



Stantec Architecture Inc.
1383 North McDowell Boulevard Suite 250, Petaluma CA 94954

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City of Santa Clara Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050

Reference: McDonald's – 3509 Homestead Road, Santa Clara, CA

PROJECT NARRATIVE

The proposed project is to re-image and remodel an existing McDonald's located at 3509 Homestead Road, Santa Clara, California. The renovation will include both exterior and interior work.

The proposed redesign of the store is a vertical concept with a palette of earth tone colors. The proposed exterior wall finish will introduce new paint to the cement plaster and new metal canopies above the windows. Accent colors will highlight the main frontages and create additional depth along the facades, while the signage remains respectful in scale. The hipped roof, brick, and existing stucco cornices will be removed, and the parapet squared off continuously around the building's perimeter. The parapet height will raise minimally to continue to screen the roof top mechanical units from the public so that additional screening will be unnecessary. A simulated wood batten system will be installed at corners and along the elevations. In addition, a metal panel reveal system will be installed as an accent at the top of the secondary facades.

The current site operation is primarily vehicle driven. McDonald's would like to develop a broader pedestrian client base and has integrated bike lockers, racks and outdoor dining at the front of the store. The path of travel from the public sidewalk to the entry doors will be barrier free and ADA compliant.

A concern has been noted that site lighting is inadequate – there currently is spillage onto the adjacent residents while providing poor lighting conditions on site. One being a nuisance and the other a security issue. The primary concern is the north eastern parking lot. McDonald's, under separate application will be providing new site lighting with attention placed on optimizing lighting levels at the parking lot while minimizing spillage on the residents to the north.

The current single lane drive thru will be reconfigured to accommodate a dual lane ordering program. The proposed side-by-side drive-thru order points (two ordering kiosks and two payment/pick-up windows) would both increase drive-thru queuing capacity and minimize potential queue spillover into the parking area. By increasing the efficiency of the drive-thru, the maximum queue length and time spent in queue is decreased. This results in a reduction of vehicle emissions.



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The sites mature landscape will be refreshed and irrigation repaired as required. In addition, three new trees will be added to the northern property line to provide a natural screen for the adjacent residential neighbors.

Project revisions will also address ADA accessibility compliance to meet current codes for site access, parking, and directional signage. Entry doors, restrooms, and interior pathways will be brought up to accessibility standards as well.

Please feel free to contact us for any additional information regarding this project.

Regards,

STANTEC ARCHITECTURE INC.

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