



OLYMPIA DESIGN REVIEW BOARD
Recommendation

DETAIL DESIGN REVIEW

Community Planning & Development
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Date: November 20, 2013

To:

<input checked="" type="checkbox"/>	BUILDING OFFICIAL
<input type="checkbox"/>	SITE PLAN REVIEW COMMITTEE

Meeting Date: November 14, 2013

Time: 6:30 - 7:10 PM

FROM: MCCOY, CATHERINE

PROJECT NAME: MCDONALD'S (at COOPER POINT) PROJECT No.: 13-0070

PROJECT ADDRESS: 1335 COOPER PT RD SW

PROJECT DESCRIPTION: Construction of 4,550 sq.ft. of building area including a drive-thru restaurant, parking spaces for 46 vehicles, and 9,058 sq.ft. of new landscaping, on a 37,727 sq.ft. development site.

APPLICANT: Adam Brandenburg, McDonald's USA, LLC; 12131 113th Ave NE #103, Kirkland WA 98034

AUTHORIZED REPRESENTATIVE: Janelle Taflin, PACLAND; 11711 SE 8th ST STE 303, Bellevue WA 98005

ATTENDEES: P = Present; A = Absent; X = Excused

P	THOMAS CARVER, Chair (Architect)	E	DAVID GOULARTE (Citizen at Large)	P	ANGELA RUSH (Citizen at Large)
E	JANE LACLERGUE, Vice-chair (Business Development)	P	JAMI HEINRICHER (Citizen at Large)		CARI HORNBEIN (Senior Planner)
E	DUANE EDWARDS (Landscape Architect)	P	JOSEPH LAVALLE (Citizen at Large)		STEVE FRIDDLE (Principal Planner)
P	ROBERT FINDLAY (Architect)	P	DARRELL HOPPE (Planning Commission Liaison)	P	CATHERINE MCCOY (Associate Planner)

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: The revised Architectural Plan Set, October 16, 2013; A set of supplemental exhibits (photos, documentation, etc.); The applicant response letter, October 16, 2013.

PROJECT (Detailed Design Review)

1. **Approval of the McDonald's (at Cooper Point) design proposal with conditions noted below.**

VOTE Moved by: Thomas Carver, Chair Seconded by: Robert Findlay, Architect

Approved / Disapproved: Ayes: 6 Nays: 0 Abstain: 0

[Note: Numbered items are recommended conditions.]

A. Detailed Site Plan

1. **Extend** the sidewalk along the (plan) west side of the development site, adjacent to the revised handicapped parking, to all parking along the property line, such that each parking space has direct access to the sidewalk leading to the "Front Entrance" facing State Highway 101. OMC 18.110.030.
2. **Incorporate** pedestrian lighting along walkways, at entryways, and near the solid waste storage area. OMC 18.110.160.
3. **Add** pedestrian amenities along the south facade, such as seating and a trash receptacle. OMC 18.110.050.
4. **Extend** the patterned sidewalk from the main entrance (plan) northeast to connect with the parking stalls in the adjacent lot.

B. Detailed Landscape Plan

1. **Screen** at-grade mechanical equipment and facilities with vertical plants such as trees, shrubs or ornamental grasses. OMC 18.36.060(L), 18.110.190.
 - a. The landscape plan depicts Mugo Pine and Coral Beauty Cotoneaster plantings around the water meters, RPBAS, and DDCVA vault, neither of which is tall enough to provide the solid screening (Type 1) landscaping required for mechanical equipment.
 - b. **Revise** the planting choices around the mechanical equipment to reflect plant or fencing materials that will provide a 100% sight-obscuring screen.
2. **Modify** the landscape plan to include native or drought tolerant plant species. All plantings shall be native and/or drought tolerant pursuant to the City's Unified Development Code. OMC 18.32.225, 18.36.060(E), 18.110.180.

C. Detailed Building Elevations

1. **Provide** overhead weather protection over each building entry point (five points of entry), and clearly and consistently depict the overhead elements in the colored renderings, floor plan, and site plan.
2. **Depict** the yellow canopy and the aluminum trellis wall elements consistently in the colored renderings, floor plan, and site plan - note the inconsistencies in the east elevation and south elevation drawings.
3. **Revise** the renderings and site plans so that the same building materials are applied consistently throughout the program - note the differences in the building's (plan) southwest corner treatment; the ledgestone wraps around the corner on the plans, but does not in the colored renderings. If the ledgestone is **not** to wrap around the corner, adjust the glazing on the wall to the west of the entrance so that the windows are horizontally aligned in the building wall.

D. Detail Sheet: The following items shall be added (graphically) to the Architectural Plan Set prior to building permit issuance:

1. **Provide** design details of the ADA ramp and handrail(s) from the development site to the sidewalk along Black Lake Boulevard. Include wall treatment, coloring, materials, and railing material and color treatment.
2. **Provide** photographs, cut sheets, and lighting specifications of all site lighting, including along walkways, over doorways/entrances, in parking areas, at the waste receptacle area, along the ramp to Black Lake Boulevard, and so on. See staff response and recommendations for Section 18.110.160.

3. Use cut-off lenses or glare shields for the parking lot pole light fixtures. OMC 18.145.030.