



Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

January 21, 2016

5:15 p.m.

COUNCIL CHAMBERS

- | | |
|---|------------------|
| I. CALL TO ORDER: | 5:15 p.m. |
| II. ROLL CALL: | 5:15 p.m. |
| III. APPROVAL OF MINUTES: | 5:16 p.m. |
| A. Approval of December 17, 2015 Meeting Minutes ⁽¹⁾ | |
| IV. NEW BUSINESS: | 5:17 p.m. |
| A. PL2015-0028 Mill Park Vista Building Elevations and Landscaping ⁽²⁾ | |
| V. ADJOURNMENT: | 5:45 p.m. |

ATTACHMENTS:

1. December 17, 2015 Meeting Minutes
2. Staff report

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**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
December 17, 2015**

Draft

Members:

Dave Gunter, Chair
Beverly Tiedje, Vice Chair
D. Wayne Bisom
David Hambelton
Tina Hastings (5:25 p.m.)

Community Development Staff:
Christi Amrine, Senior Planner
Sherrie Ringstad, Planning Specialist

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:24 p.m.

II. ROLL CALL:

All members were present as noted above.

III. MINUTES:

A. Minutes of October 15, 2015

MOTION: Vice Chair Tiedje moved, seconded by Member Hambelton, to approve the October 15, 2015 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

PL2015-0026 Village by the Creek Building Elevations

Senior Planner Christi Amine stated that application before the Board is building elevations, colors and materials for the Village by the Creek commercial complex, located at 800 164th Street SE. She added that this complex was originally developed in the 1980's and the new owner is proposing an update be competitive in the leasing market. The large L-shaped building is the focus of the remodel and the applicant is

proposing to update the parapets and install new Hardie board panels as well as squaring off the façade by removing the “western” style face and updating the color scheme. No changes are proposed to the Union Bank building.

Senior Planner Amrine noted that the applicant is also proposing new storefront windows, lighting and paint. In addition, the existing dumpster in the northwest corner of the site is proposed to be relocated to the southwest corner of the site. New heating and air conditioning units are proposed to replace the existing units.

Ms. Amrine stated that there is a correction to the staff report, Page 2, which states that new LED lighting fixtures are proposed. The applicant is proposing florescent fixtures rather than the LED.

Senior Planner Amrine concluded the staff presentation by stating that staff feels, as proposed, the building is consistent with the design guidelines and objectives and staff is recommending approval.

Ms. Amrine provided samples for the Board to review.

Chair Gunter noted that the new windows for the Jet don't seem to line up with the current floor plan and entry and asked if the Jet was planning an interior remodel as well? Senior Planner Amrine confirmed that the windows do not line up with the current floor plan, but interior changes have not been proposed at this point as leases are still being negotiated.

Member Hastings suggested that the color on the CMU used for the trash enclosure could be achieved with pigment in the CMU rather than painting and would be preferable because it would reduce maintenance.

Member Bisom asked the applicant to review the material usage, in particular, with respect to the transition from new materials to existing materials.

Hope Luquette, DDG Architects, 8383 158th Avenue NE #380, Redmond, WA 98052

Ms. Luquette, who was representing the applicant, explained that a majority of the materials are existing; however, new additions include replacing the parapets and updating the entryway with the addition of Hardie, new windows and new canopies. It was confirmed that while some windows will be new, they will match the existing windows.

Member Bisom asked if the applicant is proposing to renovate any of the landscaping to give it a fresher look. The Board members concurred that while landscaping was not a part of this review, they would strongly recommend that the applicant consider refreshing the existing landscaping.

MOTION: Member Hambelton moved, seconded by Member Bisom, to approve the building elevations for the proposed Village by the Creek development as conditioned in the staff report with the following additional condition:

- The CMU for the trash enclosure shall be tinted or dyed rather than painted.

The motion was approved unanimously.

V. ADJOURNMENT:

MOTION: Chair Gunter adjourned the meeting with the consensus of the Board Members at 5:47 p.m. The motion was approved unanimously.

Submitted by:

Sherrie Ringstad, Planning Specialist

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2015-0028**

PART I - SUMMARY INFORMATION

- NAME OF PROJECT:** Mill Creek Park Vista
- APPLICANT:** M2 Architects
1111 Cleveland Avenue, Suite 102
Mt. Vernon, Washington 98273
- LOCATION:** The project is located on the east side of 9th Avenue SE approximately 900 feet south of the intersection of 9th Avenue SE and 164th Street SE, Mill Creek, Washington
- PROPOSAL:** Building elevations, colors, and materials along with landscaping and lighting for a new business and industrial park complex.
- ZONING:** Business and Industrial Park

PART II – STATUTORY REQUIREMENTS

Building Elevations, Materials, and Colors:

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review building elevations, materials, and colors, landscaping and lighting for commercial and industrial developments. Design guidelines for commercial, business park/industrial buildings are set forth in MCMC Section 17.34.040.B.

In addition, each lot in a business and industrial park identification signs must receive approval from the City of Mill Creek Design Review Board in accordance with MCMC Section 17.26.020.E.6. Freestanding (monument) signs are reviewed in accordance with the sign standards set forth in MCMC Chapter 17.26 and the design criteria set forth in MCMC Section 17.34.040.G.

Wall signage will be reviewed administratively pursuant to MCMC Section 17.26.010.

PART III – PROJECT DESCRIPTION

Proposal

The applicant is proposing to construct a new business and industrial park complex, Mill Creek Park Vista. The complex will consist of an 84-stall parking lot with landscaping and lighting to serve three buildings on three separate lots; Building A on Lot 1- 14,500 square feet of commercial day care use; Building B on Lot 2 - 10,060 square feet of office and warehouse uses; and Building C on Lot 3 - 6,440 square feet of

office use. A 5-foot wide asphalt trail within the Penny Creek buffer that connects to the Clock Tower Self Storage site will be constructed as well as a monument sign for the complex. In addition, three enclosed dumpsters are proposed within the parking lot. See *Attached Sheet 1 – Binding Site Plan* for an overview of the site layout.

PART IV – PROJECT ANALYSIS

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

Building Criteria:

The Code requires that buildings incorporate modulation to reduce the overall bulk and mass of buildings and to avoid blank walls. In addition, building design shall incorporate traditional building materials such as masonry, stone, stucco, heavy timbers, brick, and other natural appearing materials. Building colors should accent, blend with, or complement surroundings. Bright or brilliant colors should be reserved for trim and accents. Where possible, building mounted utilities shall be placed within utility rooms or enclosures. In addition, the City’s building design objectives call for a consistent visual identity to be applied to all sides of buildings visible to the general public and all building sides to have an equivalent level of quality of materials, detailing, and window placement. A description of each building design is as follows:

Building A Proposal:

Building A is proposed as a 14,500 square foot commercial day care two-story structure with a height of approximately 38 feet, constructed in the Craftsman style. The proposed building abuts 9th Avenue SE with the primary access from the south elevation. A playground is proposed to be located on the north side of the building with security fencing for the children. The materials proposed for the body of the building are a pre-cast concrete veneer Eldorado style stone siding for the base in Nantucket grey with 6” horizontal fiber cement lap siding in tassel (yellow-brown) color for the first story. For the second story, the fiber cement board and batten are proposed in a beach house color (tan) along with fiber cement shake siding in a hazelnut brown. The applicant is proposing to accent the body of the building with painted alabaster (white) wood trim, fir columns and roof braces, and white vinyl windows along with standing seam metal roofing in cool weather copper (brown) color. These materials are used in various patterns to break up the building facades on each elevation. See *Attached Building A Elevations* and the *Material Board* to be presented at the meeting.

To create a focal point at the entry and provide building modulation, the applicant is proposing a pitched gable entry with a set of double doors in dark brown paired with windows on each side and above the doors. The entry is proposed to be framed with 6” vertical fiber cement board in hazelnut brown covered with a metal awning. Above the awning the applicant is proposing fiber cement shingles to offset a future *Kids ‘N Us* wall sign and logo. Building A has an equal level of detail for each elevation. As proposed, the building design is consistent with the City’s design standards.

Building B Proposal:

Building B is proposed as a 10,060 square foot two-story office and warehouse structure with a height of 30 feet, constructed in the Craftsman style. The proposed building abuts 9th Avenue SE and is located south of the access drive with the primary access on the north side of the building. The materials proposed for the body of the building are a pre-cast concrete veneer Eldorado style stone siding for the base in

Nantucket grey with 6” horizontal fiber cement lap siding in moody blue color (grey-blue) along with fiber cement shake siding in a hazelnut brown. The applicant is proposing to accent the body of the building with painted alabaster (white) wood trim, fir columns and roof braces, and white vinyl windows along with standing seam metal roofing in cool weather copper (brown) color. These materials are proposed to be used in various patterns for each elevation to provide building façade modulation and interest. See ***Attached Building B Elevations*** and the ***Material Board*** to be presented at the meeting.

To create focal points at the entries and provide building modulation, the applicant is proposing marquee parapets with flat rooflines, cedar fascia and metal awnings on the east, west and south elevations. The parapet portions of the building are proposed to have concrete stone veneer just above the first floor and then above the veneer fiber cement shingle siding in hazelnut brown color is proposed.

Building B has an equivalent level of detail for the east, west and south elevations. However, the north elevation, which is the warehouse entry with the large sectional metal garage doors to allow truck and material/product delivery, is visible from 9th Avenue SE and the access driveway, and lacks the detail and material variety that the other three elevations provide. The applicant is proposing only one material type, fiber cement lap siding. To break up the building façade and provide the same level of detail as proposed on the other three sides of the building, staff recommends as a Condition of Approval that stone veneer be installed on the lower three feet of the building to be consistent with the City’s design standards.

Building C Proposal:

Building C is proposed as a 6,440 square foot two-story office and storage building with a height of 27 feet, constructed in the Craftsman style. The proposed building is located in the southeastern corner of the site with the primary access on the north side of the building, including truck access doors for storage on the west side of the building. The materials proposed for the body of the building are a veneer Eldorado style stone in Nantucket grey, 6” horizontal fiber cement lap siding in a dried thyme (green) color and fiber cement shake siding in a hazelnut brown. The applicant is proposing to accent the body of the building with painted alabaster (white) wood trim, fir columns and roof braces, and white vinyl windows along with standing seam doors and metal roofing in cool weather copper (brown) color. These materials are proposed to be used in various patterns for each elevation to provide building facade modulation and interest. See ***Attached Building C Elevations*** and the ***Material Board*** to be presented at the meeting.

To create a focal point at the primary entry on the north side, the applicant is proposing a marquee parapet in the center of the facade with a curved roofline above the first story on each end of the building. The office entry is on the west end of the north side of the building. The applicant intends to install a future wall sign on this side to identify the business.

Building C has an equivalent level of detail on the north and west elevations. However, on the east elevation stone veneer is only proposed on the north end of this façade. To provide a consistent level of detail on all sides of the building, staff recommends as a Condition of Approval that on the east elevation stone veneer be consistently installed on the lower three feet of the building. Also, on the south elevation the applicant is proposing to use only one material type, the fiber cement lap siding. To break up the façade and provide an equivalent level of detail on all sides of the building staff recommends as Conditions of Approval that a fir trellis detail be installed above the two doors and over the two set of windows on the [west end](#), similar to what is proposed above the windows on the north elevation.

Outdoor Mechanical Criteria:

The Code requires that outdoor mechanical equipment, including ground level and rooftop mechanical and communication equipment shall be screened from view. The method of screening shall be architecturally integrated with the building with respect to materials, color, shape, and size.

Outdoor Mechanical Proposal:

All new heating and air conditioning units on the rooftop will be concealed from the public view by the building gables and parapets. The proposed roof plans are consistent with the City's design standards and screening requirements. See ***Attached Building A, B and C Elevations*** and ***Building A, B and C Roof Plans***.

Lighting Criteria:

The Code requires lighting fixtures, standards and intensities shall be designed to be compatible with the character of the development, are energy-efficient, glare-free and shielded from the sky and adjacent properties and structures to reduce off-site spillover. Parking lot, common area, and pedestrian walkway lighting shall be distributed to create adequate visibility, visual interest, and security at night. Lighting design should comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest edition.

Lighting Proposal:

Exterior lighting proposed to provide safety lighting during hours of darkness for the buildings are 15-inch high wall sconces in Manhattan style by Hinkley Lighting with oil rubbed bronze finish. Lights are proposed to be 14 watt LED and shielded to reduce glare off-site and spillover into the critical areas on-site. Parking lot lighting will be submitted at the time the applicant submits the civil plans and administratively approved by staff. See ***Attached Photo of Wall Sconce***. The proposed lighting design is consistent with the City's design and lighting standards.

Dumpster Criteria:

The Code requires that on-site service facilities, such as loading docks, dumpsters, etc., shall be located in areas least visible from the right-of-way, public spaces and main parking areas. Service areas shall be screened from view using landscaping or screen walls

Dumpster Proposal:

The applicant is proposing three dumpsters within the parking lot. Two single stall dumpsters are proposed along the eastern boundary and one double stall dumpster is proposed along the southern boundary between Buildings B and C. The applicant is proposing to use 8 inch Split-face concrete masonry units (CMU) in khaki color with metal posts and gates to match the metal roofing in the color of cool weathered copper. See ***Attached Building C Elevation***. As proposed, the dumpster design is complimentary to the buildings, meets the City's screening requirements, and is consistent with the City's design standards.

Landscaping Criteria:

The Code requires that project landscaping provide unity of design through repetition of plants and coordination with adjacent developments. The Code requires landscape materials to be a hardy species adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants and the retention of existing vegetation are strongly encouraged. In addition, required landscape areas shall be densely landscaped with a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

Landscaping Proposal:

1. Landscaping is proposed in three areas on the site; along 9th Avenue SE, within the parking lot and adjacent to the buildings. See ***Attached Planting Plan, Sheets L1 and L2***. The stormwater ponds and critical area buffer planting plans have been previously approved by the City staff and the City's wetland biologist and are not subject to DRB review even though they are shown on the plan. All landscaping is proposed to be irrigated. Instead of wheel stops, the applicant is proposing to widen the sidewalk by two feet and use an alternative material such as stamped concrete in order to provide a uniform and safe wheel stop adjacent to landscaped areas and walkways (this alternate wheel stop is depicted on the plans by the dashed line). As proposed, the planting plan design is consistent with the City's design standards. However, as a Condition of Approval staff is recommending that the applicant Substitute the Douglas Firs in the parking lot with another evergreen tree for that will be suitable for the parking lot environment and the long term growth constraints of the parking island. A description of the proposed landscaping is as follows:

9th Avenue SE

Along the 9th Avenue SE roadway, the applicant is proposing to install grass and Katsura trees. To the east of the street trees, a variety of trees and shrubs is proposed and consists of; Alaska Weeping Cedar, Quaking Aspen, Ramapo Rhododendron, Leatherleaf Viburnum, Isanti Redtwig Dogwood, David's Viburnum, Crimson Pygmy, Dwarf Maiden Grass, Nandina, Sword Fern, Variegated Japanese Sedge and Day Lilies and Kinnikinnick groundcover. The proposed plantings will create a colorful buffer between the roadway and the buildings and playground and create a focal point at the entry drive and accent the monument sign.

Parking Lot

Within the parking lot landscape medians, the applicant is proposing to install Serviceberry and Douglas Fir trees, with David's Viburnum and Little Princess Spirea for shrubs, and Kinnikinnick for ground cover. The applicant is proposing to exceed the City's requirement of one tree for every four parking stalls by installing 22 trees in the parking area (21 are required). In addition, the applicant is proposing landscape beds on the sides of the dumpsters in the parking lot for additional screening using Columnar Maple trees, Crimson Pygmy, Otto Luyken Laurel, Little Princess Spirea and Isanti Redtwig Dogwood for shrubs and Kinnikinnick for ground cover.

Adjacent to Buildings

Building A: on the east side of Building A and adjacent to the wetland buffer, the applicant is

proposing a landscape bed with Vine Maple trees and Salal as groundcover.

Buildings B and C: on the north, west and east sides of the building, the applicant is proposing landscape beds with shrubs consisting of Endless Summer Hydrangeas, Crimson Pygmy, Otto Luyken, Cavatine Lilu-of-the-Valley, Day Lilies, Dwarf Maiden Grass and Variegated Japanese Hedge.

Freestanding Sign Criteria

In accordance with MCMC Section 17.26.020.E.6, a business and industrial site may have one freestanding sign per lot not exceeding 34 square feet in area and having a maximum height of 42 inches. The sign shall be located no closer than five feet to any street right-of-way or access easement. At street intersections, driveways, corner or radius lots, or other potential traffic conflict points, the sign shall not be located in an area that would obstruct the required sight distance as set forth in the current edition of the AASHTO Geometric Design Manual as determined by the city engineer. Ancillary landscaping shall be maintained to prevent vegetation from obscuring sign lettering.

Furthermore, MCMC Section 17.34.040.G requires that freestanding monument signs be designed to be complementary to, and coordinated with, building colors and be in scale and proportion with building design and other signs.

Freestanding Sign Proposal:

On the south side of the entry drive the applicant is proposing to install a 50 inch high and 50 square foot freestanding (monument) sign with a five foot from the right-of-way. The sign is proposed to be constructed of stone veneer on a concrete wall with backlit capital letters in "Rockwell-Bold" font constructed of dark bronze anodized aluminum. The applicant is proposing to limit the text to read "Mill Creek Park Vista" to identify the complex along with a logo with two trees. As proposed the sign height and size exceeds the City's allowed 42 inch high height limit and 34 square feet sign area maximum for business and industrial parks, MCMC 17.26.020.E.6. Therefore, as a Condition of Approval staff is requiring that the sign be reduced to a maximum of 42 inches high and 34 square feet in sign area. See *Attached Planting Plan Sheet L-2*.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that the proposed building elevations, landscaping and freestanding monument sign are 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:

2. The design, colors and building materials shall be as portrayed on the application, except as revised in the conditions below.
3. On the north elevation of Building B, stone veneer is to be installed on the lower three feet of the building to break up the building façade and provide a consistent level of detail as is provided on the other three sides of the building.

4. On the east elevation of Building C, install stone veneer consistently on the lower three feet of the building.
5. On the south elevation of Building C, add a fir trellis detail above the two doors and over the two sets of windows on the west end, similar to what is proposed above the windows on the north elevation.
6. The monument sign's dimension shall be revised to meet City Code which is a maximum of 42 inches high and 34 square feet (MCMC 17.26.020.E.6).
7. Substitute the Douglas Firs in the parking lot with another evergreen tree for that will be suitable for the parking lot environment and the long term growth constraints of the parking island.

ATTACHMENTS:

Binding Site Plan
Building A, B and C Elevations
Building A, B and C Rooftop Plans
Planting Plan Sheets L1 and L2
Photo of Wall Sconce
Existing Site Photos

\\mc007\data\ELECTRONIC PERMITS - All Depts\Planning\PL2015-0028 - Mill Creek Park Vista - DRB\Staff Report\Staff Report.doc

IN A PORTION OF NW 1/4 OF THE NW 1/4, SECTION 7, TOWNSHIP 27 N., RANGE 5 E., W.M.

BENCH MARK - SNOHOMISH COUNTY CONTROL POINT 1349. NAVD 88 ELEVATION 276.83' SCRIBED X IN TRAFFIC BOLT AT 164TH ST & MILL CREEK BLVD

LEGEND

- EXISTING RIGHT OF WAY LINE
- ASBUILT ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY CORNER
- SD EXISTING STORM DRAIN
- EXISTING TYPE 2 CB
- EXISTING TYPE 1 CB
- SS EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W EXISTING WATERLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- G EXISTING GAS LINE
- P EXISTING POWERLINE
- EXISTING FENCELINE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB & CUTTER
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PROPERTY BOUNDARY
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED PROPERTY LINE (INTERIOR)
- PROPOSED SIGN
- SD PROPOSED STORM DRAIN
- PROPOSED STORM CATCH BASIN TYPE II
- PROPOSED STORM CATCH BASIN
- SS PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- W PROPOSED SANITARY SEWER CLEANOUT
- W PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED AIR-VAC RELEASE ASSEMBLY
- PROPOSED BLOW-OFF ASSEMBLY
- UT PROPOSED UTILITY TRENCH
- G PROPOSED GAS LINE
- P PROPOSED POWERLINE
- PROPOSED CURB AND CUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT

WETLAND TRACT NOTE
WETLANDS AND THEIR CORRESPONDING BUFFERS SHALL BE LOCATED IN DEDICATED TRACTS.

LEGAL DESCRIPTION
NEW PARCEL B OF CITY OF MILL CREEK BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 199911305005, BEING A PORTION OF LOT 31, MILL CREEK PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGES 59 THROUGH 63, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

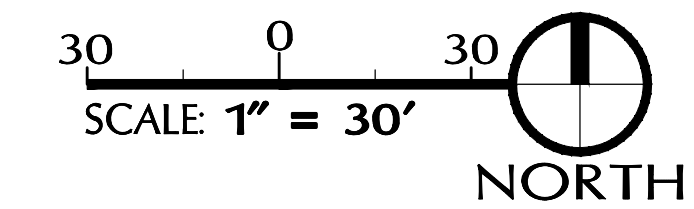
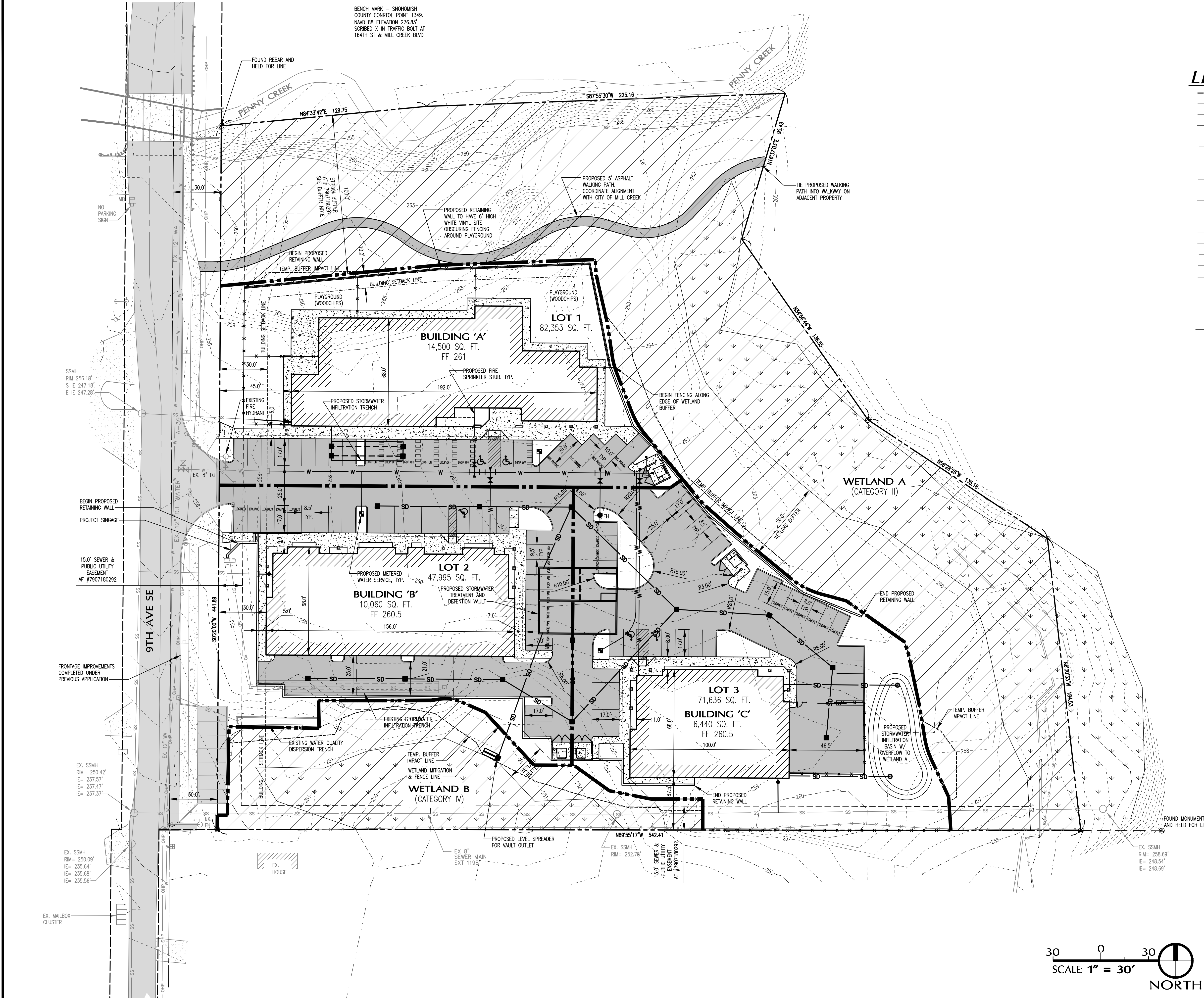
PARKING CALCULATIONS

BUILDING "A" - DAYCARE CENTER
CODE REQUIREMENT: 1 PARKING STALL PER 300 SQ. FT.
14,500 SQ. FT. DIVIDED BY 300 = **48 STALLS REQUIRED**

BUILDING "B" - MULTI-TENANT OFFICE/WAREHOUSE
CODE REQUIREMENT: 1 PARKING STALL PER 400 SQ. FT. (OFFICE WITH CUSTOMER SERVICE)
1 PARKING STALL PER EMPLOYEE (SHOP/WAREHOUSE)
4,386 SQ. FT. OFFICE WITH CUSTOMER SERVICE DIVIDED BY 400 = **11 STALLS REQUIRED**
5,674 SQ. FT. SHOP/WAREHOUSE WITH 14 EMPLOYEES = **14 STALLS REQUIRED**
TOTAL = 25 STALLS REQUIRED

BUILDING "C" - CORPORATE OFFICE WITH SHOP/WAREHOUSE
CODE REQUIREMENT: 1 PARKING STALL PER 800 SQ. FT. (OFFICE WITHOUT CUSTOMER SERVICE)
1 PARKING STALL PER EMPLOYEE (SHOP/WAREHOUSE)
3,940 SQ. FT. OFFICE WITHOUT CUSTOMER SERVICE DIVIDED BY 800 = **5 STALLS REQUIRED**
2,500 SQ. FT. SHOP/WAREHOUSE WITH 2 EMPLOYEES = **2 STALLS REQUIRED**
TOTAL = 7 STALLS REQUIRED

TOTAL PROJECT PARKING REQUIRED: 80 STALLS
TOTAL PROJECT PARKING PROVIDED: 85 STALLS



CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

| NO. | DATE | REVISIONS | BY | APRVD |
|-----|------|-----------|----|-------|
| | | | | |

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION
BINDING SITE PLAN

SCALE
DRAWN BY: 1" = 30'
DESIGNED BY: PLAU
CHECKED BY: PSEVERIN
FIELD BOOK/PAGE: PSEVERIN
DATE: 11.11.15

PROJECT
MILL CREEK PARK VISTA
FOR
LJB MILL CREEK, LLC
IN A PORTION OF SECTION 7, TOWNSHIP 27 N., RANGE 5 E., W.M. MILL CREEK, WASHINGTON

JOB NO. 15048
DRAWING NAME 15048ENG.dwg
SHEET 1 OF 1



BUILDING "A" – SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING "A" – WEST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING "A" – EAST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING "A" – NORTH ELEVATION

SCALE: 1/8" = 1'-0"

MILL CREEK PARK VISTA

MILL CREEK, WASHINGTON

BLDG. 'A' ELEVATIONS

SCALE: 1/8" = 1'-0" NOVEMBER 18, 2015



BUILDING "B" – WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "B" – NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "B" – SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



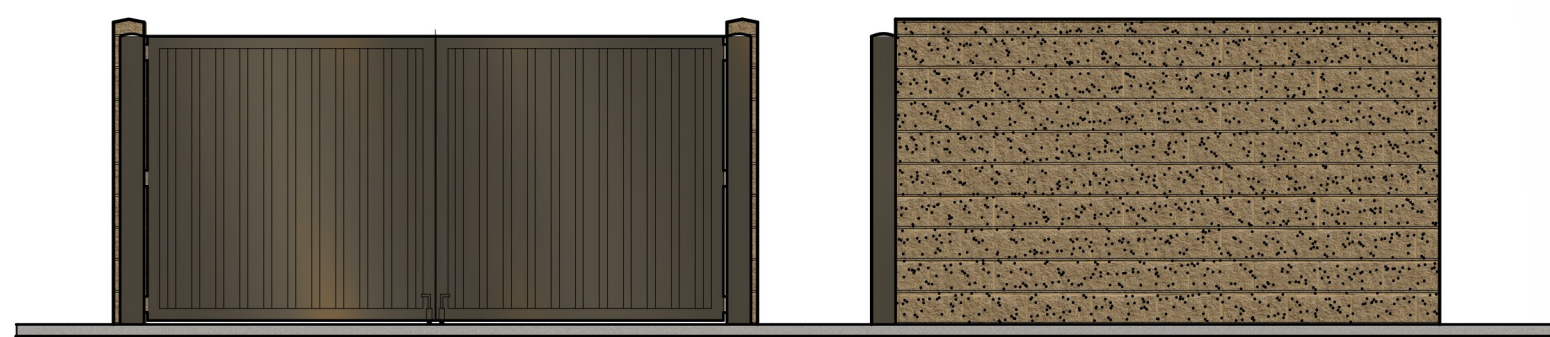
BUILDING "B" – EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "C" – SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "C" – NORTH ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION SIDE ELEVATION

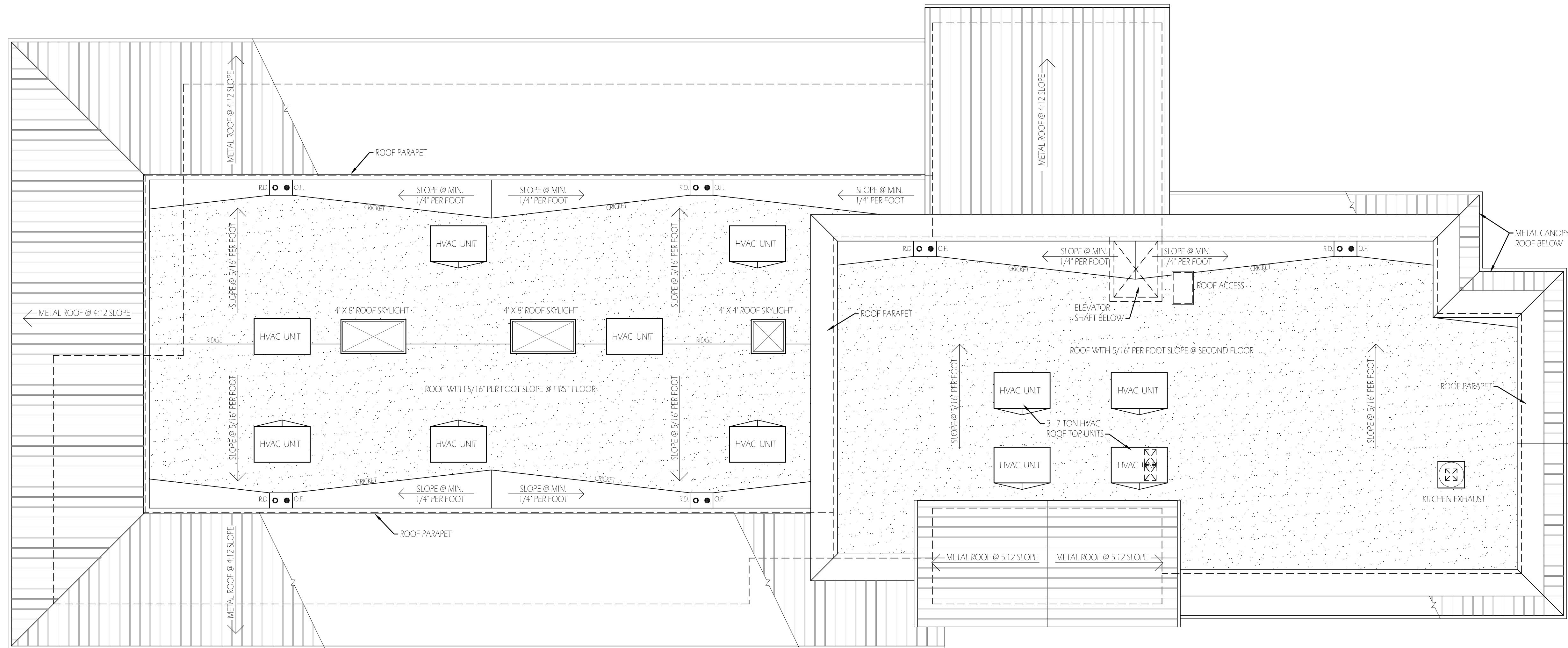
TRASH & RECYCLE ENCLOSURE
SCALE: 1/4" = 1'-0"



BUILDING "C" – WEST ELEVATION
SCALE: 1/8" = 1'-0"

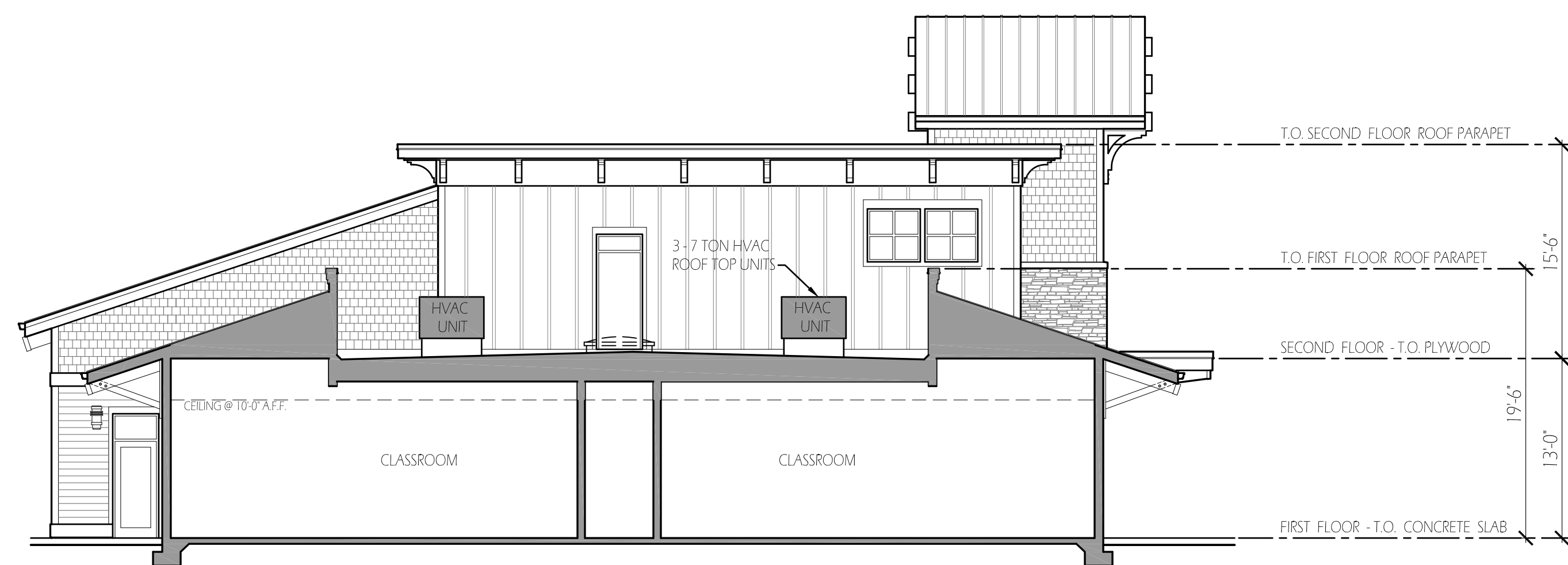


BUILDING "C" – EAST ELEVATION
SCALE: 1/8" = 1'-0"



