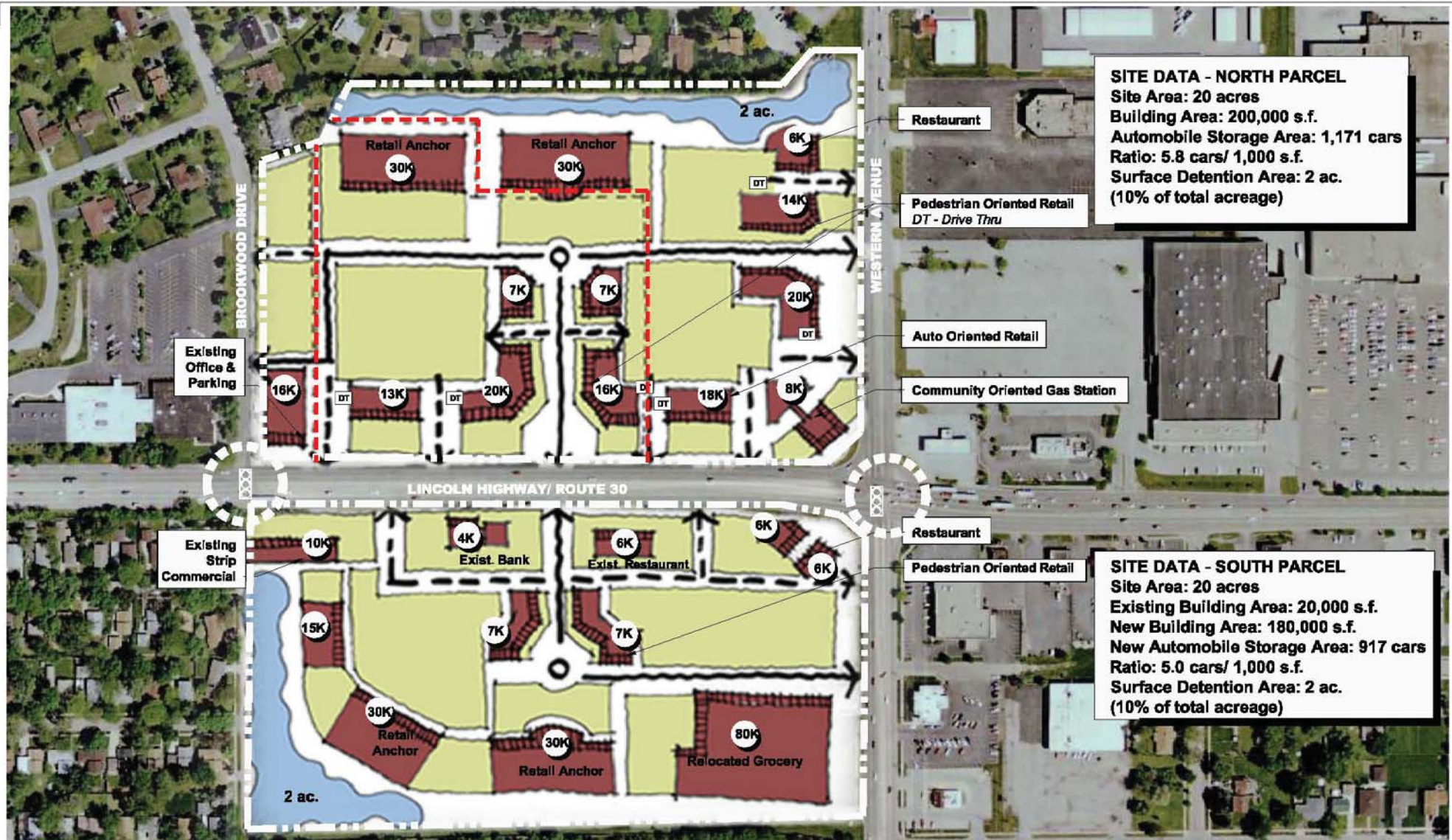
WESTERN AVENUE & LINCOLN HIGHWAY - PHASE 1

OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

Village of Olympia Fields



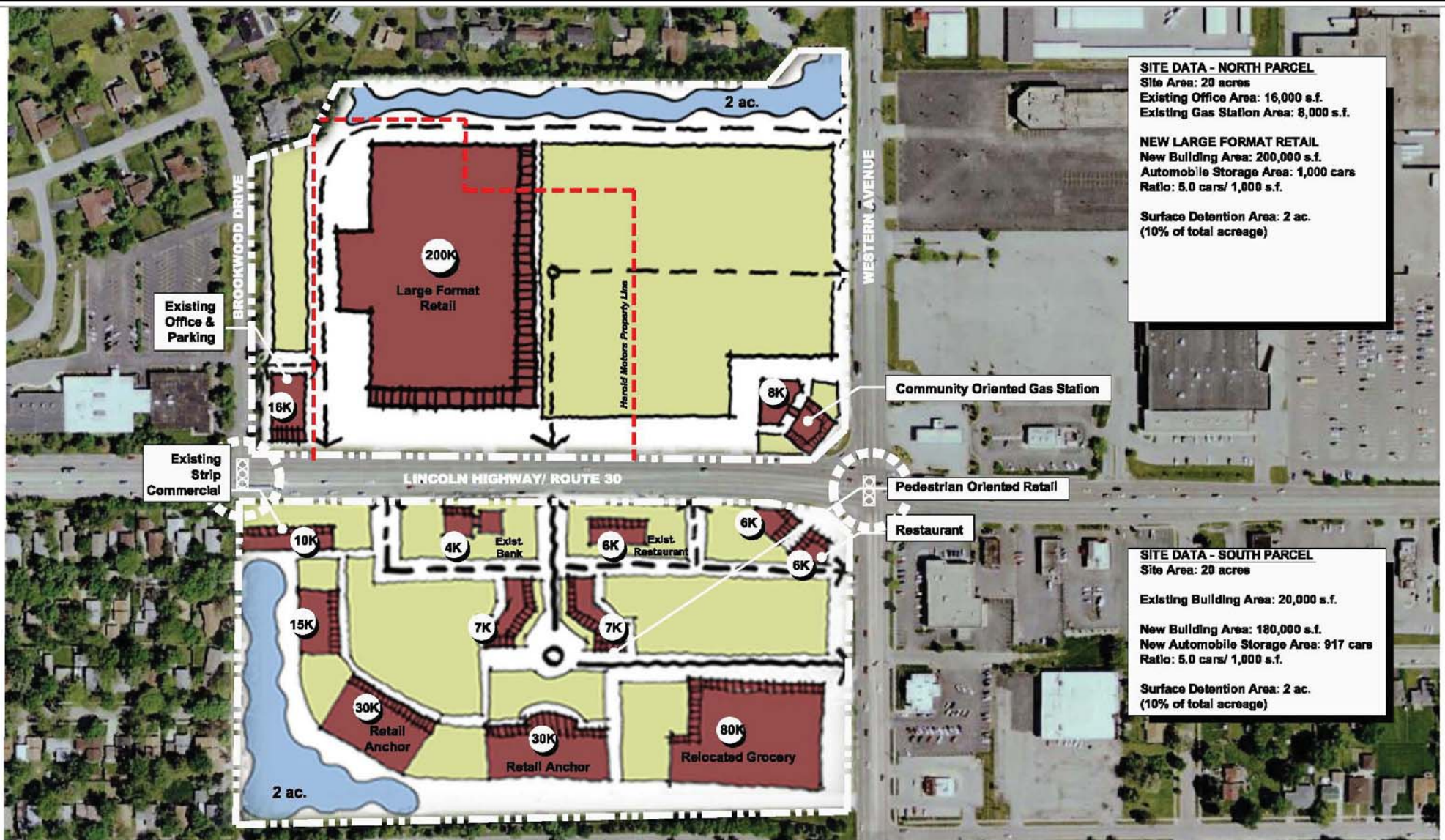
15 January 2008



WESTERN AVENUE & LINCOLN HIGHWAY - ALTERNATIVE 1

OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

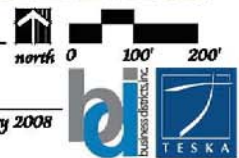
Village of Olympia Fields



WESTERN AVENUE & LINCOLN HIGHWAY - ALTERNATIVE 2

OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

Village of Olympia Fields



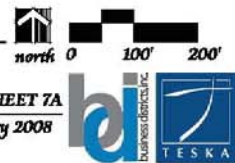
15 January 2008



LINCOLN HIGHWAY & GOVERNORS HIGHWAY

OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

Village of Olympia Fields



SHEET 7A
15 January 2008

PART II

ARCHITECTURAL DESIGN GUIDELINES

ARCHITECTURAL DESIGN GUIDELINES

BUILDING CONTEXT & SITING

DESIGN GOAL

When appropriately sited, retail buildings can be both welcoming and attractive shopping destinations. Building orientation should present an appealing and friendly appearance to both pedestrian and vehicular traffic.

DESIGN OBJECTIVES

Building orientation

- Placement on the site enhances established surrounding neighborhoods and roadway corridors
- Placement of multiple buildings and structures express characteristics appropriate to the surrounding corridors
- Orientation avoids crowding and allows for a functional use of the space(s) between buildings

Main entrance orientation

- Principal entrances are visible and accessible from roadway corridors
- Automobile and pedestrian orientations are functional and visually appealing

Relationship to adjacent development and street setbacks

- Consistent with the existing pattern of public, semipublic and private zones
- Provides for separation and relief from adjacent uses

Pedestrian circulation

- Emphasis on safety and separation from the vehicular traffic
- Importance on comfort and visual quality
- Linkages to established neighborhood areas and pedestrian ways
- Emphasis on universal accessibility

The following photographs illustrate the design objectives stated above. Photographs are organized for the following three categories:

Type A Buildings - greater than 50,000 sf

Type B Buildings - 20,000 sf - 50,000 sf

Type C Buildings - less than 20,000 sf

Type A Buildings

Well landscaped and lighted walkways bring pedestrians into the main building entrance from the adjacent parking area.



The main entrance is oriented towards the primary roadway and is set back behind a landscaped parking lot.



The building is sited behind a landscaped parking lot and with adequate space for pedestrian and vehicular circulation.



