

**Staff Report to Design Commission**

I. INTRODUCTION

The proposal is to develop the site at the southwest corner of South Prairie Road and SR 410 known as Bonney Lake Marketplace a.k.a. Lowe's of Bonney Lake. Although the site development plan makes provision for 4 buildings, the city has only received applications at this time for the Lowe's located on the southern half of the site. The entire site is approximately 17.7 acres (771,012 square feet). The proposal has been reviewed under SEPA and is subject to design review.

II. STAFF RECOMMENDATION

The current submittal to the Design Commission is a formal application submittal. Based on the evaluation of the proposal contained in this staff report, staff believes the proposal meets the intent and purpose of the Community Character Element of the Comprehensive Plan. Staff recommends **approval subject to the conditions proposed in the staff report.**

III. GENERAL INFORMATION**Applicant:**

JLO Washington Enterprises, Inc.
3700 Beazer Road
Bellingham, WA 98226

Property Owners:

Linda Youngberg,
Joel Clark

Martin Felix

Jay and Loyce Matthews

Robert and Vera Lockwood

David Gould and Cherie Touchette

James and Wendy Fry

Terry and Jiselle Doolittle

Frank and Judith Reano

Louis and Carol Archuleta



Project Name: Bonney Lake Marketplace / Lowe's of Bonney Lake

Location: Southwest corner SR 410 and South Prairie Road
Parcel Numbers: 0519032012, 0519032036, 0519036017, 0519036016, 051903601,
0519036027, 0519036019, 0519036020, 0519036021, 0519036023,
0519036024, 0519036025, 7001420820

Current Zoning: Combined Retail-Commercial, Warehousing & Light Manufacturing (C2/C3)

**Comprehensive Plan
Land Use:** Commercial / Medium Density Residential

Site Acreage: 17.7 acres

**Environmentally
Sensitive Areas:** None identified

Date of Application: May 8, 2006

IV. SEPA THRESHOLD DETERMINATION

Pursuant to the State Environmental Policy Act (SEPA) and City of Bonney Lake Environmental Regulations, as codified in BLMC Title 16-Environmental Protection, the project as proposed is subject to environmental review. An MDNS was issued on the project on March 27, 2007 and a revised MDNS was issued on April 20, 2007.

V. STAFF ANALYSIS AND FINDINGS

A. Current and Planned Uses of the Site

The proposal is for the site development and construction of a 138,684 square foot Lowe's with a 31,709 square foot Garden Center, up to 75,000 square feet of additional retail space and associated parking and landscaping

The site is bordered to the south by a five foot strip of land zoned R-1 owned by the Brookwater Homeowner's Association. To the south of this land is 100th Street East. Along most of the eastern border is property zoned R-1. Four single-family residential homes exist on four lots belonging to the Brookwater Phase 2 subdivision. South Prairie borders the northeast corner of the site and SR 410 borders the site to the north. The majority of the western border is zoned R-1 with single-family homes of the Brookside subdivision up a steep grade that the applicant proposes to secure with a retaining wall and landscaping.

B. COMMUNITY CHARACTER ELEMENTARY BONNEY LAKE COMPREHENSIVE PLAN

Goal 2-5: Require high-quality naturalistic landscaping.

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Policy 2-5a: Require landscaping with plant communities that replicate local nature (for example, salal, ferns, and firs – see Natural Environment Element). Use easy-to-maintain, drought-resistant, native species.

Policy 2-5c: Plant native trees along both sides of all streets. Prepare a plan for what species should be planted on what streets.

Policy 2-5d: Require landscaping within and around the perimeters of publicly visible parking lots. Prefer small, dispersed parking areas over large ones. Relieve large expanses of pavement with isolated trees.

Policy 2-5e: Coordinate landscaping with pedestrian circulation and architectural features.

Policy 2-5g: At the perimeters of buildings, encourage foundation plantings, hedges, vine trellises, window boxes, and hanging flower baskets, emphasizing native species.

Policy 2-5h: Emphasize building entries with features such as plantings, paving, and lighting.

