



I. INTRODUCTION

The proposal is to develop the north side of Main Street East as townhouses and the south side of Main Street East as a mixture of townhouses and multi-family for a total of 10 buildings consisting of 40,360 square foot, 29 townhouse units and 72 apartments with associated parking and landscaping. The entire site is approximately 2.89 acres (125,888 square feet). The proposal is subject to SEPA, which has already been done on the site, and the Downtown Design Regulations.

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 and the Downtown Design Regulations. **Staff recommends approval subject to the conditions outlined at the end of this report.**

III. GENERAL INFORMATION

Applicant:

Greenwood Property, LLC
5009 Pacific Hwy Unit 9-0 E
Fife, WA 98424

Property Owner: Greenwood Property, LLC

Project Name: Greenwood Heights

Location: North and South of the Main Street E between 182nd Ave. E. and Sumner Buckley

Current Zoning: Downtown Mixed (DM) and High Density Residential (R-3)

Comprehensive Plan

Land Use: Mixed and High Density Residential

Site Acreage: 2.89 acres

Environmentally

Sensitive Areas: None identified

Date of Application: October 29, 2008

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 and the site received an MDNS on July 23, 2007.



V. STAFF ANALYSIS AND FINDINGS

A. COMPLIANCE WITH THE COMMUNITY CHARACTER
ELEMENTARY BONNEY LAKE COMPREHENSIVE PLAN AND THE DOWNTOWN
DESIGN STANDARDS

LANDSCAPING

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.

DOWNTOWN DESIGN STANDARDS

1.1.2 Properties adjacent to Mixed-Use Streets or Corridors:



- a) Buildings featuring non-residential uses on the ground floor may be placed up to the edge of the sidewalk (unless otherwise noted) only if they feature a *pedestrian-oriented facade*, as defined in Standard 1.1.1(a).
- b) All other developments must feature at least 10 feet of landscaping or *pedestrian-oriented space* between the sidewalk or front property line and any building, parking area, storage, or service area.

Landscaping between the sidewalk and any parking area shall include:

- i) Trees, as approved by the *Director*, shall be planted at a rate of one tree per 300 square feet of landscaped area. Choose tree, location, and trimming method to maximize visibility between windows and the street for safety.
- ii) Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
- iii) Ground cover shall be planted in sufficient quantities to provide 100% coverage of the landscaped area within three years of installation.

Alternatives: Reduced width planting strips and/or alternative landscaping designs will be considered where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment that is consistent with the goals and objectives of the Downtown Plan. Such proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk (see Figure 11 example below), extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale.

Downtown streetscape standards.

- b) Mixed-use streets and corridors
 - ii) Street trees at 30 feet on-center in tree grates (trees and grates as approved by the *Director*) or within planting strips.

5.2.6 Foundation planting. All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building *facade* that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

- a) The landscaped area must be at least 3 feet wide.
- b) There must be at least one 3-gallon shrub for every 3 lineal feet of foundation.
- c) Ground cover plants must fully cover the remainder of the landscaped area.

5.2.7 Side and rear yard buffer requirements. All developments excluding those in the Central Triangle and those developments featuring storefronts adjacent to the sidewalk shall incorporate one or more of the following design options:



- a) Provide Type II or III landscaping (as defined in BLMC Chapter 16.14) at least 10 feet deep along side or rear property line.
- b) Other treatments that meet the intent of the standards as approved by the *Director*. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Depending on terrain and adjacent uses, some options include:
 - i) Tall privacy fence or hedge (up to 6 feet tall). This is most applicable to residential uses – where the fence doesn't negatively impact views from the street or nearby properties.
 - ii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.
 - iii) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

Staff Comment

-Landscaping as submitted appears to meet these requirements.

PEDESTRIAN ORIENTATION

COMPREHENSIVE PLAN

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.

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.

Staff Comment: This plan appears to meet the policy of pedestrian connections. Lighting is not being reviewed at this time.

