



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
July 18, 2019**

Draft

DRB Members:

Dave Gunter, Chair (absent)
David Hambelton, Vice Chair
Tina Hastings
Diane Symms (absent)
Beverly Tiedje

Community Development Staff:

Tom Rogers, Planning and Development Services Manager
Christi Schmidt, Senior Planner
Sherrie Ringstad, Associate Planner

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:15 p.m.

II. ROLL CALL:

All members were present except as noted above. Chair Gunter's and Member Symms' absences are considered excused.

III. MINUTES:

A. Minutes of June 20, 2019

MOTION: Member Tiedje moved, seconded by Member Hastings, to approve the June 20, 2019 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

Clock Tower Phase II

Senior Planner Christi Schmidt stated that the project before the Design Review Board (DRB) is building elevations for the Clock Tower Phase II, a proposed self-storage development, which includes the trash enclosure. In January 2017 the DRB approved the landscape plan for this project. She noted that the proposed project would be located south

of the Providence Medical Building on the Bothell-Everett Highway. The presentation included an aerial photo, a review of the site plan (which includes a shared access drive and one-way circulation with a secured gate and 30 parking spaces), and colored building elevations,

In response to a question from the Board regarding the awnings suggested by staff on Building B, Ms. Schmidt noted that because the awnings would have to be at least 14 feet high to provide clearance for trucks, they may not actually provide that much weather protection. In addition, the doors, where the awnings were suggested, are fire exit doors only, so they would be less likely to need an awning. It was the consensus of the Board that the awnings would not be required on Building B.

Member Hastings suggested that additional windows be added along the eastern elevation to continue along the blank section of the wall to the south. She stated that she would like to see more interest on that side of the building. The Board discussed the suggestion and concurred.

Ms. Schmidt noted that the plans for the trash enclosure were distributed to the Board this evening. She stated that it is proposed on the south end of Building B, has solid opaque doors, and carries the CMU detail from the building.

MOTION: Member Hastings moved, seconded by Member Tiedje, to approve the building elevations for the Clock Tower Phase II development as conditioned in the staff report with the following additional conditions:

- **No awnings are required on Building B.**
- **Equally spaced windows shall be continued on the eastern elevation of Building B.**

The motion was approved unanimously.

The Farm at Mill Creek

Senior Planner Christi Schmidt noted that the project before the DRB is an informal review of the landscaping for The Farm development. She noted that the landscape plan includes the 35-foot roadway buffer and the streetscape frontage, which includes tree grates, lighting, special concrete, benches, bike racks, drinking fountains, and a defining entry feature. The application will come back at a special meeting on August 15, 2019, for a formal review. Ms. Schmidt's presentation included a review of the Design Guidelines applicable to the East Gateway subarea as well as the guidelines contained in the MCMC. She turned over the presentation to the landscape architect, Roby Snow.

Mr. Snow gave an overview of the planting areas including the roadway buffer, street trees, entry feature, pedestrian seating and lighting, specialty paving, pedestrian gateways that lead into the spine road. He described the site entry, and stated that the plant palette is a mix of drought tolerant, natives and native adapted plants. Mr. Snow described the streetscape frontage, which includes Parkway Maples in street tree grates, regular concrete and scored concrete, bike racks, trash receptacles, and smaller potted plants with seasonal

color. There will be a pedestrian plaza with seating, signage for wetlands, street lights, round planters, drinking fountain, as well as additional seating around the festival area.

Senior Planner Schmidt noted that there have been some grading changes to reduce slopes and minimize grading. She asked how this has changed the proposed landscaping adjacent to Building F along the spine road. The architect, Mr. Olson, stated that there have been some changes based on the final grading plans. Because it is a relative straight, gentle slope, they have been able to take out some of the walls and create some grade level planters providing more variation. He believes it is ultimately a better solution than the one shown in the original plans. It is more open to street but will still have street trees, furniture, benches, and pots. Member Hastings said that it would be nice to see a perspective elevation showing how the proposed landscaping will look from the street.

Vice Chair Hambelton stated that he would like to see either some trees or another vertical element added to the proposed landscaping on the north side of the parking garage adjacent to Building F. He noted that on the south side there is a nice meandering path with trees. The architect, Chris Olson, explained that on the north, the landscape area is adjacent to the live/work units and the area directly adjacent to the live/work units is a patio/outdoor space belonging to those units. This limits the available space for trees.

Member Hastings referenced the planned seating area between Building A3 and A4 and suggested that Mr. Snow consider adding some mosquito repelling plants to the plant palette for this area. Mr. Snow stated that there are some plants, primarily herbs, that are believed to repel mosquitos and agreed that he would add some in this area.

V. ADJOURNMENT:

Vice Chair Hambelton adjourned the meeting with the consensus of the Board at 6:17 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner