

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2019-0012**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Apple Tree at Thomas Lake Monument Sign

APPLICANT: G. M. Popovice
3908 145th Place SE
Mill Creek, Washington 98012

DEVELOPER: Apple Tree at Thomas Lake HOA
c/o Mountain Pacific Bank
3731 Broadway
Everett, Washington 98201

LOCATION: The site is located at the northwest corner of Seattle Hill Road and 145th Street Southeast, Mill Creek, Washington 98012. See **Attachment 1** Vicinity Map.

PROPOSAL: Review of freestanding neighborhood identification sign.

ZONING: Low Density Residential - LDR

PART II – DESIGN REVIEW BOARD AUTHORITY

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review all streetscape landscaping and monument signs for detached and attached single-family residential, multifamily residential, industrial, and commercial developments. Design guidelines for freestanding signs are contained in MCMC Section 17.34.040.G.

PART III – PROJECT DESCRIPTION

In April of 2010, the plat of Apple Tree at Thomas Lake was approved. With the construction of the plat a freestanding neighborhood identification sign was installed on the southwest corner of Seattle Hill Road and 145th Street Southeast. Unfortunately, the sign sits significantly below grade and is not as visible as desired. The Apple Tree at Thomas Lake Homeowners' Association has decided to install a second neighborhood identification sign across from the existing sign. (See **Attachment 2** – Aerial photo showing the location of the existing sign and the proposed sign.)

PART IV – PROJECT ANALYSIS

Below is an analysis and summary of the consistency of the proposal with the City’s Design Guidelines:

Freestanding Sign Design Criteria

The Code requires that Freestanding Signs meet the following Design Guidelines:

- A. Sign size shall be consistent with the bulk and location regulations contained in MCMC Chapter 17.26.
 - MCMC Chapter 17.26 limits Residential Development Identification Signs to a maximum of 64 square feet of sign area. The allowed sign area may be apportioned between one or more signs.
 - Residential development identification signs may be mounted on decorative supporting structures. The decorative supporting structures and the sign together shall not exceed 128 square feet in area and seven feet in height and shall be compatible and harmonious in scale, materials, color and shape with the surroundings
- B. Freestanding signs should provide only the name and address of the building, building complex and/or building tenants or in this case the name of the subdivision.
- C. Sign colors should be complementary to, and coordinated with, building colors.
- D. Signs should be in scale and proportion with building design and other signs.
- E. Project landscaping should be designed to incorporate freestanding signs

Proposal – Freestanding Sign

The freestanding neighborhood identification sign is proposed to be etched in a rock, which is approximately 5 feet by 6 feet. The actual text and logo will be approximately 11.25 square feet. (See **Attachment 3** for a rendering of the proposed sign.) There is already an existing monument sign for the neighborhood on the southeast corner, which is approximately 39 square feet with a supporting structure of 17 square feet (See **Attachment 4** – photo of existing sign.) As stated above, the allowed sign area may be apportioned between one or more signs as long as it does not exceed the maximum allowed sign area. The maximum allowed sign area is 64 square feet; thus, with 39 square feet in the existing sign and 11.25 square feet in the proposed sign, a total of 50.25 square feet of sign area will be used, which does not exceed the allowed amount. The supporting structure can be a combined total of 128 square feet with a maximum height of 7 feet. The supporting structure on the existing sign is 17 square feet and the supporting structure on the proposed sign is 30 square feet, for a combined total of 47 square feet, with a maximum height of 6 feet 6 inches, which does not exceed the allowed amount. Thus, the proposed sign meets the dimensional requirements of MCMC Chapter 17.26

The sign will be placed on the northwest corner of Seattle Hill Road and 145th Street SE, which is the entry to the Apple Tree at Thomas Lake subdivision. The sign location is currently landscaped with mulch and landscape rocks. (See **Attachment 5** – site map and **Attachment 6** – photo of proposed location.) Following the installation of the proposed sign, the area will be augmented with additional landscaping as shown on the proposed landscape plan (**Attachment 7**). The sign will be framed from behind with evergreen trees (Alaska Cedar, Cedrus, or Arborvitae), low growing ornamental grasses planted in front of the sign (Blue Fescue or Black Mondo) and low growing shrubs (Azaleas, Sarcococca, Dwarf Rhododendron, or Heather) planted around the utility boxes and to the side of the sign.