DOWNTOWN DESIGN STANDARDS

1.1.2 Properties adjacent to Mixed-Use Streets or Corridors:

c) Buildings must feature pedestrian entrances that face the streets. Exceptions: Buildings organized around a *courtyard* may feature entrances facing the *courtyard* provided there is clear pedestrian access between the *courtyard* and the street.

Staff Comment: Previous versions of site plans for this site include a pedestrian connection to the commercial development to the south. Staff suggests that this design should also include this pedestrian connection.

Architectural Design

Comprehensive Plan

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.

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.

DOWNTOWN DESIGN GUIDELINES (Staff comment in bold)

4.2.2 Building articulation - Multi-story buildings and buildings wider than 100 feet (measured along the *primary façade*) shall include at least three of the following *articulation* features along all *façades* containing the public building entries (alley *façades* are exempt) at intervals of no more than 60 feet:

- a) Providing building *modulation* of at least 2 feet in depth and 4 feet in width.

This criterion appears to have been met.

- b) Repeating distinctive window patterns at intervals less than the *articulation* interval.

This criterion has been met.

- c) Providing a covered entry or separate weather protection feature for each *articulation* interval.

Staff is unable to tell from the elevation if this criterion has been met.

- d) Change of roofline.

This criterion has been met.

- e) Changing materials and/or color with a change in building plane.

No colored elevations available at this time.

- f) Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.

This criterion is not met.

Staff Comment: The presented elevation meets at least three of the articulation features which is the minimum requirement.

4.2.4 Rooflines: Rooflines visible from a public street, open space, or public parking area must be varied by emphasizing dormers, chimneys, *stepped roofs*, *gables*, prominent cornice or wall, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without *modulation*. *Modulation* should consist of either:

- a) A change in elevation of the visible roofline of at least 4 feet if the particular roof segment is less than 50 feet wide and at least 8 feet if the particular roof segment is greater than 50 feet in length.



- b) A sloped or *gabled* roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.
- c) A combination of the above.

- The proposal appears to meet these criterion.

4.2.5 Maximum façade width. The maximum façade width (the façade includes the apparent width of the structure facing the street and includes required *modulation*) is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a minimum 30-foot wide *modulation* of the exterior wall, so that the maximum length of a particular façade is 120 feet. Such *modulation* must be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the *Director* that effectively break up the scale of the building and add visual interest. This could include a combination of a clear change in vertical *articulation* and a contrasting change in building materials and/or finishes.

- The façade of the proposed building is over 120 feet and meets this modulation requirement.

4.3.1 Details toolbox: All buildings shall be enhanced with appropriate details. All new commercial buildings shall include at least three of the following elements on their *primary facades*. All new residential buildings shall include at least two of the following elements on their *primary facades*:

- a) Windows divided into a grid of multiple panes.
- This criterion is met.
- b) Recessed entry (commercial building) or decorative porch design with distinct design and use of materials (residential).
- This criterion is met.
- c) Decorative treatment of windows and doors, such as decorative molding/ framing details around all ground floor windows and doors, decorative glazing, or door designs.
- This criterion is met.
- d) Transom windows (commercial building).
- This criterion is not applicable.
- e) Landscaped trellises or other decorative element that incorporates landscaping near the building entry.
- This criterion is not met.
- f) Decorative light fixtures with a diffuse visible light source, such as a globe or “acorn” that is non-glaring or a decorative shade or mounting.

- Unknown if this criterion is met.

g) Decorative building materials, including one of the following:

i) Decorative masonry, shingle, brick or stone.

ii) Individualized patterns or continuous wood details, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.

iii) Other materials with decorative or textural qualities as approved by the *Director*.

- This criterion is met.

The applicant must submit architectural drawings and material samples for approval.

h) Decorative roofline design, such as an ornamental molding, entablature, frieze, or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, then the molding or board must be at least 8 inches wide;

- This criterion is met.

i) Decorative paving and *artwork*.