Type B Buildings



The orientation of this gas station highlights the pedestrian entrance and seating terrace towards the front. Gas pumps and canopy are located towards the rear.



This drive-thru is oriented towards the side of the building and is separated from the access road by a landscaped median.



Located within the pedestrian arcade, the covered walkway is visually and functionally separated from the parking area.

Type C Buildings

Primary building entrances are oriented towards a main access road and parking area.



Multiple and varied building facades are placed side by side to present an attractive and continuous facade to the main access road.



ARCHITECTURAL DESIGN GUIDELINES

BUILDING MASS & SCALE

DESIGN GOAL

Regardless of building size, retail buildings should be designed to accommodate people in a safe and attractive manner. The articulation of exterior walls and roof structures should contribute to an overall appearance that is both functional and visually appealing.

DESIGN OBJECTIVES

Relationship between building and site

- Reflects the overall size and shape of the site
- Reduced bulk on upper floors
- Oriented to minimize shadowing of nearby existing and off-site uses

Relationship between building and adjacent uses

- Retain a pedestrian scale of development, as experienced from public streets and sidewalks
- Minimize the impact of development on adjacent residential areas
- Provides transition or mitigation of significant changes to scale

Articulation of the building facade

- Contributes to the unity of the Corridor's character without stifling the interest and character derived from variety
- Provides for vertical and horizontal reveals and projections
- Consistency with building style
- Contributes to a minimized perception of bulk
- Allows for interruptions of overall building mass
- Accommodates public and semi-public spaces

Windows and fenestrations

- Consistent with building style
- Respectful of adjoining uses (minimizing intrusion)
- Contributes to neighborhood security
- Enlivens the overall appearance of the building
- Provides visual transition from public to private zones

Rooflines

- Consistent with building style
- Proportionate to nearby structures

Architectural features and details

- Building features such as projections, dormers, columns, awnings, canopies, decks, balconies, belt courses, quoins, lintels, cornices, pediments, arches, and shutters are consistent with the overall building style

The following photographs illustrate the design objectives stated above. Photographs are organized for the following three categories:

Type A Buildings - greater than 50,000 sf

Type B Buildings - 20,000 sf - 50,000 sf

Type C Buildings - less than 20,000 sf

Type A Buildings

The arcaded walkway, recessed exterior walls, awnings and raised planters all contribute to this pedestrian scaled environment adjacent to a large parking area.



The overall building volume is organized into three distinct gabled roof structures, minimizing the overall bulk of the building.

Type B Buildings



The opposing stepped parapet rooflines are visually connected by the twin tower and gateway arch structure.



The corner entrance of this building is enhanced by a gabled roof structure, masonry columns and cupola.

Type C Buildings



The overall building mass is divided into varied segments, mimizing its overall bulk and supporting a pedestrian oriented environment.



A single building is divided into four prominent facades and gabled roofs, presenting an attractive and varied appearance along the roadway corridor.



Variations in facade and roofs create additional interest at the front facade.



This two story building environment is accented by tower structures.

ARCHITECTURAL DESIGN GUIDELINES

BUILDING MATERIALS & DETAILS

DESIGN GOAL

High quality exterior building materials should represent high quality retail goods to the potential retail user. To that end, retail buildings should treat all exposed facades with well defined materials and finishes.

DESIGN OBJECTIVES

Consistency with overall building style

- Durable and easily maintained
- Emphasis on highlighting details
- Minimizing noise within the building as well as noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the surrounding area
- Palette consistent with Corridor continuity

The following photographs illustrate the design objectives stated above. Photographs are organized for the following three categories:

Type A Buildings - greater than 50,000 sf

Type B Buildings - 20,000 sf - 50,000 sf

Type C Buildings - less than 20,000 sf

Type A Buildings



The main facade is enhanced with masonry, divided windows, raised planters, wood trellises and benches creating a pedestrian friendly environment between the main building entrance and parking area.



High quality building materials include full height masonry brick, limestone accents, fabric awnings, sconce lighting and landscape plantings.

Type B Buildings



Building materials include masonry, divided windows, stone cornice and parapet, fabric awnings and scone lighting.



A variety of stone, wood, and aluminum building materials are integrated throughout the facade.



Type C Buildings

Brick masonry, divided windows and aluminum canopies present an attractive contemporary building appearance.



Brick masonry, wood siding, fabric awnings, divided glazing and gooseneck lighting present an attractive traditional building appearance.



Masonry is combined with colorful stucco, white eaves and trim to create an energetic and welcoming building appearance.



PART III

LANDSCAPE & SIGN GUIDELINES

LANDSCAPE & SIGN GUIDELINES

PARKING, CIRCULATION & VEHICULAR AREAS

DESIGN GOAL

Safe and efficient access is critical to the success of retail areas. Site developments should consider a clear hierarchy of vehicular and pedestrian access that would bring patrons from surrounding areas into each retail destination.

DESIGN OBJECTIVES

Surface parking

- Capacity is adequately sized without being excessive
- Location is sited on side or rear of site
- Landscape plantings reduce impact of paved surface and to establish dual use as an amenity
- Organization is safe and logical
- Ingress, egress and turning movements are safely permitted without conflicts with pedestrians or other vehicles.
- Compatibility with existing emergency service equipment
- Limited off-site impacts

Structured parking

- Minimal view of garage doors
- Integration into building design so as to project the image of the building not the vehicular area.

The following photographs illustrate the design objectives stated above.

Photo Examples

Landsaped parking island reduces the amount of pavement and provides automobile screening.



Parking lot layout is oriented to encourage safe pedestrian use towards the main building entrances.



LANDSCAPE & SIGN GUIDELINES

GRADING, DRAINAGE & STORMWATER MANAGEMENT

DESIGN GOALS

Well-designed stormwater management not only promotes environmental stewardship. It also presents an opportunity to integrate landscape features which relate to naturalized waterways such as Butterfield Creek.

Sound stormwater management should consider the entire path of surface runoff including the design of roof structures and appropriate incorporation of rain gardens, bioswales, filter strips, level spreaders and landscaped retention ponds.

DESIGN OBJECTIVES

Stormwater amenities

- Derived from natural conditions
- Integrated into the overall design as an amenity
- Protective of adjacent property
- Blending any proposed grading with the contours of adjacent properties
- Minimizes erosion

The following photographs illustrate the design objectives stated above.



Permeable pavers combined with recessed planted islands slow surface runoff in parking lot areas.

Photo Examples

This naturalized retention pond includes stone edging and groupings of native shrubs and grasses.



This detention basin is framed by a terraced retaining wall and landscape plantings.

LANDSCAPE & SIGN GUIDELINES

BUSINESS SIGNAGE

DESIGN GOALS

Attractive and legible signage is vital to the success of retail areas. Site developments should consider a clear hierarchy of monument, tenant and wayfinding signs that would draw motorists and pedestrians from surrounding areas into each retail destination.

DESIGN OBJECTIVES

Signage family

- Scale is consistent with building height, visible relevant façade area and site
- Lettering is legible without inducing an undue burden or distraction
- Structure is illuminated without glare and is consistent with building lighting
- Sign is safely located so as to minimize pedestrian or vehicular conflicts



An internally lit cabinet sign is accompanied by a field stone base and precast concrete parapet.



This stone monument sign effectively integrates the community name and logo with a changeable copy electronic sign.

Photo Examples

Monument signage attractively presents the development name and tenant names.



Backlit channel signage highlights the attractive features of the building.



Individual tenant signs mounted to the building facade are appropriate for pedestrian oriented retail areas.



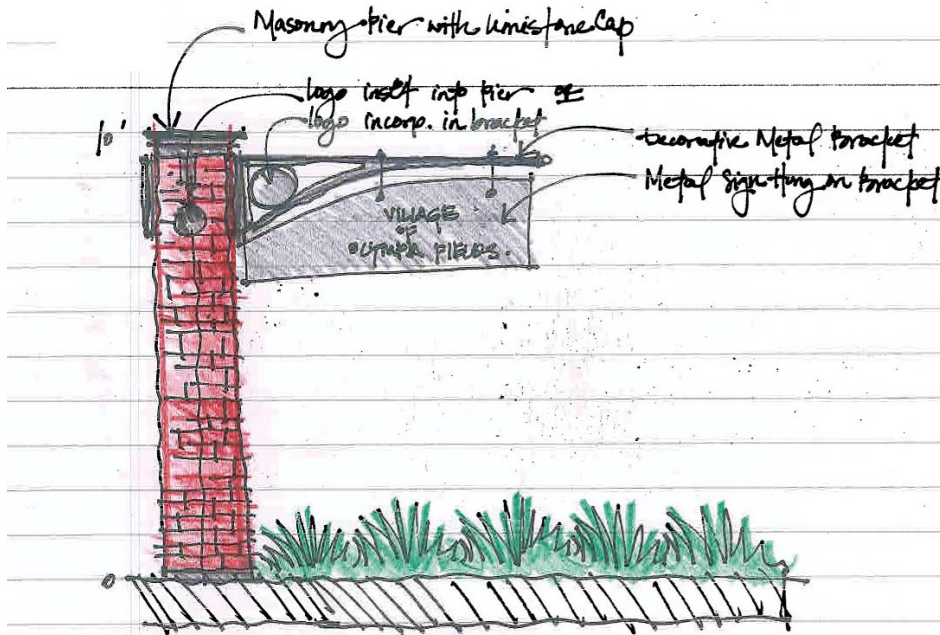
LANDSCAPE & SIGN GUIDELINES

VILLAGE GATEWAY SIGNAGE

DESIGN GOALS

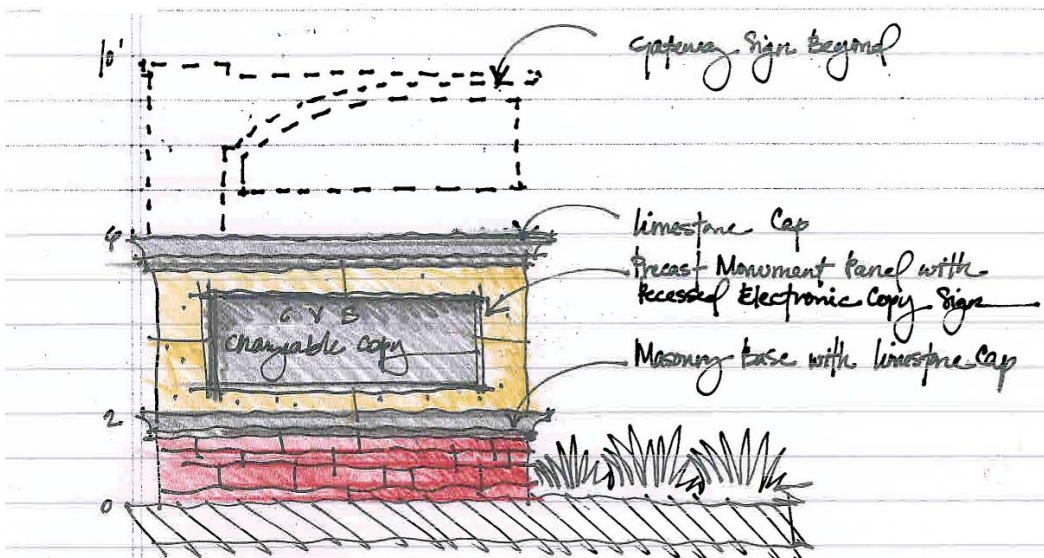
Exciting and vibrant Village Gateway Signage placed at key locations throughout the Village would enhance and attract attention to key Village gateways. The following sign concepts depict various sign types that may be incorporated throughout the Village.