MCMC Section 17.34.040.H.1.d requires landscaped areas to be irrigated by mechanical sprinkler systems. The applicant confirmed that there is already irrigation at the site. MCMC Section 17.26.020.E.1 requires freestanding signs to be setback a minimum of five feet from the right-of-way. As proposed the sign meets this requirement.

Staff finds that as conditioned, the proposed freestanding sign is in compliance with the design criteria and is recommending approval.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that as conditioned the proposed freestanding neighborhood identification sign is consistent with the design guidelines set forth in MCMC Section 17.34.040. Based on these findings and conclusions, staff recommends approval subject to the following conditions.

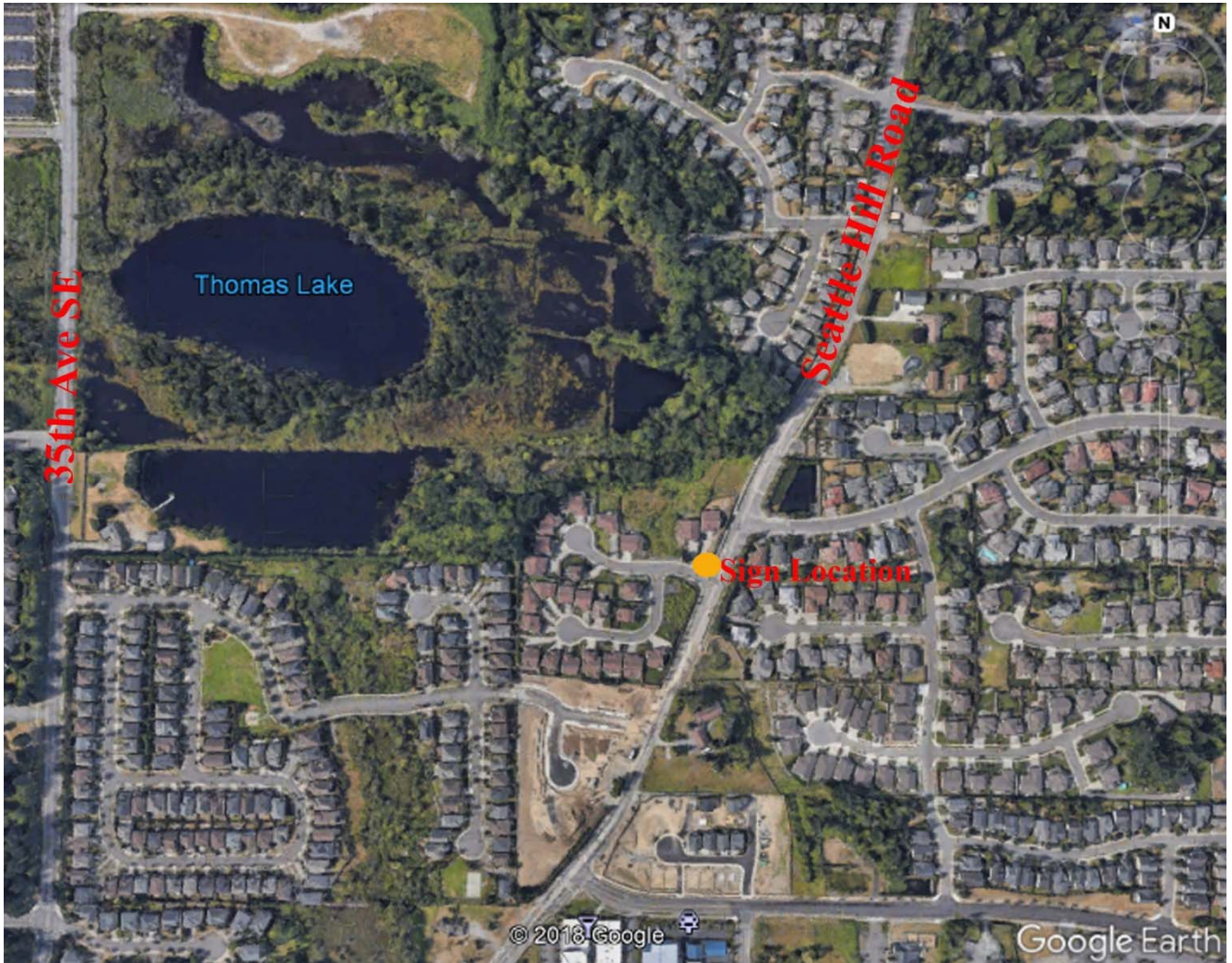
1. The proposed freestanding neighborhood identification sign shall be as portrayed in the application, except as modified by additional conditions imposed by the Design Review Board.