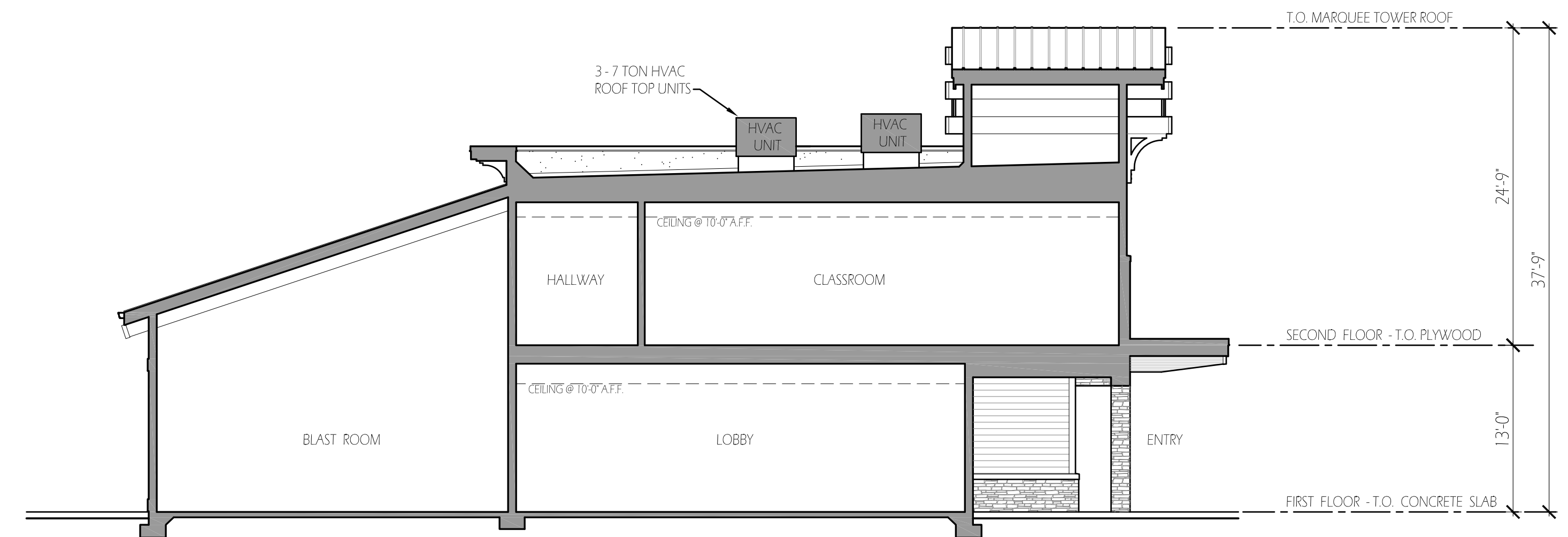
BLDG. "A" – ROOF PLAN

SCALE: 1/8" = 1'-0"



BUILDING SECTION @ FIRST FLOOR

SCALE: 1/8" = 1'-0"



BUILDING SECTION @ SECOND FLOOR

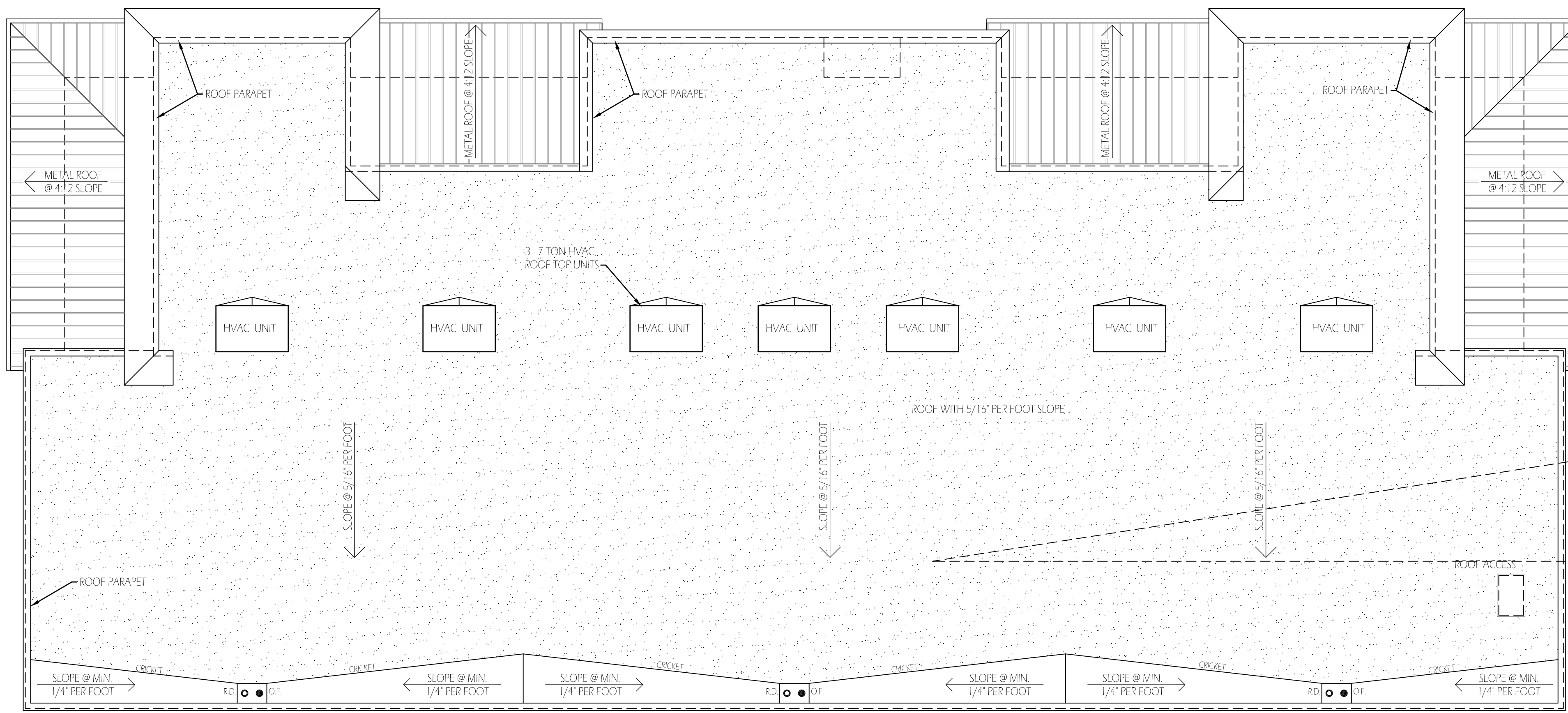
SCALE: 1/8" = 1'-0"