- Separate Business and Village Gateway Sign structures
- Combined Business and Village Gateway Sign structure



SEPARATE BUSINESS AND GATEWAY SIGN CONCEPT

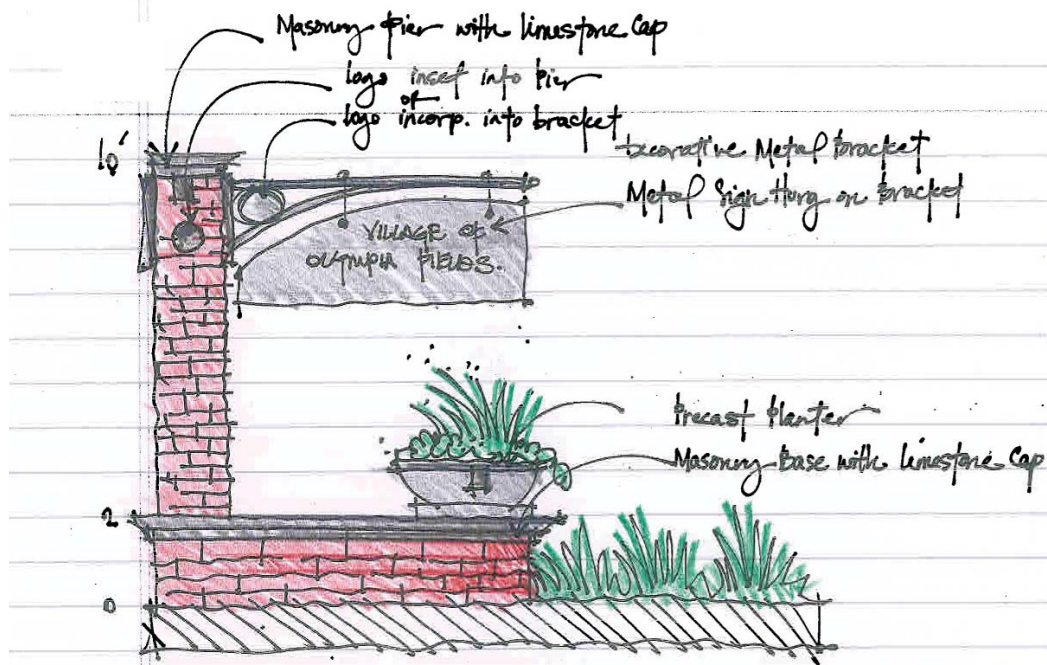
Village Gateway Monument Pier



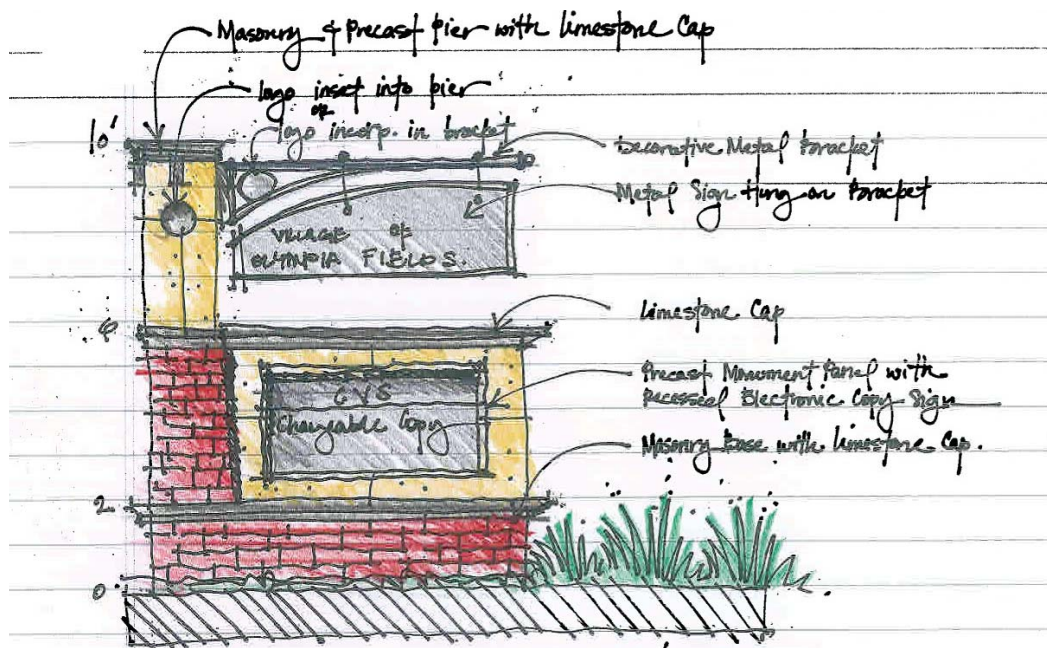
SEPARATE BUSINESS AND GATEWAY SIGN CONCEPT

Business Monument Sign

Village of Olympia Fields - Retail Marketing Strategy & Site Development Action Plan



VILLAGE GATEWAY SIGN CONCEPT



COMBINED VILLAGE & BUSINESS GATEWAY SIGN CONCEPT

LANDSCAPE & SIGN GUIDELINES

GATHERING PLAZAS

DESIGN GOAL

Appropriately located gathering plazas attract shoppers to a retail destination and encourage them to linger. These pedestrian nodes are key opportunities to infuse character and visual appeal into a retail destination.

DESIGN OBJECTIVES

Private landscape zones

- Encourages the creation of open spaces that function as informal gathering places and are focal points for the site users and the surrounding neighborhoods (including terraces, courtyards and plazas)

Public and semi-public landscape zones

- Maintains the distinguishing original qualities or character of the property, structure, or site (including Butterfield Creek, site topography, and existing vegetation)

The following photographs illustrate the design objectives stated above.



Raised planters, decorative paving, annuals planters present a welcoming dining plaza adjacent to this restaurant.

Photo Examples

This central plaza and water feature provides a welcoming gathering space for retail patrons and nearby neighbors.



The rotunda and circular terrace presents a safe and attractive focal feature to the surrounding retail development.



An outdoor corner cafe is framed by the recessed building walls and is accented by decorative lighting, large planters and specialty paving.



LANDSCAPE & SIGN GUIDELINES

LIGHTING

DESIGN GOAL

Well-designed lighting not only promotes safe uses during nighttime. It also presents an opportunity to create ambience and character unique to each shopping destination.

DESIGN OBJECTIVES

Site lighting

- Enhances safety
- Minimizes off-site impact
- Minimizes glare

Building lighting

- Enhances safety
- Accents building details and minimizes bulk
- Integrated into overall design

The following photographs illustrate the design objectives stated above.

An example of the standard Village light pole is located at the Village Hall. Development sites are encouraged to incorporate this Village standard.



Photo Examples

Pole mounted lighting is coordinated with gooseneck lighting mounted to the building facade.



Utilitarian parking lot lighting is coordinated with traditional pole mounted lighting adjacent to the pedestrian walkway. This lighting type is permitted only for buildings larger than 50,000 sf.



Moderate lighting is incorporated into this gas station creating a safe and attractive nighttime appearance.



LANDSCAPE & SIGN GUIDELINES

SERVICE, UTILITIES & MECHANICALS

DESIGN GOAL

Service and utilities are necessary components to retail developments. Although these areas are often not considered part of the overall building appearance, they should be designed, detailed and landscaped to promote an attractive overall aesthetic.

DESIGN OBJECTIVES

- Provide screens or enclosures to prevent views, excessive noises and/ or odors from surrounding properties in a manner that is consistent with the building design
- Incorporate screening for all rooftop mechanical and electrical equipment as an integral part of the building
- Locate utilitarian structures for functionality and convenience
- Incorporate fire suppression

The following photographs illustrate the design objectives stated above.

Photo Examples

Service access is screened by a cluster of evergreen trees.



The masonry wall and wood doors of this service area are integrated into the overall appearance of the building.



LANDSCAPE & SIGN GUIDELINES

LANDSCAPE PLANTINGS

Commercial-Residential Bufferyard Areas

DESIGN GOAL

Where new developments abut existing residential areas, buffering is required to screen associated sights, sounds and smells. Perimeter landscape treatments include access control fencing and landscape plantings.

DESIGN OBJECTIVES

Landscape screening

- Suitability to location, environment, and maintenance considerations
- Provides buffering and appropriate transition to adjacent properties
- Promotes safety through plant selection and location
- Fosters attractive mature landscape appearances through appropriate size, type, location and density of plantings
- Incorporates access control fencing as appropriate to the site and function
- Incorporates neighborhood access as appropriate to the site and function

Photo Examples

The following photographs illustrate the design objectives stated above.



Located along a slope, this bufferyard includes ornamental fencing, masonry piers, evergreen trees, shade trees, ornamental trees and shrub plantings.