ATTACHMENTS:

1. *Vicinity Map*
2. *Aerial of Existing Sign and Location of Proposed Sign*
3. *Rendering of Proposed Sign*
4. *Photo of Existing Sign*
5. *Site Map*
6. *Photo of Proposed Location*
7. *Proposed Landscape Plan*

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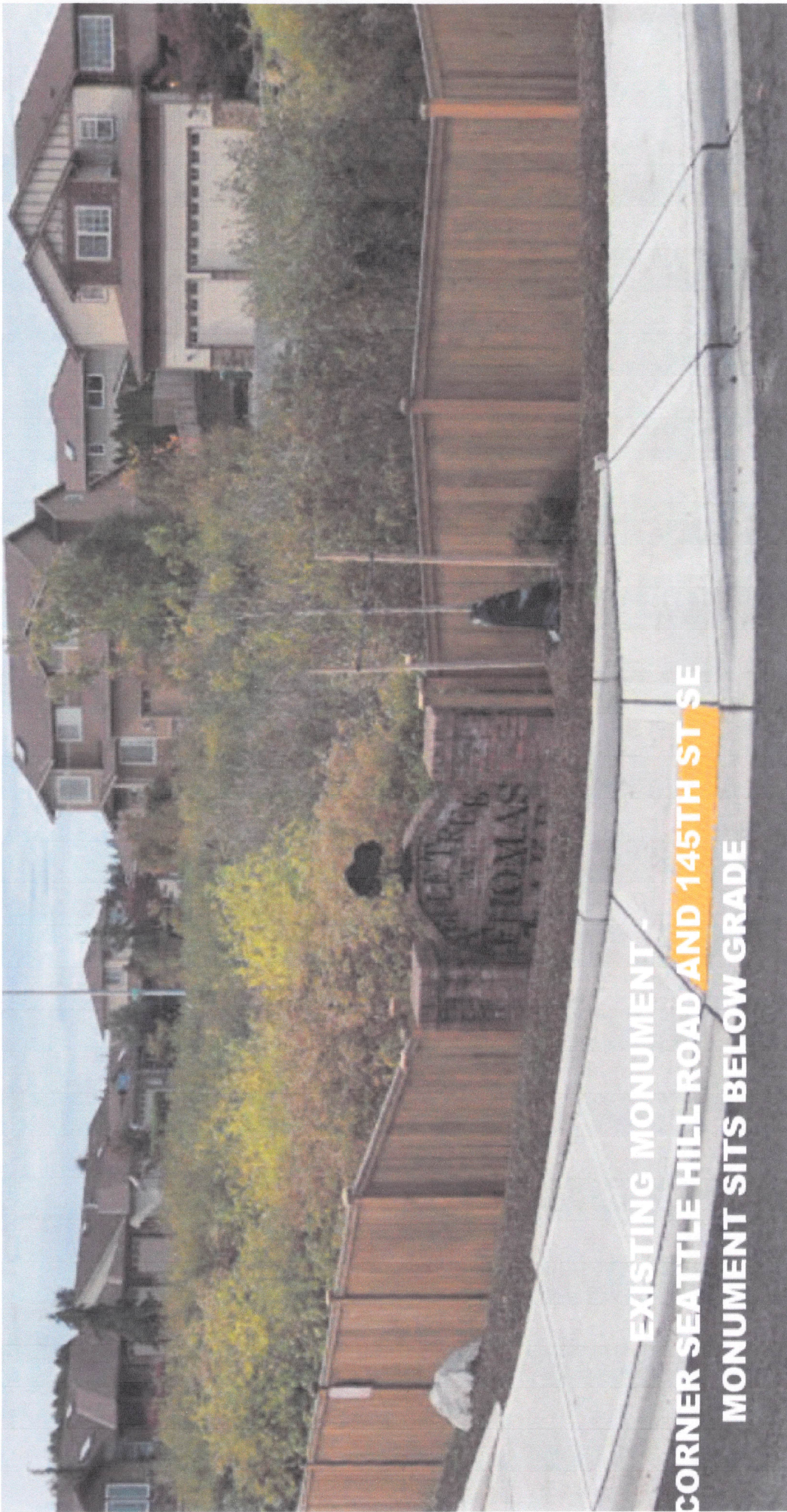
**Attachment 1
Vicinity Map**



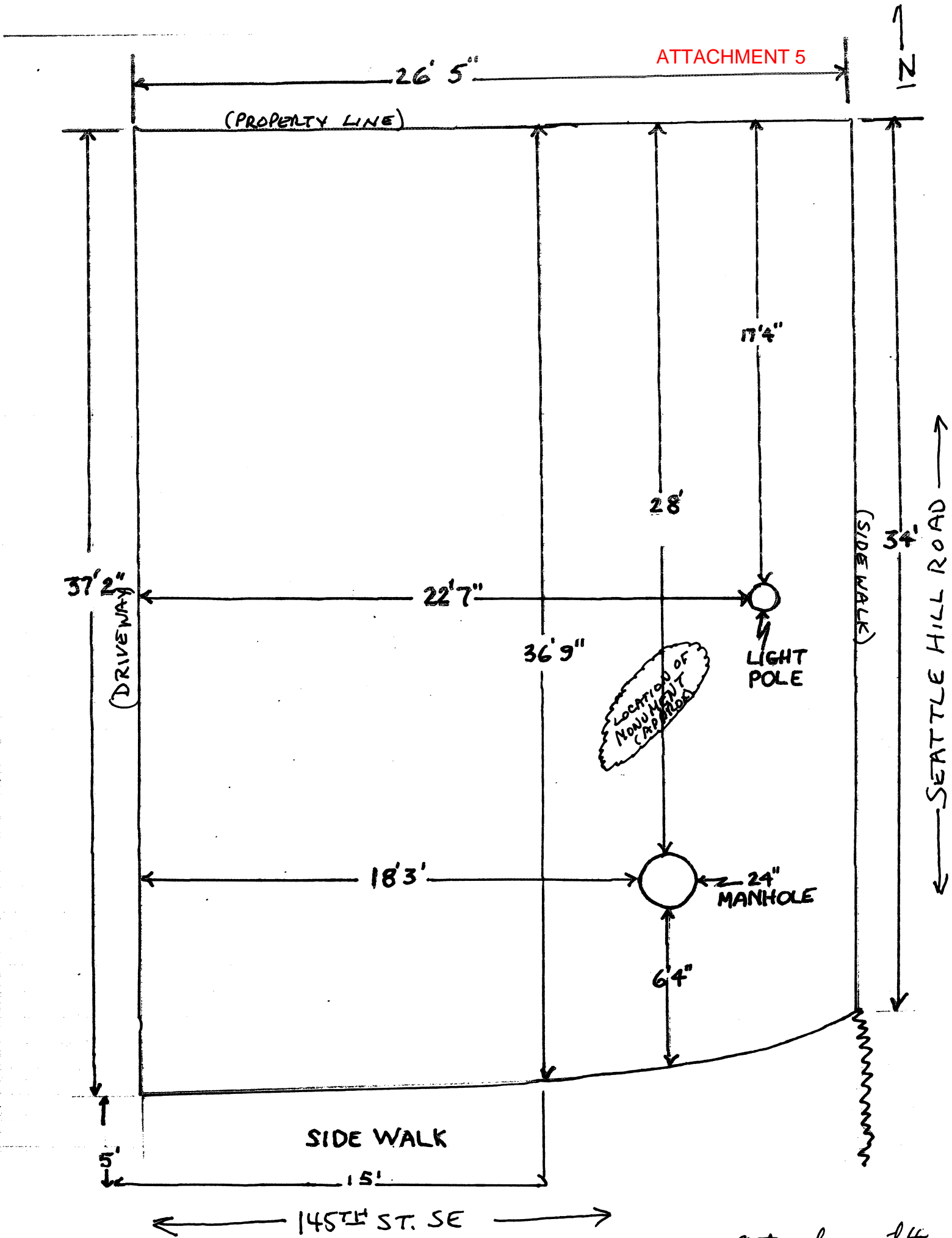
ATTACHMENT 2







EXISTING MONUMENT -
CORNER SEATTLE HILL ROAD AND 145TH ST SE
MONUMENT SITS BELOW GRADE



ATTACHMENT 5

↑ N

(PROPERTY LINE)

26' 5"

37' 2"
(DRIVEWAY)

22' 7"

17' 4"

28'

(SIDE WALK)

34'

← SEATTLE HILL ROAD →

36' 9"

LOCATION OF
MONUMENT
CAP ROAD

LIGHT
POLE

18' 3"

24"
MANHOLE

6' 4"

SIDE WALK

5'

