



## ***DESIGN COMMISSION STAFF REPORT***

### **I. INTRODUCTION**

The proposal is to remodel the existing McDonald's restaurant that includes parking and landscaping. The site is located at 21001 SR 410 E.

### **II. STAFF RECOMMENDATION**

Based on the evaluation of the proposal contained in this staff report, 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:** Erin Kelly  
Freiheit and Ho Architects, Inc.  
5209 Lake Washington Blvd. NE  
Kirkland, WA 98033

**Property Owner:** McDonald's of Bonney Lake  
PO Box 1810  
Bonney Lake, WA 98391

**Project Name:** McDonald's Remodel

**Location:** 21001 SR 410 E  
Parcel Number: 7000340060

**Current Zoning:** Commercial (C-2)

**Comprehensive Plan  
Land Use:** Commercial

**Site Acreage:** .79 acres

**Environmentally  
Sensitive Areas:** None

**Date of Application:** No site plan application is required. This is a Design Review associated with the Building Permit.



**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 not subject to environmental review.

**V. STAFF ANALYSIS AND FINDINGS**

**A. CURRENT AND PLANNED USES OF THE SITE**

The site consists of a .79 acre lot with an existing McDonald's restaurant. The parcel is located along State Route 410 with access to the site from a private north / south street connecting to SR 410.

The site is bordered to the west, east and south by commercially zoned parcels, and to the North by SR 410.

**B. COMMUNITY CHARACTER ELEMENT BONNEY LAKE COMPREHENSIVE PLAN**

**Goal 2-4: Preserve Bonney Lake's significant views and lush, green setting.**

Policy 2-2a: Preserve views through sensitive site design, especially along scenic corridors. Prevent new development from blocking important public views.

Policy 2-4b: Discourage landscape plantings which would block significant views when mature.

Comment

*No part of the proposal would block significant views.*

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

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.

Policy 2-5j: Require that unsightly objects such as dumpsters or chain link fences be screened by landscaping or structures.

Comment

*The submittal does not show detailed landscaping. The proposal would reduce the amount of landscaping on the south end of the project and the northwest corner of the building. The applicant did not submit landscaping plans for review but there are opportunities for conditioning the project with new landscaping. See conditions section at the end of this report.*

**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.

Comment

*The proposal appears to increase pedestrian circulation by creating a pathway from SR 410 to the site, however, since there is no sidewalk along SR 410, we encourage McDonald's to work with the Development Engineer to redirect the pathway directly to the intersection where there is a crosswalk.*

**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.

Comment

*No lighting has been indicated on the drawings submitted but would need to meet the no-glare requirements of BLMC.*



**Goal 2-4: Create architectural interest**

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.

Comment

*Various materials and colors are being utilized within the design of these buildings as shown by the building elevations. The design of the structure does utilize a varied roofline and incorporates brick, cement board lap siding, and aluminum. The overall design is reminiscent of the Bonney Lake Plaza West development directly north across SR 410.*

**Goal 2-5: Create attractive streetscapes.**

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 2-5f: 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

*The existing trash enclosure is screened by landscaping and these plantings should be retained to screen the new trash enclosure or replanted with new varieties.*

**STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL**

1. Staff recommends that pedestrian connections be added in the parking lot particularly on the west side of the building.
2. Staff recommends that the plantings around the trash enclosure remain or be replanted to accommodate the new trash enclosure.
3. Staff recommends that the type and spacing of the trees facing SR 410 on the Chase Bank property to the west of the site proposal be extended onto the McDonald's site.
4. Staff recommends that the existing landscaping on the east side of the property be retained.

Prepared by: Heather Stinson, Planning Manager