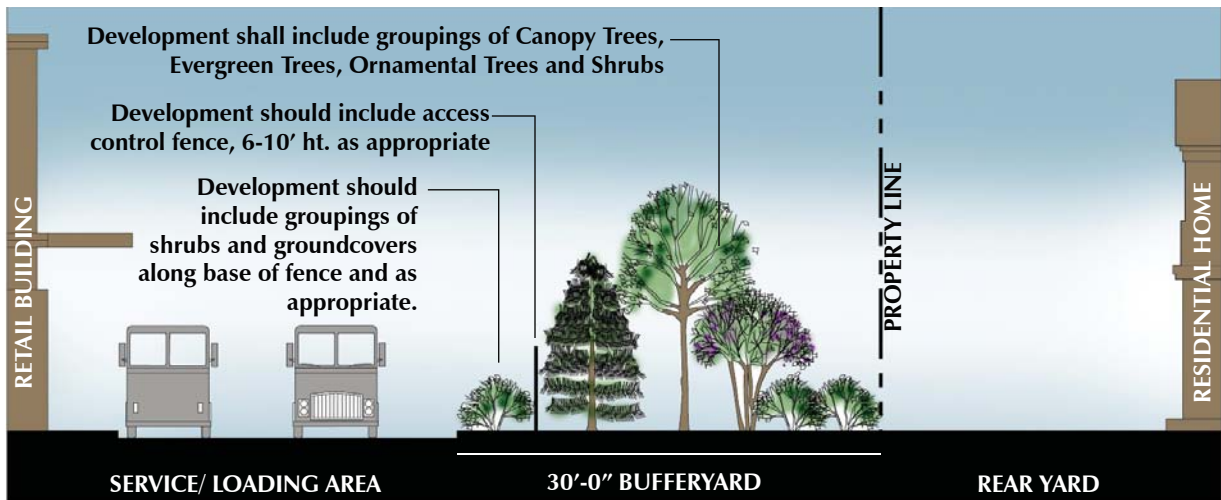


The landscape bufferyard is comprised of evergreen trees, ornamental trees, shade trees, shrubs, and rock outcroppings.



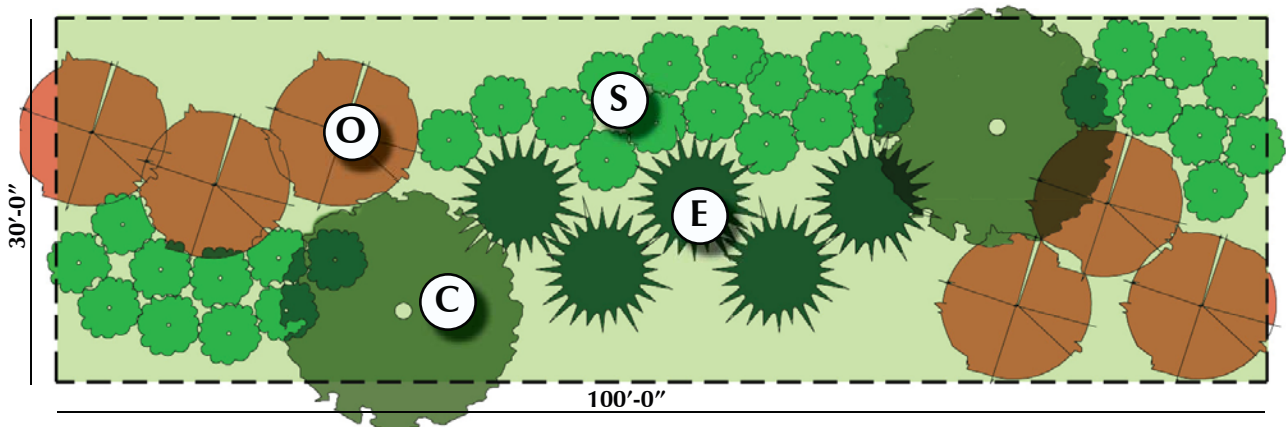
Perimeter parking lot buffering includes evergreen trees, ornamental trees, shade trees and shrub plantings.

Commercial-Residential Bufferyard Diagrams



DIAGRAMMATIC SECTION

Refer to pages 60-65 for recommended plant lists



DIAGRAMMATIC PLAN

Sample 100'-0" bufferyard area

Refer to pages 56-59 for recommended plant lists

KEY

SYMBOL	DESCRIPTION	QUANTITY PER 100 L.F.
C	CANOPY TREE	2
E	EVERGREEN TREE	5
O	ORNAMENTAL TREE	6
S	SHRUB	32

Note: Diagrammatic plan is intended only to represent the quantity of plantings within a commercial-residential bufferyard area. Planting layout and form should be coordinated with the overall development design and features of the development site.

LANDSCAPE & SIGN GUIDELINES

LANDSCAPE PLANTINGS

Perimeter Parking Lot Areas

DESIGN GOAL

Perimeter parking lot areas should be augmented with landscape plantings to provide continuous vehicle screening, visual enhancement and to minimize the effects of the urban heat island. Native landscape plantings should be chosen for their salt and urban tolerance and should include perennial color.

DESIGN OBJECTIVES

Perimeter parking lot landscape enhancement

- Suitability to location, environment, and maintenance considerations
- Provides softening at parking areas, including screening vehicles from view and minimizing the expansive appearance of parking areas
- Promotes safety through plant selection and location
- Fosters attractive mature landscape appearances through appropriate size, type, location and density of plantings
- Incorporates amenities as appropriate to the site and function, such as garden walls and ornamental fences

Photo Examples

The following photographs illustrate the design objectives stated above.

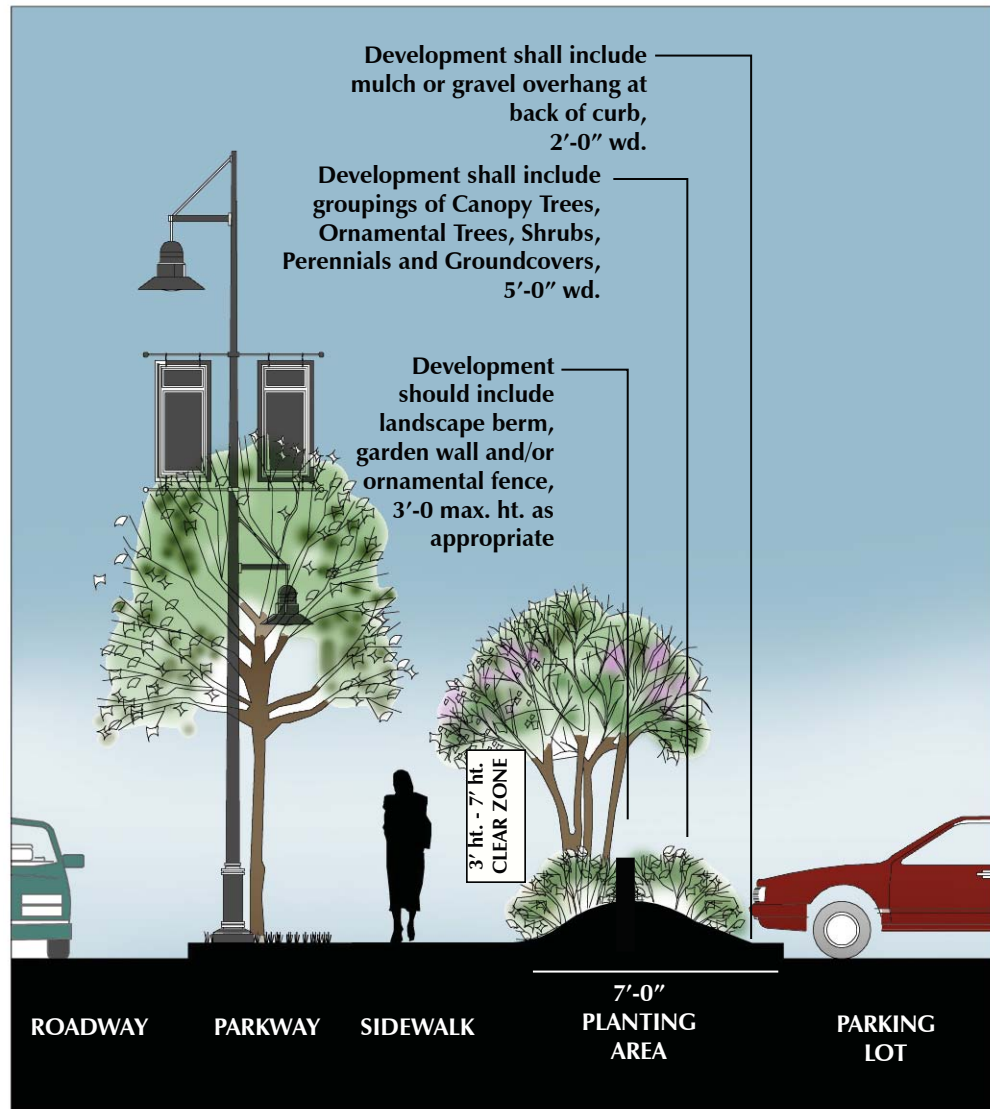


Shrub plantings provide a continuous visual screen to parked vehicles.



A low stone wall is complemented by landscape plantings to create an effective and attractive parking lot screen.

Perimeter Parking Lot Area Diagram



DIAGRAMMATIC SECTION

Refer to pages 60-65 for recommended plant lists

LANDSCAPE & SIGN GUIDELINES

LANDSCAPE PLANTINGS

Interior Parking Lot Areas

DESIGN GOAL

Interior parking lot areas should be augmented with landscape plantings to provide visual enhancement and to minimize the effects of the urban heat island. Native landscape plantings should be chosen for their salt and urban tolerance.

DESIGN OBJECTIVES

Interior parking lot landscape enhancement

- Suitability to location, environment, and maintenance considerations
- Promotes safety through plant selection and location
- Fosters attractive mature landscape appearances through appropriate size, type, location and density of plantings

Photo Examples

The following photographs illustrate the design objectives stated above.