Comment

Preliminary review of the landscaping plan shows that the proposal will meet or exceed the landscaping requirements of the BLMC. The applicant has agreed to retain as much native vegetation around the perimeter of the site as possible. A preliminary arborist's report indicates that much of the native tree stock on the site may have root rot, which would necessitate removal of the trees. Any mature trees left standing may be at risk of falling in windstorms. The city will employ its third party arborist to verify the applicant's report.

Preliminary landscaping review also seems to indicate that the applicant will meet the 30% cover requirement for the parking lot.

Goal 2-6: Provide for the needs of pedestrians and bicyclists.

Policy 2-6a: Interconnect building entries, parking lots, parks, transit stops, and similar facilities with pedestrian routes. Include sidewalks in all street improvement projects.

Policy 2-6c: Ensure pedestrian safety by 1) providing crosswalks, 2) providing vehicle-safe walkways from parking stalls to building entrances, with crosswalks at driving lanes, 3) illuminating high-volume walkways, and 4) making pathways visible from peopled areas and buildings.

Policy 2-6e: Encourage weather-protecting of building entries and sidewalks adjacent to building facades.

Policy 2-6g: Provide pedestrian amenities, especially Downtown and Midtown, as follows:

- Seating, drinking fountains, artwork, small open spaces, etc.
- Window displays and items of architectural interest (see Goal 2-4) wherever walkways pass near buildings.
- Pedestrian refuge islands at arterial crossings, and



- On-street parking, street trees, etc. to buffer the sidewalk from the street.

Comment

The City's current road project along South Prairie includes sidewalks from SR 410 and to 200th Avenue Court East and along 200th to Brookwater HOA property. The applicant proposes to extend those sidewalks into the site along the driveway off of South Prairie along both sides. Pedestrian pathways connect the driveways to the front of the store. Sidewalk is also proposed for the north side of the 200th Avenue Ct. E. entrance. Sidewalks along the south side of the driveway are problematic since it borders the Brookwater Homeowner's Association property to the south and there are no sidewalks along this property. However, staff believes that sidewalks should be placed along both side of this entrance in anticipation of future frontage improvements. In addition, the applicant may dedicate this driveway to the city as public right-of-way and improvements under this circumstance would require sidewalks on both sides.

Currently the sidewalks connect to the front of the store by pavers or stamped concrete. It's unclear from the site plans what material is proposed. The sidewalk along 200th Ave. Ct. E. leads into the parking lot adjacent to some parking islands and then down the center of a row of parking through the handicap parking stalls and into the front entrance of the building. This appears to be a satisfactory way to guide pedestrians from the road to the building. Another sidewalk from 200th Ave. East follows a parallel path and the sidewalks from South Prairie are also connected with marked pavement. There is no pedestrian access from 100th Street Court East as the applicant did not obtain permission from the property owners to access through their property.

There are no bike lanes proposed, nor is it clear if the proposal will accommodate bicycle storage. While the traffic impact analysis did not indicate a significant amount of bicycle traffic to the site and none of the street designs include a bike lane, staff recommends that minimal provisions be made to accommodate some bicycle traffic. The recommended rate of bicycle storage is 1 bicycle space (in a rack) per 50 parking stalls.

Goal 2-7: Provide the optimum amount of lighting.

Policy 2-7a: Use pedestrian scaled lighting where there is pedestrian activity.

Policy 2-7b: Provide adequate lighting at building entries, on walkways, and within parking lots. A good rule of thumb is four foot candles of light at building entries and two foot candles on paths and in parking lots.

Policy 2-7c: Prevent unwanted illumination of surrounding properties to avoid glare and light trespass.

Policy 2-7d: Prohibit illumination of the sky to keep the night sky dark and stars visible.

Comment

Light on the site should be minimized due to its proximity to single-family residential. Most of the single family to the west of the site is high above the site and staff doesn't recommend any problems with light on this side of the proposal. To some degree lights on the southern end of the property



could be problematic due to the proximity to homes in Brookwater Phase 2 south of 100th Street East. Lighting adjacent to the four homes on 200th Ave. East is also potentially problematic due to the close proximity and the fact that the homes front on the cul-de-sac. Staff recommends that the lighting in these two areas of the site be minimized. While the zoning code only requires 5 feet of landscaping buffer along 200th Ave. E., widening that buffer might help to reduce some of the effects of parking lot lighting. But there might also be some innovative lighting design that could address this issue.