- This criterion is not met.

j) Decorative pedestrian-oriented signage.

- Unclear as to whether this criterion is met.

k) Decorative railings, grill work, or landscape guards.

- Unclear as to whether this criterion is met.

l) Other details that meet the intent of the standards as approved by the *Director*.

Staff Comment: The building appears to include the required elements from the Details Toolbox.

4.3.2 Year of construction plaque. All new buildings must note the year of construction of a building by the installation of a plaque attached to the building. Stone or masonry set integral with other masonry on the front building elevation facing the principal street may be used in lieu of a plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may have historic interest in the future may be included in addition to the year of construction.

Staff Comment: Unclear from plans whether this criterion is met.

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



color. Exceptions will be considered by the *Director* where buildings employ other distinctive window or façade treatment that adds visual interest to the building.

Staff Comment: Unclear as to whether this criterion is met.

PARKING

ZONING

BLMC 18.31.010 states that the parking ratio for multi-family shall be parking stalls per unit. This section also allows for a 50% reduction in the parking requirements in the Downtown Mixed zone and any zone with a transit overlay. The requirement for 101 residential units on this site is 101 parking stalls. Garage space and driveways are included in the calculation of this ratio. The site plan as depicted exceeds this requirement.

DOWNTOWN DESIGN STANDARDS

3.2.2 Limit number of driveways. Parking lot entrances, driveways, and other vehicle access routes onto private property from a street may be restricted to no more than one entrance lane and one exit lane per three hundred linear feet of property as measured horizontally along the street face.

-The site plan as drawn appears to meet the parking and access requirements.

Signs

BLMC 15.28.110 Signs permitted in commercial and light industrial districts.

2. Freestanding, wall, roof, projecting, and under-canopy sign(s) per business establishment, not to exceed one and one-half square feet in combined sign area for each linear foot of building frontage up to a maximum of 150 square feet.

3. Sign Area Bonus. The total sign area may be increased by 25 percent if the business uses only wall signs

DOWNTOWN DESIGN STANDARDS

5.3.3 Wall sign standards. Wall signs shall be designed and located appropriate to the building's architecture. For example, wall signs should not cover windows, building trim or ornamentation and should be centered on the architectural features of the building. Specific wall sign standards:

- a) Tenants are allowed a maximum of one wall sign per *façade* that contains public entry (open during all business hours), up to a maximum of two *façades*.



- b) Maximum size – individual business: Sign area shall not exceed 2 square feet for each lineal foot of the structure’s *primary facade* (the *facade* facing the street or as identified by the *Director*). Signs without internal lighting may contain a sign area of up to 10% of the *facade*, provided they are in proportion with the *facade*. Businesses located adjacent to street corners and containing pedestrian entries from both streets may feature wall signs not exceeding 2 square feet for each lineal foot of building *frontage* on applicable street facing *facades*. Businesses may include wall signs not exceeding 1 square foot for each lineal *frontage* of secondary *facades* facing a walkway, public plaza, or parking lot as long as the *facade* contains a pedestrian entry.
- c) Maximum size – building or center name: A wall sign up to 100 square feet or 5% of the *façade* (which ever is less) to identify the name of the building or shopping center.
- d) Maximum size – joint business directory: A wall sign up to 50 square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.
- e) Maximum height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the window sill of the second story.
- f) Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of 1-foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building’s architectural character in terms of form, color, and materials.
- g) Lettering: The maximum height for lettering is 3 feet. The maximum height for logos is 4 feet. Greater heights for lettering and logos may be approved by the *Director* when located and designed appropriate for the building.
- h) If applicant demonstrates to the satisfaction of the *Director* that a wall sign is creative, artistic and an integral part of the architecture, the *Director* may waive the above restrictions.

- Signs will be reviewed as they come in as permit applications.

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. A pedestrian connection to the south should be included.
2. The project should include year of construction plaques on each building.