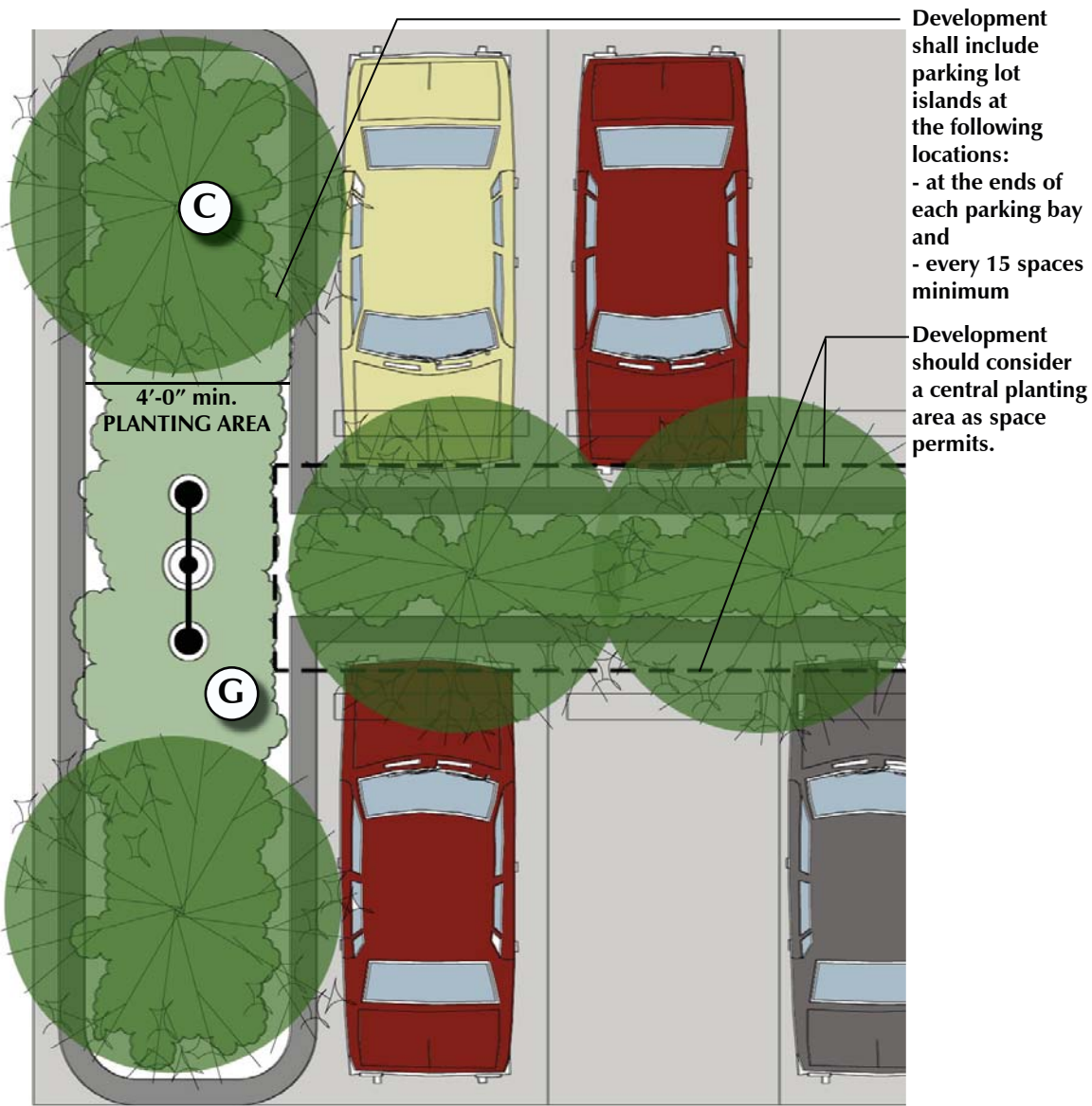


Parking lot islands are landscaped with shade trees, shrub plantings, and perennials.



Planted parking lot islands define the main access drive and soften the edges of the large parking area.

Interior Parking Lot Area Diagram



DIAGRAMMATIC PLAN
Refer to pages 60-65 for recommended plant lists

KEY	
SYMBOL	DESCRIPTION
C	CANOPY TREE
G	GROUNDCOVER/ PERENNIALS/ SHRUBS

Note: Diagrammatic plan is intended to represent minimum standards for parking lot islands. Planting layout and form should be coordinated with the overall development design and features of the development site.

LANDSCAPE & SIGN GUIDELINES

LANDSCAPE PLANTINGS

Foundation Landscape Areas

DESIGN GOAL

Well-designed landscapes can contribute to a safe and attractive shopping destination. Landscape plantings should be functional and attractive. Plantings should provide screening, softening, seasonal color and erosion control as appropriate. Plantings should be located at building facades and at sides and rears of buildings as appropriate.

DESIGN OBJECTIVES

Building and site enhancement

- Suitability to location, environment, and maintenance considerations
- Provides buffering and appropriate transition to adjacent properties
- Promotes safety through plant selection and location
- Fosters attractive mature landscape appearances through appropriate size, type, location and density of plantings
- Incorporates perennial color

Photo Examples

The following photographs illustrate the design objectives stated above.



Outdoor cafe seating is separated from the public walkway with a low landscaped hedge.

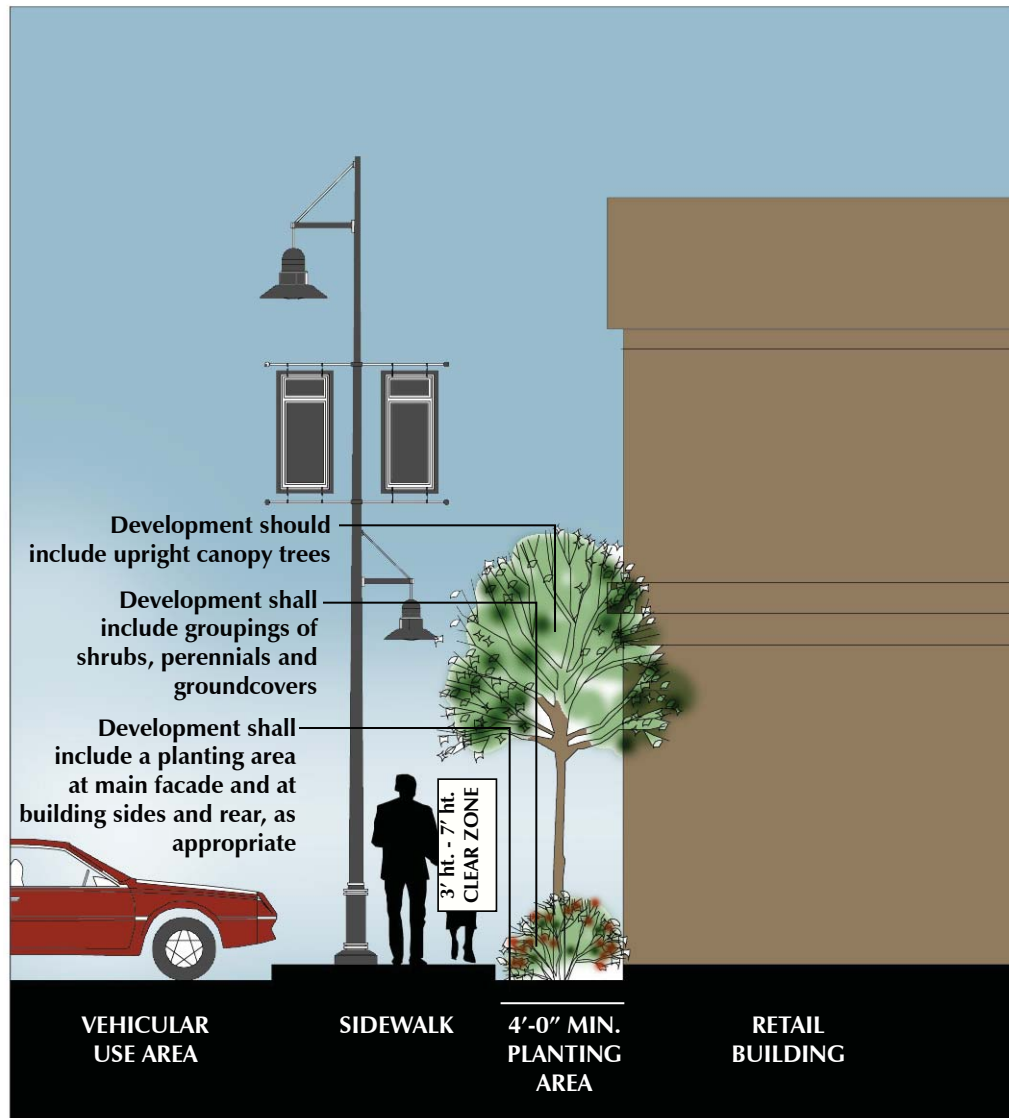


Raised planters filled with mature trees and perennials are complemented by annuals plantings in planter pots.



Public seating area is accented by a generous planting bed, site furnishings and specialty paver banding.