MILL CREEK PARK VISTA

MILL CREEK, WASHINGTON

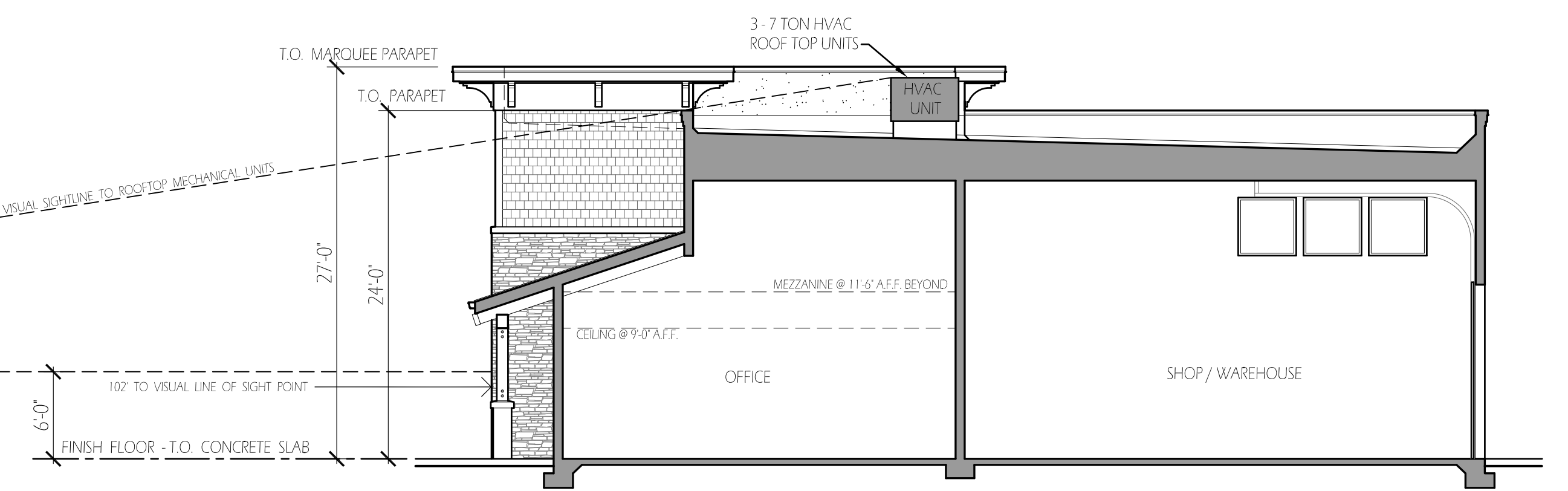
BLDG. 'A' ROOF PLAN

SCALE: 1/8" = 1'-0" DECEMBER 8, 2015



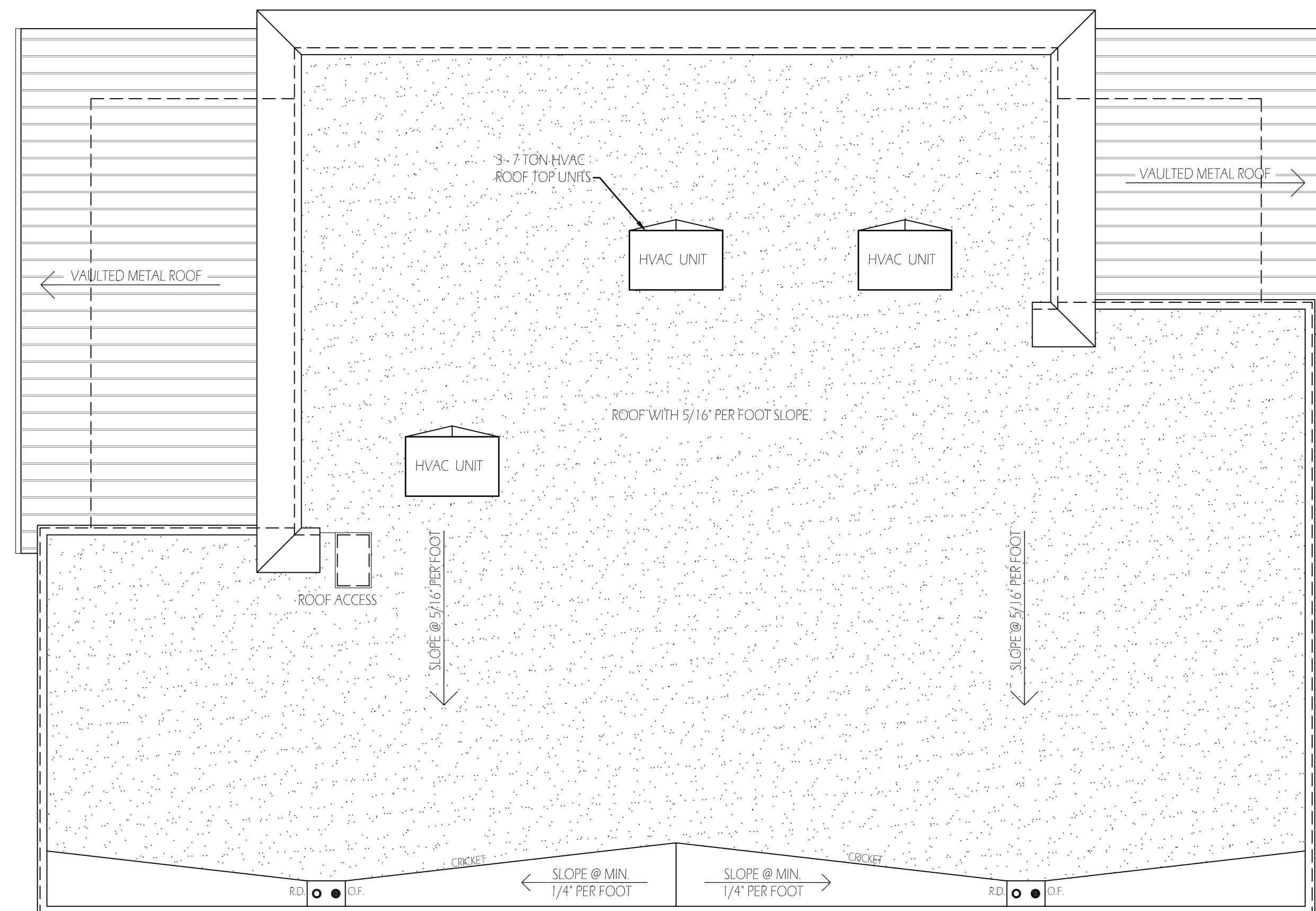
BLDG. "B" - ROOF PLAN

SCALE: 1/8" = 1'-0"



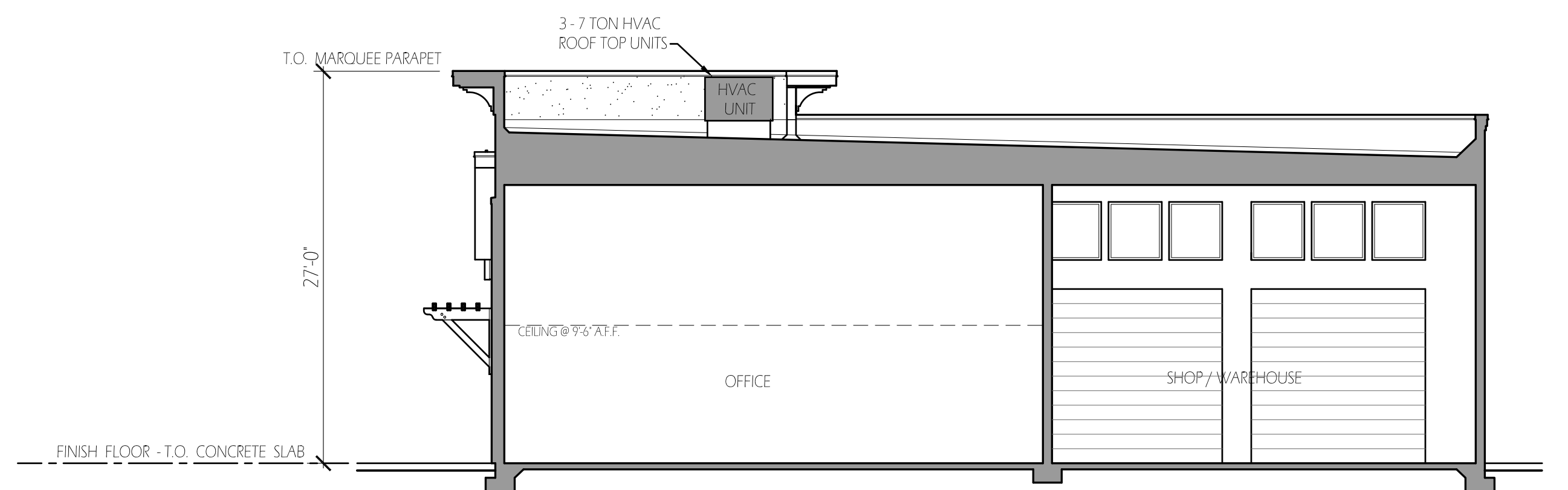
BUILDING "B" SECTION

SCALE: 1/8" = 1'-0"



BLDG. "C" - ROOF PLAN

SCALE: 1/8" = 1'-0"



