



Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

March 16, 2017

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 January 19, 2017 Meeting Minutes ⁽¹⁾ | |
| IV. NEW BUSINESS: | 5:17 p.m. |
| A. Arena Sports – Building Elevations, Materials & Colors, Landscaping, and Signage ⁽²⁾ | |
| B. North Pointe Park – Landscaping ⁽³⁾ | |
| V. ADJOURNMENT: | 6:00 p.m. |

ATTACHMENTS:

1. January 19, 2017 Meeting Minutes
2. Staff report
3. Staff report

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**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
January 19, 2017**

Draft

DRB Members:

Dave Gunter, Chair
Beverly Tiedje, Vice Chair
D. Wayne Bisom (05:16 p.m.)
David Hambelton
Tina Hastings

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

I. CALL TO ORDER:

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

II. ROLL CALL:

All members were present as noted above.

III. MINUTES:

A. Minutes of June 16, 2016

MOTION: Vice Chair Tiedje moved, seconded by Member Bisom, to approve the June 16, 2016 minutes as presented. The motion was approved unanimously.

IV. ELECTION OF OFFICERS:

A. Election of Chair

MOTION: Member Bisom nominated Member Gunter to serve as the Chair, seconded by Member Hastings. The motion was approved unanimously.

B. Election of Vice Chair

MOTION: Member Hastings nominated Member Hambelton to serve as the Vice Chair, seconded by Member Tiedje. The motion was approved unanimously.

V. NEW BUSINESS:

Mill Creek Commons Phase II Landscaping

Senior Planner Christi Amrine noted that the project before the Design Review Board (DRB) is landscaping for Mill Creek Commons self-storage development. Ms. Amrine explained that the Binding Site Plan was approved by the Hearing Examiner in October and this evening the DRB will be reviewing proposed landscaping. She displayed an aerial map and described the site plan. The site is heavily wooded and contains critical areas, in fact, less than 1.5 of the total 5 acres are proposed to be developed. Ms. Amrine described the overall site plan and noted that because of the creek and associated buffers adjacent to the highway, a roadway buffer is not being required. A majority of the site will be left as native plantings and the development will be surrounded by mature forested vegetation on three sides.

Ms. Amrine stated that the proposed landscaping consists primarily of landscaping around the exterior of the developed area and small landscape islands. She reviewed the design requirements contained in MCMC Chapter 17.34. Conditions of Approval have been added to require wheel stops adjacent to walkways and to require edging between the gravel walkway and the landscape beds. Ms. Amrine concluded her presentation by stating that staff finds the proposed landscape plan as conditioned to be consistent with the Code requirements and is recommending approval

Member Hastings referenced the easternmost access gate and asked if it is intended to provide access to the sidewalk from SR 527 and if the pedestrian path should connect to the sidewalk.

Olin Anderson, Talasaea Consultants, 15020 Bear Creek Rd NE, Woodinville, WA 98077

Mr. Anderson, the Landscape Architect, stated that most of the facility is accessed from the parking area, and it wasn't his understanding that pedestrian access was necessary. He also clarified that the gravel path behind Building A is not intended for pedestrian access, it is for emergency access and/or maintenance.

Member Bisom asked about the elevation change between the developed portion of the site and SR 527. Senior Planner Amrine confirmed that there is a grade change, which will reduce visibility of the development from SR 527.

David Lee, Mill Creek Commons Phase II, 12214 SE18th Place, Bellevue, WA 98005

Mr. Lee, the project applicant, confirmed that with the mature vegetation on the site and the grade change the development will be minimally visible. He added that the gravel paths behind Buildings C and A are a fire department requirement for emergency access.

Mr. Lee also stated that while the site will not be completely fenced with security fencing, they are proposing the use of vegetation that will deter access in appropriate areas. In addition the western portion of the site outside of developed area is steep and wooded, which also deters access. Phase II will be operated from the existing facility to the north. He stated that he believes a self-storage facility is a low impact use of the site.

MOTION: Member Hambelton moved, seconded by Member Bisom, to approve the proposed landscaping for Mill Creek Commons as conditioned in the staff report. The motion was approved unanimously.

