



OLYMPIA DESIGN REVIEW BOARD
CONCEPT RECOMMENDATION

Attachment 1
Community Planning &
Development
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CONCEPT DESIGN REVIEW

Date: August 26, 2013

X	BUILDING OFFICIAL
X	SITE PLAN REVIEW COMMITTEE

Meeting Date: August 22, 2013

Time: 6:30 - 8:24 PM

PROJECT NAME: McDonald's (at Cooper Point) PROJECT No.: 13-0070

PROJECT DESCRIPTION: Construction of a 4,271 sq.ft. drive-through restaurant, parking for 50 vehicles, ADA accessible pedestrian connection to Black Lake Boulevard, and associated infrastructure.

APPLICANT: McDonald's USA, LLC (Adam Brandenburg); 12131 113th Ave NE #103; Kirkland WA 98034; (425) 242-2468; adam.brandenburg@us.mcd.com.

AUTHORIZED REPRESENTATIVE: Janelle Taflin, PACLAND; 11711 SE 8th Street STE 303, Bellevue WA 98005; (425) 453-9501 x1511, jtaflin@pacland.com

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

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

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Architectural plan drawings and renderings dated August 13, 2013 and August 22, 2013.

CONTEXT PLAN:

1. Approve, as proposed, based on drawings submitted at the Concept Design Review Board meeting, August 22, 2013.

VOTE Moved by: Tom Carver Seconded by: Duane Edwards

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

PRELIMINARY SITE & LANDSCAPE:

1. Approve with Conditions, based on drawings submitted at the Concept Design Review Board meeting, August 22, 2013.

VOTE Moved by: Jane Laclergue Seconded by: David Goularte

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

1. Ensure that the stamped pedestrian crosswalk is a high visibility color, suitable to Olympia weather conditions.
2. Place adequate signage along walkways directing guests to entryways, and alerting drivers to pedestrians crossing drive lanes.
3. Keep all walkways clear of parked vehicles, landscaping, and signage.
4. Provide pedestrian amenities in areas both west and east of the building.
5. The landscape plan shall depict plants in relation to their location on-site, and shall include a KEY with plant photographs and arrows to plant placement.
6. Show the location of all mechanical equipment and utility vaults (on-site and building-mounted) on both the site plan and landscape plan. 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
7. Provide parking design features, such as wheel stops along elevated walkways. Improve the sidewalk access to the north and east parking areas.
8. Provide a solid screen of plant materials along the (plan) west property line. Coordinate plantings with the City's Urban Forester and CPD's Engineering Plans Examiners.
9. Provide photographs, cut sheets, and lighting specifications of lighting along walkways, on the building, at entrances, and so on. See staff response and recommendations for Section 18.110.160.
10. Investigate leaving the existing hedge and trees along the (plan) south property line (along BLkB); shift the building as required to do so.
11. Consider moving the handicapped parking spaces near the (plan) north entrance further west, and moving the drive-through exist to the east.

PRELIMINARY BUILDING DESIGN

1. Approve with Conditions, based on drawings submitted at the Concept Design Review Board meeting, August 22, 2013.

VOTE Moved by: Jane Laclergue Seconded by: David Goularte

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

1. Provide the required 60% glazing or wall coverage along the south building façade.
2. Provide awnings that extend at least 4.5 feet from the face of the building and are at least 8 feet in height.
3. Entrances to the building shall be clearly articulated and obvious from the street and from on-site active areas (open space areas). Make the west entry obvious from the (plan) north elevation. Move the (plan) west entry as far from the drive-through aisle as possible. See also Section 18.110.180.
4. Use consistent exterior materials, architectural detailing, and color schemes around the entire building.

PROJECT (Detailed Design Review)

1. N/A

VOTE Moved by: _____ Seconded by: _____

Approved / Disapproved: Ayes: _____ Nays: _____ Abstain: _____

Provide the following information at Detail Design Review:

1. Provide a color and materials board at the detail design review Board meeting that represents what will be applied to the building at construction.
2. Provide a full lighting plan at the detail design review Board meeting that includes a KEY to the proposed lighting with the types and location of fixtures, mounting height, hours of illumination, and cut-sheets with photographs of the fixtures.
3. Provide details of the covered short-term bicycle parking; colors, materials, design renderings, bike parking structures, etc.