Foundation Landscape Diagram



DIAGRAMMATIC SECTION

Refer to pages 60-65 for recommended plant lists

LANDSCAPE & SIGN GUIDELINES

LANDSCAPE PLANTINGS

Recommended Plant Lists

Commercial-Residential Bufferyard Areas

RECOMMENDED CANOPY TREES

*recommended installation size: 3" caliper minimum
for use in non-vehicular use areas only*

Botanical Name	Common Name
<i>Acer platanoides</i>	Norway maple
<i>Acer saccharinum</i>	Silver maple
<i>Acer saccharum</i>	Sugar maple
<i>Betula nigra</i>	River birch
<i>Betula papyrifera</i>	Paper Birch
<i>Cercidiphyllum japonicum</i>	Katsuratree
<i>Fagus grandifolia</i>	American Beech
<i>Fagus sylvatica</i>	European Beech
<i>Ostrya virginiana</i>	Ironwood
<i>Quercus alba</i>	White Oak
<i>Quercus Rubra</i>	Red Oak
<i>Tillia Americana</i>	American Linden

RECOMMENDED EVERGREEN TREES

*recommended installation size: 8' ht. minimum
for use in property line buffers or site element screens*

Botanical Name	Common Name
<i>Abies concolor</i>	White Fir
<i>Picea abies</i>	Norway Spruce
<i>Picea glauca</i>	White Spruce
<i>Picea glauca</i>	Black Hills Spruce
<i>Picea omorika</i>	Siberian Spruce
<i>Picea pungens</i>	Colorado Spruce and cultivars
<i>Pinus mugo</i>	Swiss Mountain Pine, Mugo Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus strobus</i>	White Pine
<i>Pinus sylvestris</i>	Scots Pine, Scotch Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir

RECOMMENDED UNDERSTORY PLANTINGS*recommended installation size: 6' ht. minimum**for use in property line buffers or site element screens*

Botanical Name	Common Name
<i>Cornus racemosa</i>	Gray Dogwood
<i>Cornus amomum</i>	Silky Dogwood
<i>Cornus mas</i>	Corneliancherry Dogwood
<i>Euonymus alatus</i>	Burning Bush
<i>Euonymus europaeus</i>	European Euonymus
<i>Lindera benzoin</i>	Spicebush
<i>Lonicera fragrantissima</i>	Winter Honeysuckle
<i>Rhus glabra</i>	Smooth Sumac
<i>Rhus typhina</i>	Staghorn Sumac
<i>Syringa reticulata</i>	Japanese Tree Lilac
<i>Viburnum dentatum</i>	Arrowwood Viburnum
<i>Viburnum lantana</i>	Wayfaringtree Viburnum
<i>Viburnum lentago</i>	Nannyberry Viburnum
<i>Viburnum opulus</i>	European Cranberrybush
<i>Viburnum prunifolium</i>	Blackhaw Viburnum
<i>Viburnum trilobum</i>	American Cranberrybush

RECOMMENDED SHRUB PLANTINGS*recommended installation size: 36" spr. minimum**for use in property line buffers or site element screens*

Botanical Name	Common Name
<i>Aronia melanocarpa</i>	Black Chokeberry
<i>Berberis thunbergii</i>	Japanese Barberry
<i>Buxus microphylla koreana</i>	Korean Boxwood
<i>Cornus Sericea</i>	Redosier Dogwood
<i>Cotoneaster muliflorus</i>	Many-Flowered Cotoneaster
<i>Euonymus fortunei 'Saxoxie'</i>	Sarcoxie Wintercreeper
<i>Forsythia 'Bonxensis'</i>	Bronx Forsythia
<i>Forsythia x intermedia</i>	Border Forsythia
<i>Ilex verticillata</i>	Winterberry
<i>Ilex x meservae</i>	Blue Holly
<i>Juniperus chinensis</i>	Chinese Junipers
<i>Juniperus horizontalis</i>	Dwarf Creeping Juniper
<i>Ligustrum x vicaryi</i>	Golden Vicary Privet
<i>Potentilla fruticosa</i>	Potentilla
<i>Rhus aromatica 'Gro-Low'</i>	Grow Low Sumac
<i>Ribes Alpinum</i>	Alpine Currant
<i>Sambucus canadensis</i>	Elderberry
<i>Spirea japonica</i>	Japanese Spirea
<i>Spirea x bumalda</i>	Bumald Spirea
<i>Syringa meyeri</i>	Meyer's Lilac
<i>Syringa patula 'Ms. Kim'</i>	Miss Kim Korean Lilac
<i>Taxus cuspidata</i>	Japanese Yew
<i>Taxus x media 'Tauntonii'</i>	Taunton Yew
<i>Viburnum carlesii 'Compacta'</i>	Dwarf Koreanspice Viburnum
<i>Viburnum trilobum 'Compactum'</i>	Compact American Cranberrybush
<i>Viburnum trilobum 'Hahs'</i>	Hahs American Cranberrybush

LANDSCAPE & SIGN GUIDELINES

LANDSCAPE PLANTINGS

Recommended Plant Lists

Parking Lot Plantings/ Foundation Plantings

RECOMMENDED CANOPY TREES (taller than 30'-0" ht.)

recommended installation size: 3" caliper minimum

for use where overhead wires do not exist

Botanical Name	Common Name
<i>Acer x freemanii</i>	Freeman Maple
<i>Acer platanoides</i> cultivars	Norway Maple
<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple
<i>Acer saccharum</i> 'Wright Brothers'	Wright Brothers Sugar Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Aesculus hippocastanum</i>	Common Horsechestnut
<i>Carya ovata</i>	Shagbark Hickory
<i>Celtis occidentalis</i>	Common Hackberry
<i>Celtis occidentalis</i> 'Prairie Pride'	Prairie Pride Hackberry
<i>Corylus columna</i>	Turkish Filbert
<i>Ginkgo biloba</i> (male only spp.)	Male Ginkgo Varieties
<i>Gleditsia triacanthos inermis</i> spp.	Honeylocust Varieties
<i>Gymnocladus dioica</i>	Kentucky Coffeetree
<i>Juglans nigra</i>	Black Walnut
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tulip Tree, Yellow Poplar
<i>Ostrya virginiana</i>	Ironwood
<i>Phellodendron amurense</i>	Amur Corktree
<i>Quercus alba</i>	White Oak
<i>Quercus bicolor</i>	Swamp White Oak
<i>Quercus imbricaria</i>	Shingle Oak
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus muehlenbergii</i>	Chinquapin Oak
<i>Quercus robur</i>	English Oak
<i>Quercus rubrum</i>	Red Oak
<i>Tilia americana</i> spp.	American Linden Varieties
<i>Ulmus carpinifolia</i> 'Accolade'	Accolade Smoothleaf Elm
<i>Ulmus carpinifolia</i> 'Homestead'	Homestead Smoothleaf Elm
<i>Ulmus carpinifolia</i> 'Regal'	Regal Smoothleaf Elm
<i>Zelkova serrata</i>	Zelkova
<i>Zelkova serrata</i> 'Greenvase'	Greenvase Zelkova

UNACCEPTABLE TREES

Espalier or topiary: geometrical plant forms achieved through pruning which are contrary to natural form

Dwarf or small scale: trees which grow taller than 3'-0" but cannot be undertrimmed to a minimum height of 7'-0"

Topped or dehorned: trees with most of the crown removed, such that the main branches end abruptly in stubs

The following tree species and varieties are unacceptable;

conifers or needle evergreens are unacceptable

trees with thorns are unacceptable

trees which drop messy fruits are unacceptable

Botanical Name	Common Name
<i>Acer negundo</i>	Box Elder
<i>Acer saccharinum</i>	Silver Maple
<i>Aesculus spp.</i>	Buckeye species
<i>Ailanthus altissima</i>	Tree-of-Heaven
<i>Castanea spp.</i>	Chestnut
<i>Catalpa spp.</i>	Catalpa species
<i>Eleagnus angustifolia</i>	Russian Olive
<i>Fraxinus spp.</i>	Ash species
<i>Ginkgo biloba (female)</i>	Female Ginkgo
<i>Halesia spp.</i>	Silverbell species
<i>Maclura pomifera</i>	Osage Orange
<i>Morus spp.</i>	Mulberry species
<i>Oxydendrum spp.</i>	Sourgum species
<i>Populus spp.</i>	Poplar, Cottonwood, Aspen
<i>Prunus spp.</i>	Cherry, Peach, Plum
<i>Rhamnus spp.</i>	Buckthorn species
<i>Robinia spp.</i>	Black Locust
<i>Salix spp.</i>	Willow species
<i>Sorbus spp.</i>	Mountain Ash

RECOMMENDED ORNAMENTAL TREES

recommended installation size: 6' ht. minimum

Botanical Name	Common Name
<i>Amelanchier spp.</i>	Serviceberry Varieties
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Cornus mas 'Golden Glory'</i>	Golden Glory Cornelian Cherry
<i>Crataegus crusgalli 'Inermis'</i>	Dogwood
<i>Magnolia spp.</i>	Thornless Cockspur Hawthorn
<i>Malus spp.</i>	Magnolia Varieties
<i>Pyrus spp.</i>	Crabapple Varieties
<i>Syringa reticulata 'Ivory Silk'</i>	Ornamental Pear Varieties
	Japanese Tree Lilac

RECOMMENDED CANOPY TREES (30'-0" max. ht.)

recommended installation size: 3" caliper minimum

for use where overhead wires exist

Botanical Name	Common Name
<i>Acer Ginnala</i>	Amur Maple
<i>Amelanchier canadensis</i>	Serviceberry
<i>Carpinus carolinia</i>	American Hornbeam
<i>Cercis canadensis</i>	Redbud
<i>Cornus mas</i>	Corneliancherry Dogwood
<i>Cornusmas alternifolia</i>	Pagoda Dogwood
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Crataegus crus-galli</i>	Cockspur Hawthorn
<i>Hammamelis virginiana</i>	Witch Hazel
<i>Malus sp.</i>	Flowering Crab Varieties
<i>Ostrya virginiana</i>	Ironwood
<i>Syringa reticulata spp.</i>	Japanese Tree lilac Varieties
<i>Viburnum lentago</i>	Nannyberry
<i>Viburnum prunifolium</i>	Blackhaw Viburnum

RECOMMENDED CANOPY TREES (narrow upright varieties)

recommended installation size: 3" caliper minimum

upright varieties for use as foundation plantings

Botanical Name	Common Name
<i>Carpinus betulus 'Fastigiata'</i>	Upright Hornbeam
<i>Ginkgo biloba 'Fastigiata'</i>	Upright Ginkgo
<i>Pyrus calleryana 'Redspire'</i>	Redspire Pear
<i>Quercus robur 'Fastigiata'</i>	Upright English Oak
<i>Tilia americana 'Fastigiata'</i>	Pyramidal American Linden

LANDSCAPE & SIGN GUIDELINES

LANDSCAPE PLANTINGS

Recommended Plant Lists

Parking Lot Plantings/ Foundation Plantings (continued)