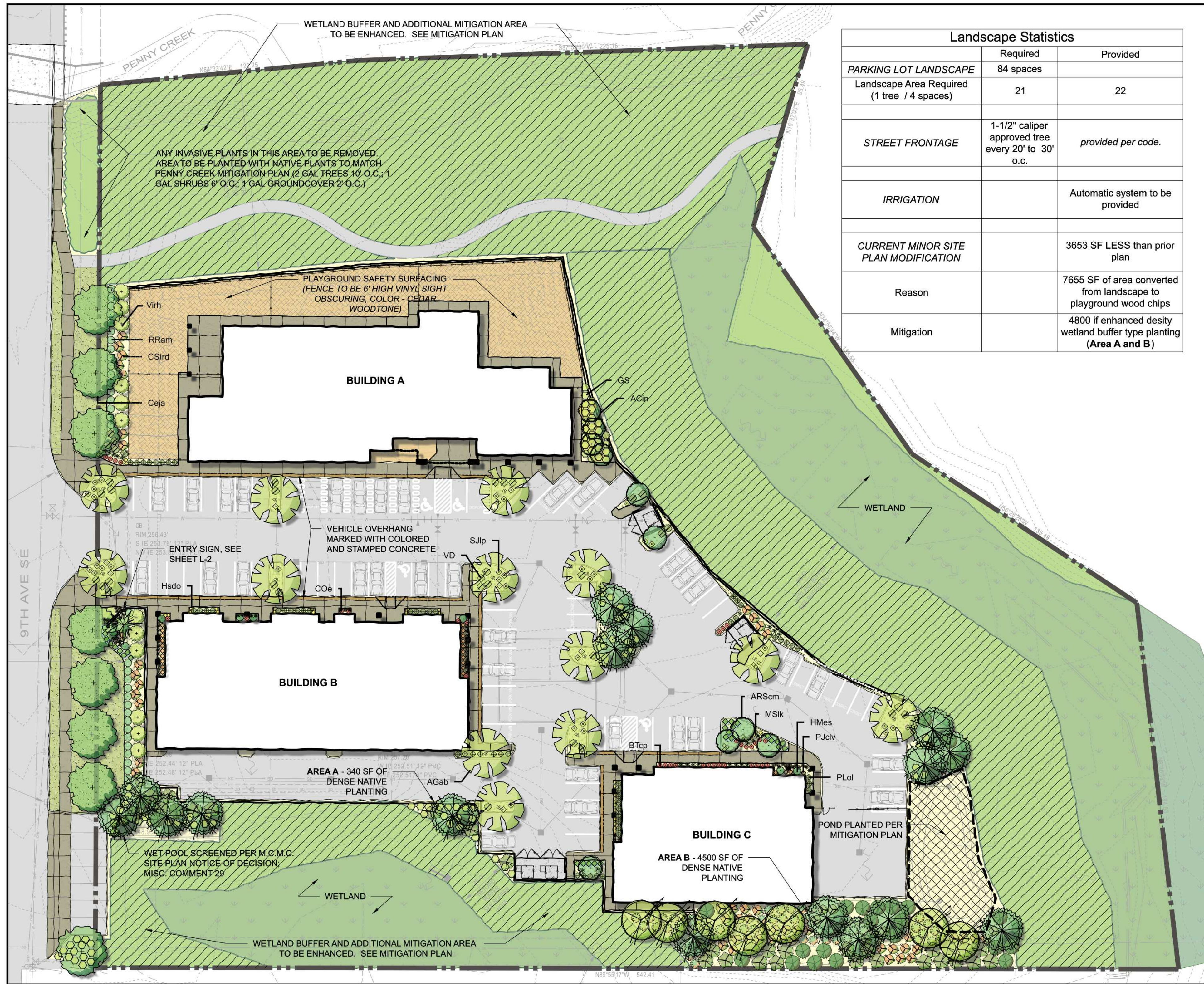
BUILDING "C" SECTION

SCALE: 1/8" = 1'-0"

MILL CREEK PARK VISTA

MILL CREEK, WASHINGTON





| Landscape Statistics | | |
|---|--|---|
| | Required | Provided |
| PARKING LOT LANDSCAPE | 84 spaces | |
| Landscape Area Required (1 tree / 4 spaces) | 21 | 22 |
| STREET FRONTAGE | 1-1/2" caliper approved tree every 20' to 30' o.c. | provided per code. |
| IRRIGATION | | Automatic system to be provided |
| CURRENT MINOR SITE PLAN MODIFICATION | | 3653 SF LESS than prior plan |
| Reason | | 7655 SF of area converted from landscape to playground wood chips |
| Mitigation | | 4800 sf enhanced desity wetland buffer type planting (Area A and B) |

PLANT LEGEND

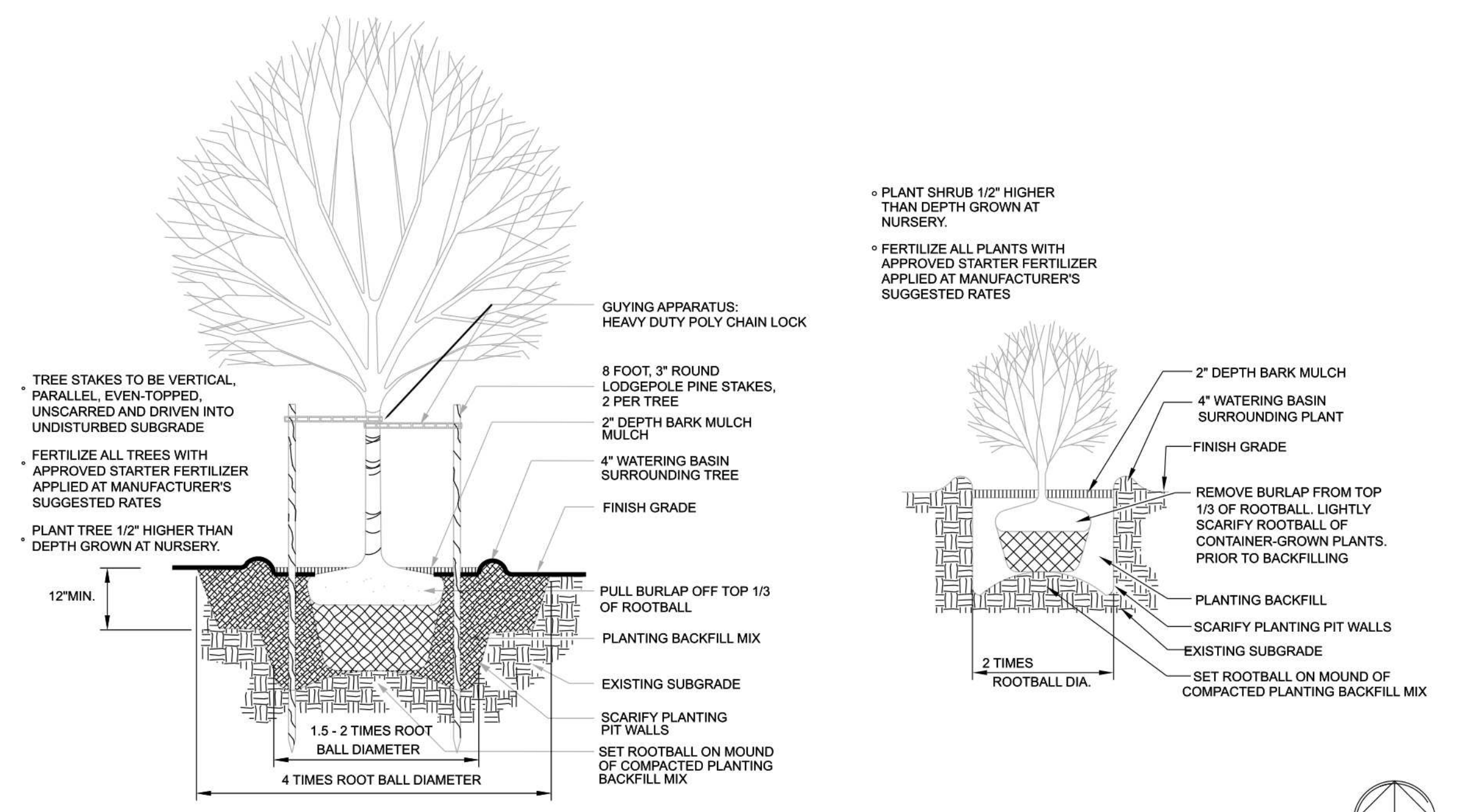
| Quantity | Symbol | Scientific Name | Common Name | Code Name | Planting Size |
|----------------------------|----------|---|------------------------------|-----------|---------------|
| Broadleaf Deciduous | | | | | |
| 5 | [Symbol] | Acer circinatum | Vine Maple | ACin | 5-Gal |
| 6 | [Symbol] | Acer Rubrum 'Scarsen' | Columnar Maple | ARScm | 1 1/2"-Cal |
| 13 | [Symbol] | Amelanchier grandiflora 'Autumn Brilliance' | Serviceberry | AGab | 2"-Cal |
| 8 | [Symbol] | Cercidiphyllum japonicum | Katsura Tree | Ceja | 2"-Cal |
| 7 | [Symbol] | Populus tremuloides | Quaking aspen | Potrm | 1 1/2"-Cal |
| Conifer Evergreen | | | | | |
| 1 | [Symbol] | Chamaecyparis nootkatensis 'Green Arrow' | Weeping Alaska Cedar | CNga | 8' - 10' |
| 16 | [Symbol] | Pseudotsuga menziesii | Douglas fir | Psme | 8' - 10' |
| Fern | | | | | |
| 5 | [Symbol] | Polystichum munium | Sword Fern | PMsf | 1-Gal |
| Grass | | | | | |
| 50 | [Symbol] | Carex oshimensis 'Evergold' | Variegated Japanese Sedge | COe | 1-Gal |
| 28 | [Symbol] | Miscanthus sinensis 'Little Kitten' | Dwarf Maiden Grass | MSik | 1-Gal |
| Ground Cover | | | | | |
| 840 | [Symbol] | Arcostaphylos uva-ursi | Kinnikinnick | Aruv | 1-Gal |
| 5199 SF | [Symbol] | Grass - Lawn Sod | Turf Grass - locally proven | LGS | N/A |
| Perennial | | | | | |
| 44 | [Symbol] | Hemerocallis 'Stella de Oro' | Daylilly | Hsdo | 1-Gal |
| Shrub | | | | | |
| 34 | [Symbol] | Berberis thunbergii 'Crimson Pygmy' | Crimson Pygmy | BTcp | 1-Gal |
| 3 | [Symbol] | Ceanothus thyrsiflorus 'Skylark' | Wild Lilac | CTwl | 1-Gal |
| 66 | [Symbol] | Cornus stolonifera 'Isanti' | Isanti Redtwig Dogwood | CSird | 5-Gal |
| 94 | [Symbol] | Gaultheria shallon | Salal | GS | 2-Gal |
| 8 | [Symbol] | Hydrangea macrophylla 'Bailmer' | 'Endless Summer' | HMes | 5-gal |
| 29 | [Symbol] | Myrica californica | Pacific Wax Myrtle | MCal | 5-Gal |
| 28 | [Symbol] | Nandina domestica 'Nana' | Harbour Dwarf Nandina | NadoN | 2-Gal |
| 24 | [Symbol] | Pieris japonica 'Cavatine' | Cavatine Liliu-of-the-Valley | PJclv | 2-Gal |
| 57 | [Symbol] | Prunus Laurocerasus 'Otto Luyken' | Otto Luyken Laurel | PLol | 1-Gal |
| 33 | [Symbol] | Rhododendron 'Ramapo' | Ramapo Rhod. | RRam | 2-Gal |
| 26 | [Symbol] | Ribes sanguineum | Pink winter currant | Risa | 2-Gal |
| 52 | [Symbol] | Rosa nutkana | Nootka Rose | RNnr | 5-Gal |
| 43 | [Symbol] | Spirea Japonica 'Little Princess' | Little Princess Spirea | SJlp | 2-Gal |
| 35 | [Symbol] | Viburnum davidii | David's Viburnum | VD | 2-Gal |
| 12 | [Symbol] | Viburnum rhytidophyllum | Leatherleaf viburnum | Virh | 5-Gal |

PLANTING PLAN
1" = 30'-0" (CHECK SCALE BAR FOR ACCURACY)

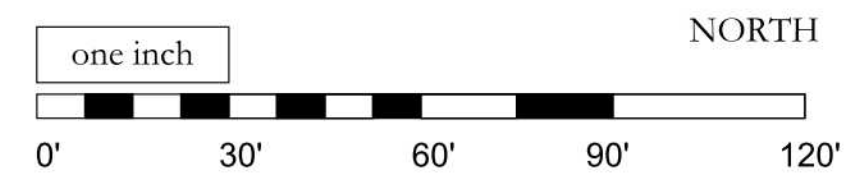
GENERAL NOTES

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
- ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, 2002.
- PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES, SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
- SEE NOTES THIS SHEET FOR TOPSOIL DEPTH AND SPECIFICATION.
- FINE BARK MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 2 INCHES. **BLACK MULCH.**

- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
- LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
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TYPICAL PLANTING DETAILS
NO SCALE



| NO. | DATE | REVISION | BY | REV. |
|-----|------|----------|----|------|
| | | | | |

prepared for: **LIB MILL CREEK, LLC**

prepared by: **eccosDesign**
Landscape Architecture and Planning
Mount Vernon, WA 98273
p. 360.419.7400
f. 800.508.2017
www.eccosdesign.com

Site Development
Mill Creek Park Vista
Mill Creek, WA

SCALES:
HORIZONTAL : 1" = 30'
VERTICAL : N/A

DESIGNED: PD
DRAWN: PD
CHECKED: PD

PLANTING PLAN

| | |
|-------------|--------|
| ISSUE DATE: | 1.8.16 |
| DRAWING: | 1515 |
| JOB NO.: | 1515 |
| SHEET: | L-1 |

Wall Sconce - Exterior Building Lighting:

Manhattan Style by Hinkley Lighting

15" High - Oil rubbed bronze finish



Existing Site Photos:

Site frontage looking south on 9th Avenue SE-



Existing access drive from 9th Avenue SE to the site-

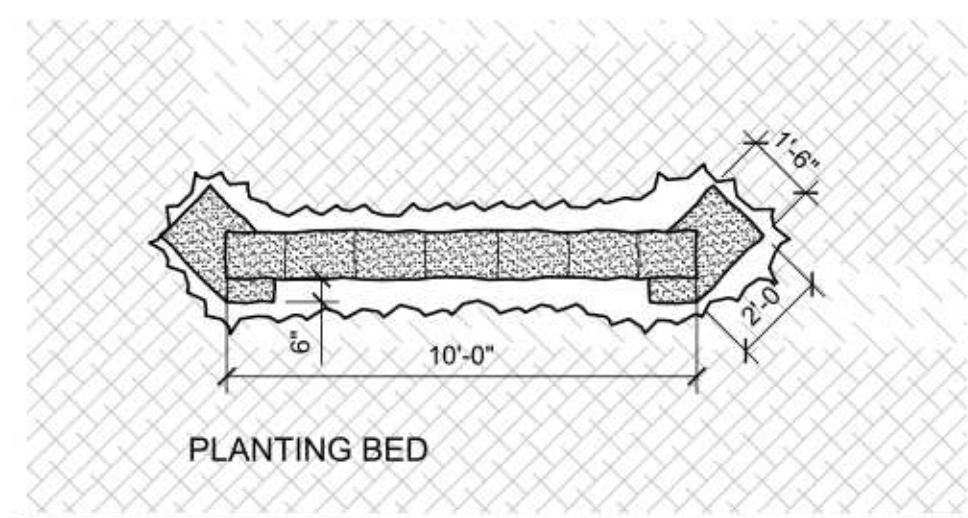


Existing trail head parking on the south end of the site adjacent to 9th Avenue SE-

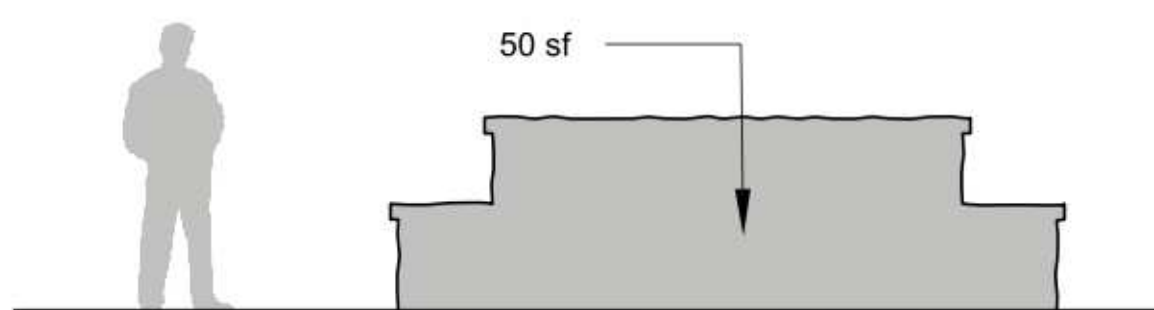




ENTRY SIGN LOCATION
1/8" = 1'-0"



PLAN VIEW



SF CALCULATION



PROFILE ELEVATION

SHOP DRAWING OF FONT AND LOGO LAYOUT TO BE PROVIDED FOR REVIEW PRIOR TO FABRICATION AND UNDER SEPARATE PERMIT.

SIGN MATERIALS

MILL CREEK PARK VISTA



NOTE:
1. FONT TO BE "ROCKWELL BOLD" ALL CAPS
2. LETTERING MATERIAL TO BE DARK BRONZE ANODIZED ALUMINUM

PROJECT PLANT PHOTOS

NORTHWEST PLANTING PALLATE ; VARIATIONS IN COLOR AND TEXTURE FOR 4 SEASON INTEREST



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