15'

← 145TH ST. SE →

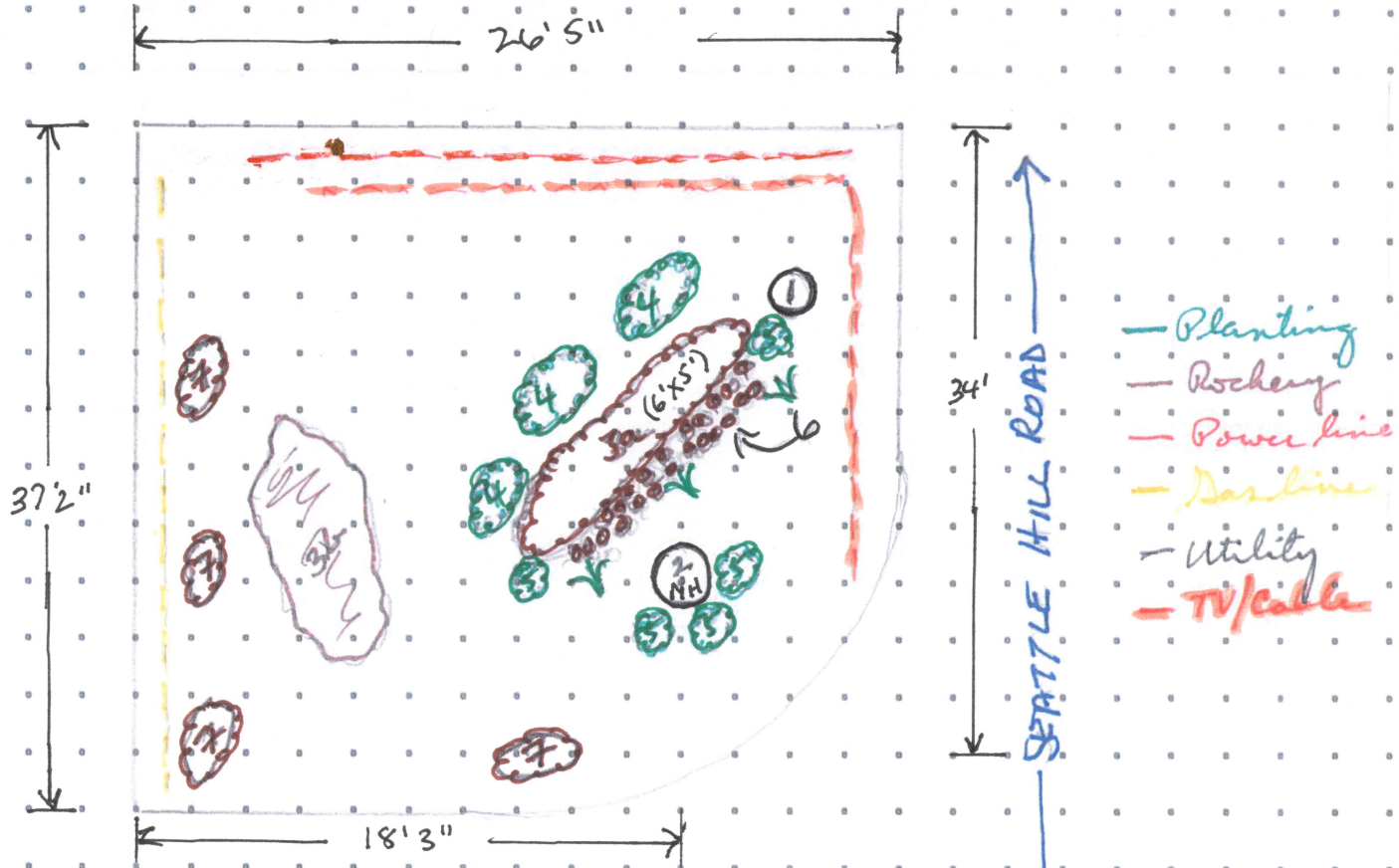
Attachment 4

Attachment 6
Photo of Proposed Sign Location



NW Corner - SHR & 145th ST. SE
 DRAFT DESIGN OF NEW MONUMENT AREA

ATTACHMENT 7



- 1= Utility pole
- 2= Manhole - sewer
- 3= transmission free standing 3k - 1/2 of original rock
- 4= trees evergreen
- 5= low shrubs
- 6= river rock
- 7= small rocks
- Utility lines (underground)

Attachment 3