RECOMMENDED SHRUB PLANTINGS (3'-0" max. ht.)	
<i>recommended installation size: 36" spr. minimum</i>	
<i>salt and urban tolerant</i>	
<i>3' max height at maturity</i>	
Botanical Name	Common Name
Taxus cuspidata 'Nana'	Dwarf Japanese Yew
Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry
Berberis thunbergii atropurpurea 'Nana'	Crimson Pygmy Barberry
Berberis thunbergii 'Intermedia'	Intermedia Barberry
Cornus pumila	Dwarf Red Tipped Dogwood
Cornus sericea 'Kelsey'	Kelsey's Dwarf Dogwood
Cotoneaster horizontalis hessei	Rockspray Cotoneaster
Forsythia viridissima Bronxensis'	Bronx Forsythia
Hypericum frondosum 'Sunburst'	Sunburst Hypericum
Hypericum prolificum	Shrubby St. Johnswort
Hypericum kalmianum	Kalm St. Johnswort
Ilex verticillata 'Red Sprite'	Red Sprite Sparkleberry Winterberry
Itea virginica 'Little Henry'	Little Henry Virginia Sweetspire
Lonicera x 'Emerald Mound'	Emerald Mound Honeysuckle
Rhus aromatica 'Gro-Low'	Gro-low Fragrant Sumac
Ribes alpinum 'Green Mound'	Dwarf Alpine Currant
Rosa spp.	Dwarf Rose Varieties
Spiraea spp.	Spiraea Varieties
Viburnum opulus 'Nanum'	Dwarf European Cranberrybush
Weigela florida	Weigela

RECOMMENDED PERENNIAL PLANTINGS	
<i>recommended installation size: 1 gal. salt and urban tolerant</i>	
Botanical Name	Common Name
Achillea spp.	Yarrow Varieties
Alchemilla mollis	Lady's Mantle
Aster spp.	Aster Varieties
Astilbe spp.	Astilbe Varieties
Chasmanthium latifolium	Northern Sea Oats
Coreopsis verticillata 'Zagreb'	Threadleaf Tickseed
Dianthus spp.	Dianthus Varieties
Echinacea spp.	Coneflower Varieties
Geranium spp.	Cranesbill Varieties
Helictotrichon sempervirens	Blue Oat Grass
Heliopsis spp.	False Sunflower Varieties
Hemerocallis spp.	Daylily Varieties
Hosta spp.	Hosta Varieties
Iris spp.	Iris Varieties
Liatis spicata 'Kobold'	Kobold Gayfeather
Liriope spicata	Lily Turf
Nepeta 'Walkers Low'	Walkers Low Catmint
Pennisetum alopecuroides	Fountain Grass
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
Rudbeckia spp.	Black-Eyed Susan Varieties
Salvia spp.	Salvia Varieties
Veronica spp.	Veronica Varieties

RECOMMENDED GROUNDCOVER PLANTINGS	
<i>recommended installation size: 1 qt. or 2-1/2" pot salt and urban tolerant</i>	
Botanical Name	Common Name
Euonymus fortunei coloratus	Purpleleaf Wintercreeper
Fragaria spp.	False Strawberry
Hedera helix spp.	English Ivy Varieties
Pachysandra terminalis	Japanese Spurge
Parthenocissus quinquefolia	Virginia Creeper
Vinca minor	Periwinkle
Waldsteinia termata	Barren Strawberry

PART IV

APPLICATION OF THE DESIGN GUIDELINES

Sample Enhancement Project - Olympia Square

The design guidelines stated above are applied to Olympia Square, the commercial property located at the southeast corner of Governors Highway and Vollmer Road.

Design recommendations for enhancements to this existing commercial property include the following:

BUILDING ENHANCEMENTS

- *Facade Treatments*
- *Tenant Sign Improvements*

SITE ENHANCEMENTS

- *Signage Enhancements*
- *Perimeter and Interior Parking Lot Landscape Enhancements*
- *Lighting Improvements*
- *Pedestrian Pavement Enhancements*
- *Ornamental Plantings*

SITE & FACADE ENHANCEMENT DESIGN PRINCIPLES



SITE SIGNAGE TREATMENTS

Modified Existing Tenant Sign:

- Enhanced Exterior Sign Materials
- Updated Lighting
- Ornamental Landscaping

New Monument Sign:

- Digital Changeable Message Center
- Decorative Exterior Sign Materials
- Updated Lighting
- Updated Landscaping



PERIMETER PARKING LOT TREATMENTS

- Ornamental Plantings and Groundcovers
- Decorative Lighting



INTERIOR PARKING LOT TREATMENTS

- Enhanced Pedestrian Pavements
- Ornamental Parking Lot Island Plantings
- Decorative Lighting



FACADE TREATMENTS

- Enhanced Exterior Wall Materials
- Improved Wall Mounted Signage
- Decorative Lighting
- Site Furnishings
- Ornamental Planters



OVERALL SITE PLAN AND SIGNAGE LOCATIONS

LETTER HEIGHT VISIBILITY AND RECOMMENDED VIEWING DISTANCES ADAPTED FROM CALTRANS DESIGN MANUAL



OLYMPIA SQUARE MALL - SITE & FACADE ENHANCEMENT MASTER PLAN CONCEPTS

Olympia Square Tenants Association
Village of Olympia Fields

SHEET 1 OF 8
16 August 2006





EXISTING TENANT SIGN

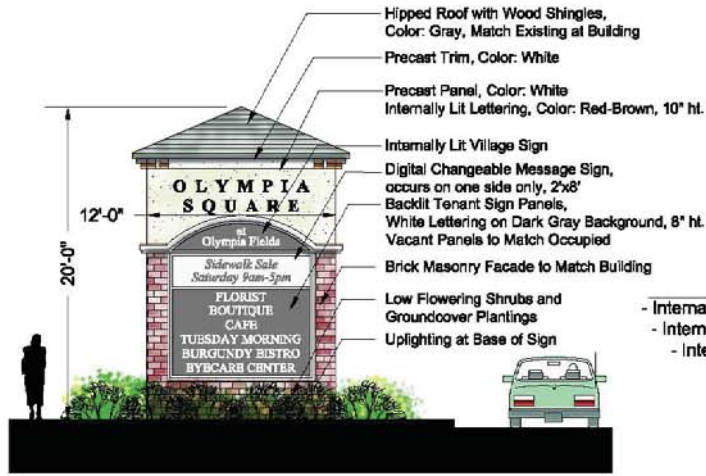


EXISTING TENANT SIGN ENHANCEMENTS

MODIFIED EXISTING TENANT SIGN CONCEPTS

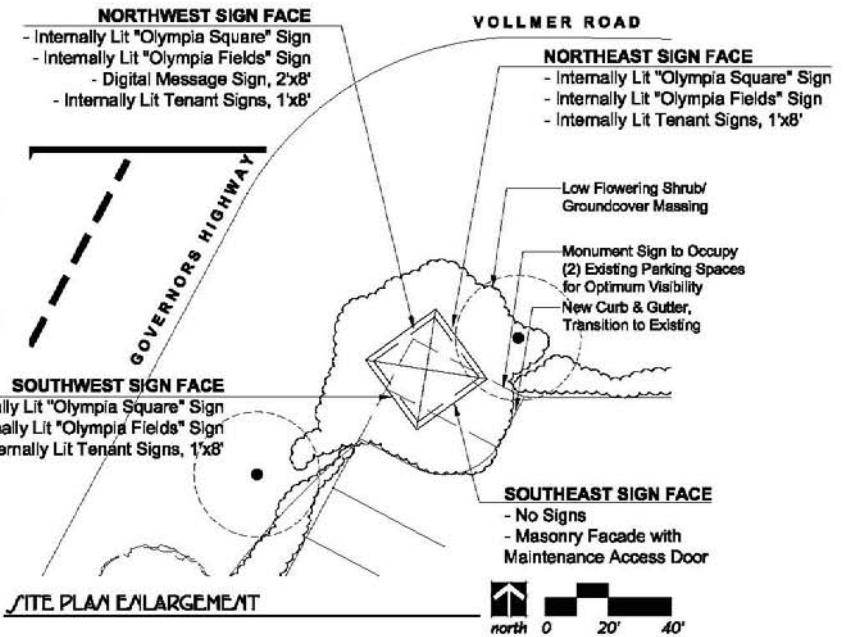


EXAMPLE MONUMENT SIGN



PROPOSED NEW MONUMENT SIGN

MONUMENT SIGN CONCEPTS

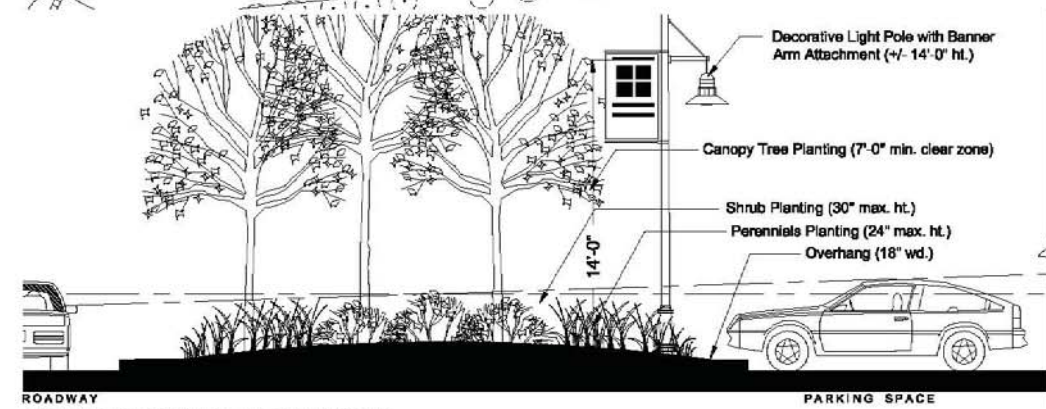
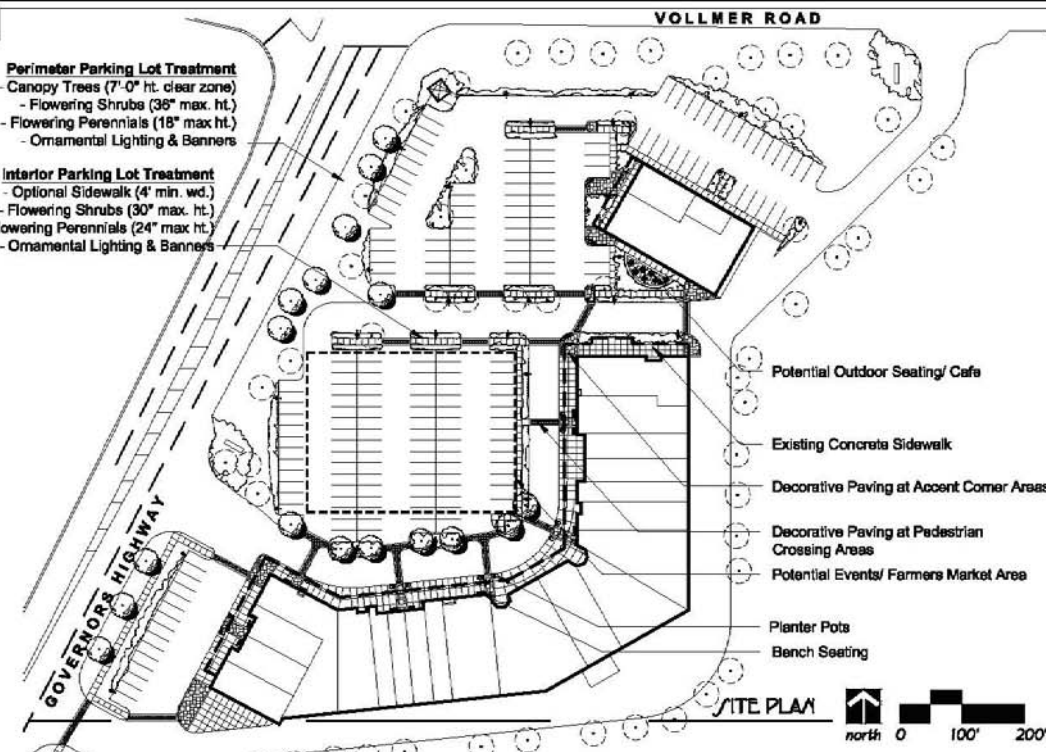


OLYMPIA SQUARE MALL - SITE & FACADE ENHANCEMENT MASTER PLAN CONCEPTS

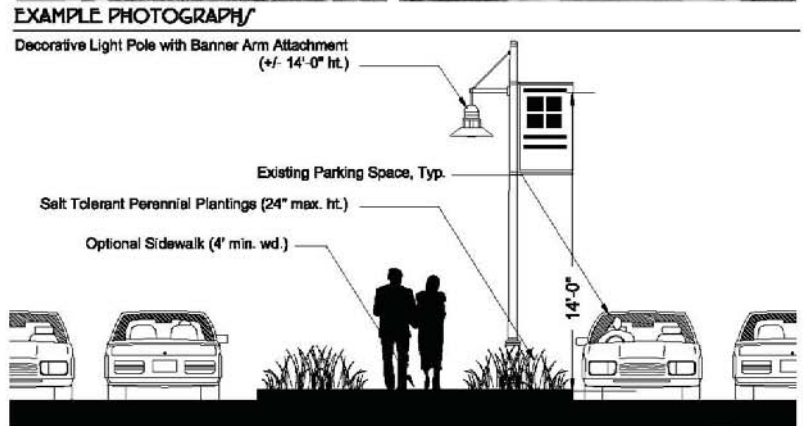
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Village of Olympia Fields

SHEET 2 OF 8
16 August 2006

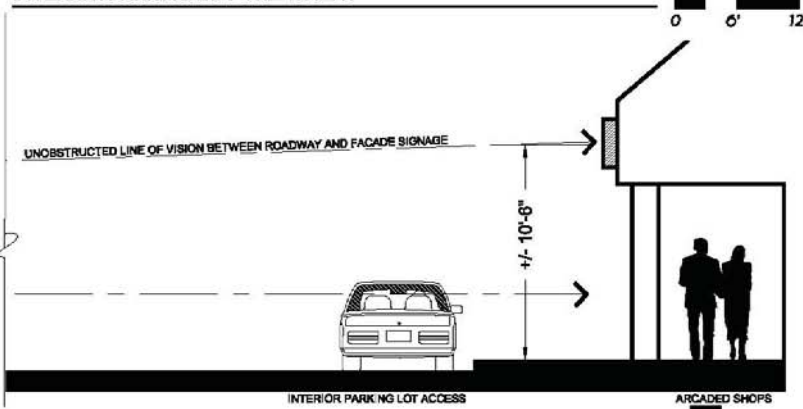




PERIMETER PARKING LOT TREATMENT



INTERIOR PARKING LOT TREATMENT

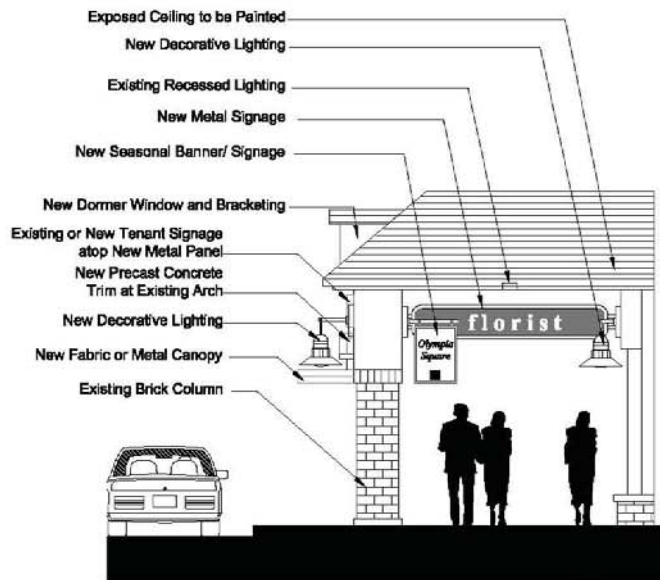


INTERIOR PARKING LOT ACCESS

OLYMPIA SQUARE MALL - SITE & FACADE ENHANCEMENT MASTER PLAN CONCEPTS

Olympia Square Tenants Association
Village of Olympia Fields





FACADE TREATMENT - SECTION VIEW

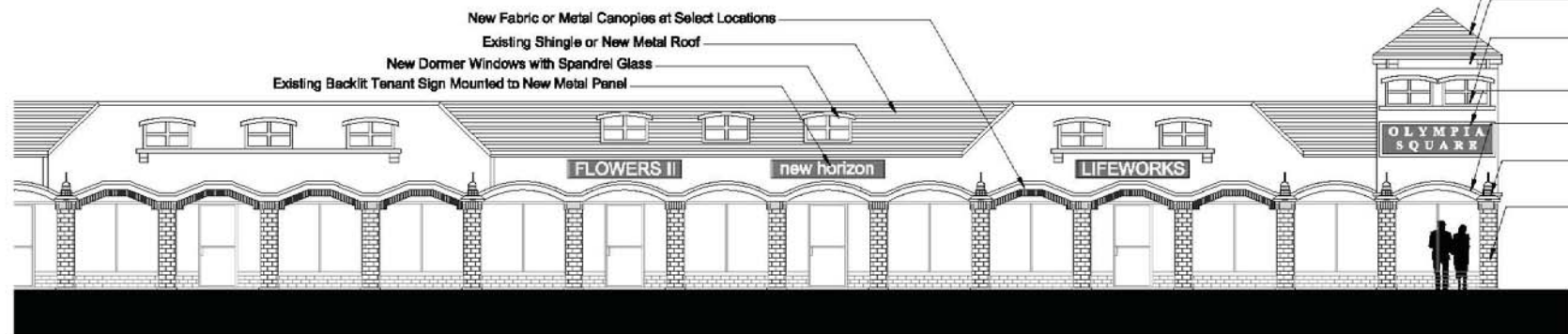
0 6' 12'



EXISTING PHOTOGRAPH



EXAMPLE PHOTOGRAPH



FACADE TREATMENT - ELEVATION VIEW

0 10' 20'

OLYMPIA SQUARE MALL - SITE & FACADE ENHANCEMENT MASTER PLAN CONCEPTS

Olympia Square Tenants Association
Village of Olympia Fields

SHEET 4 OF 8
16 August 2006





precast concrete unit paver examples inset into concrete walks and asphalt parking areas

mfr: Unilock

PAVING PRODUCTS



wall mounted banner example



arched canopy examples

BANNERS AND AWNINGS PRODUCTS



fiber cement shingles



standing seam metal

ROOF PRODUCTS



wall mounted & pole mounted lighting examples

mfr: Lumac

model: Domus

LIGHTING PRODUCTS



existing pole mounted light at

Olympia Fields Metro Station



lightweight polyethylene planter examples

mfr: Landscape Forms

model: Rosa

SITE FURNISHING PRODUCTS



bench - metal frame with wood seat and back

mfr: Landscape Forms

model: Plainwell



trash receptacle - metal frame with wood slats

mfr: Landscape Forms

model: Plainwell

CANOPY TREES



Japanese Zelkova
(Zelkova serrata)



Kentucky Coffeetree
(Gymnocladus dioica)



Thornless Honeylocust
(Gleditsia triacanthos)

LANDSCAPE PLANTING

PERENNIAL



Daylilies
(Hemerocallis spp.)

Autumn Joy / edum
(/edum 'Autumn Joy')

Catmint
(Nepeta faassenii)

Moonbeam Coreopsis
(Coreopsis 'Moonbeam')



Boxwood
(Buxus spp.)



Crimson Pygmy Barberry
(Berberis thunbergii 'Nana')



Hessei Cotoneaster
(Cotoneaster x 'Hessei')



Dwarf Fountain Grass
(Pennisetum alopecuroides 'Hameln')



Ice Dance / edge
(Carex 'Ice Dance')



Gro-Low / yucca
(Yucca aromatica 'Gro-Low')

GRASSES / GROUNDCOVER

OLYMPIA SQUARE MALL - SITE & FACADE ENHANCEMENT MASTER PLAN CONCEPTS

Olympia Square Tenants Association
Village of Olympia Fields

SHEET 5 OF 8

16 August 2006





OLYMPIA QUADE HALL - SITE & FACADE DEVELOPMENT MASTER PLAN
 Olympia Quade Hall Association
 Village of Olympia, WA

FACADE CONCEPT A