Also unclear from the site plans or proposal at this time is the hours of day that security / parking lights will be used. Some consideration might be given to minimizing the number of hours lighting is used.

The State Route 410 Corridor

Goal 2-3: Develop the SR 410 corridor as three distinct but transitional commercial/mixed use areas.

Policy 2-3b: Develop the Midtown as a mixed use district with the highest possible level of architectural interest, pedestrian orientation, and human-scale design consistent with the fact that 1) much of it is already built and 2) pedestrian traffic alongside and across the highway will suffer due to high vehicular traffic. Wherever possible, developments should reach deeply into the adjoining commercial land, provide local access streets as dictated by the Transportation Element, and place their building facades at the edge of the sidewalk adjoining said local access streets.

Policy 2-3e: Work with WSDOT to improve SR 410 incorporating native species landscaping and other signature treatment such as lighting and signage consistent with the “natural environment” theme.

Policy 2-3h: Require that major commercial, multifamily, industrial, and public development undergo design review.

Comment

Midtown shall be developed with the highest possible level of architectural interest, pedestrian orientation, and human scale design with the understanding that the majority of Midtown is built out. The project is proposed to access South Prairie and 200th Ave. Ct. E.

Goal 2-4: Create architectural interest per the following policies... at a level of detail transitioning from pedestrian-oriented to motorist oriented in the Midtown, and.....

Policy 2-4a: Provide interesting architectural form and color.

Policy 2-4b: Encourage pitched roofs, varied rooflines, and articulated facades.

Policy 2-4c: Encourage decorative masonry, woodwork, glazing doors, light fixtures, and paving.

Policy 2-4d: Encourage public focal points such as plazas, green spaces, seating areas, and fountains.

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Policy 2-4e: Avoid blank, uninteresting walls. Encourage interesting features such as varied roof forms, canopies, balconies, window displays, bay windows, vertically and horizontally modulated wall surfaces, trellises materials.

Comment

The architectural example provided on the elevation portrays a building with a modulated roofline and walls, variation in façade materials and landscaping that provides more visual interest. The applicant is proposing articulated facades and various materials which appears to meet the intent of policies 2-4b and 2-4c.

Goal 2-5: Create attractive streetscapes.

Policy 2-5b: Where the context and the proposed land use argue against high pedestrian traffic, as in Eastown and immediately adjacent to SR 410, require developers to create attractive, automobile-oriented street edges.

Policy 2-5c: Minimize the impacts of dumpsters, mechanical equipment, loading areas, and similar facilities by placing them out of view or screening them. Install utilities underground.

Policy 2-5d: Control signs to avoid visual clutter and to harmonize with their environs.

Policy 2-5f: Where circumstances allow, provide SR 410 and other arterials with landscaped medians, street trees, and planting strips, all using native species. Also provide lighting, prominent crosswalks, and varied pavement colors and textures at intersections.

Comment

Placement of the Lowe's toward the back of the lot is in deference to the single-family homes adjacent to the site.

Frontage improvements are required as part of this project and that includes street trees. Street trees and trees within the parking lot are proposed.

Dumpsters are not clearly indicated on the site plan.

Any signage is required to obtain permit. All signs are reviewed by the city for compliance with the sign code. This development will be required to meet the sign code as well as have permits for any signage. If signage is allowed on the street side of the buildings, some thought should be put into how it should be done. Too much signage or the wrong kind of signage could make the streetscape unattractive.

STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Staff recommends to the design commission approval of the building design with the adoption of staff's findings:

1. Staff recommends that a sidewalk be installed along the southern part of the driveway accessing 200th Ave. Ct. E.
2. Staff recommends that bike racks be installed at a rate of 1 bicycle spot per 50 parking spaces.

3. Staff recommends that consideration be given to widening the landscaping buffer along 200th Avenue East.

Prepared by: Heather Stinson, Associate Planner