Informal Review for the Public Works Shop Building Elevations, Materials and Colors and Landscaping

Ms. Amrine noted that this is an informal review for a proposed public works shop to be located on North Creek Drive just north of the Mill Creek Sports Park. Ms. Amrine presented the staff report, which included a description of existing conditions, location, and aerial map. She noted that a majority of site is encumbered by wetlands and wetland buffers and only a small area is proposed for development. Ms. Amrine explained that the project will be in two phases – the first phase will include the public works shop itself and the second phase will add a lunch room and offices. She noted that the applicant has material sample boards and there are two options proposed. Option 1 is a more natural feel accented with wood/cedar and green and Option 2 is a more industrial theme accented with gray. Staff is looking for the DRB's guidance in selecting a preferred color scheme.

Lee Driftmier, Driftmier Architects, 7983 Leary Way NE, Redmond, WA 98052

Mr. Driftmier, the project architect, explained that the building would be a prefabricated metal building with fiber cement faux wood accent material. The bottom will be concrete but is not likely to be seen from the street because of the landscaping. The metal seam roof slopes away from the street. He noted that the materials will be the same for both options, just different colors.

Member Bisom asked Mr. Driftmier to describe where the accent colors would be. Mr. Driftmier stated that they are on the two small man-doors on the north and south and on the awning above the door, which wraps to the east and comes across the east side of the building.

After a brief discussion, it was the consensus of the Board that the preference was for Option 1, the more natural color theme. In general the Board Members felt that it is a good design and a nice material selection.

Member Hastings asked if a sidewalk was proposed and expressed a concern about the placement of the generator. Mr. Driftmier said that sidewalk is a part of the second phase. As far as the generator, it was located on the southeast corner of the building because the power comes off a pole to the southeast and travels underground to the

electrical room in southeast corner of building. It is more expensive to run the power farther; thus, it is more economical to have the generator located where it is.

Chair Gunter summarized the Board comments as, the Board has expressed a preference for the Option 1 color scheme and there is a consensus that the Board likes the building design.

Senior Planner Amrine displayed a 3D visual of the proposed landscaping. She stated there will be security fencing along the front, with native landscaping proposed in front of the fence and building. She noted that the design is very conceptual as this point and is intended to solicit informal comments and feedback. The idea is to keep the native feel and integrate the proposed landscaping with the rest of the site, the north creek trail and the native landscaping in the wetland buffer. Ms. Amrine briefly described the proposed plant palette.

Mr. Driftmier added that there is an existing drainage swale along the road that will remain.

It was the consensus of the Board that the conceptual landscaping is good as proposed.

Informal Review for the Arena Sports Building Elevations, Materials and Colors, Landscaping and Signage

Member Bisom disclosed that he knows the applicant and has done work for him in the past. He stated that he doesn't think there is a conflict of interest and that he would like to participate in the discussion. Chair Gunter asked if there were any objections to Member Bisom's participation and none were expressed.

Chair Gunter noted that a citizen comment letter was received regarding this project. Several issues were raised, some that fall under the scope of the Design Review Board's review and some that do not. He stated that issues that are beyond the Board's purview include: parking, the noise study, and removal of the temporary access easement. Chair Gunter added that the Board would consider the other issues included in the letter that come under their scope of review. He noted that they will open the meeting for public comment following the staff presentation.

Ms. Amrine identified the letter the Chair was referring to as informal comments from the Rivendale Homeowners Association. She explained that the Design Review Board's scope of review includes building elevations (including exterior materials and colors), landscaping, and signage.

Ms. Amrine's presentation included a vicinity map and aerial photo, description of the surrounding land uses, and discussion of the proposed site plan. She displayed the preliminary building elevations and stated that one issue that staff has identified is modulation and whether the design meets the Code requirements.

Geoffrey Grice, Senior Associate, MG2 Architecture, 1101 2nd Avenue #100, Seattle, WA 98101

Mr. Grice, the project architect, stated that the proposed building is a simple, standard ribbed, pre-engineered metal building. He noted that the exterior was modulated as much as possible while still accommodating the business uses inside. Mr. Grice stated that the proposed color scheme meets the City's criteria of muted earth tone colors. He described the primary entrance as having a raised canopy with a glass vestibule below with a wood underside and wood beams, which meets the City's design requirement for natural materials. The base of the building is gray CMU block. Landscape is proposed around base of building, as well as steel trellises, roofed arbor areas and seating. The northeast elevation (facing SR 527) has some glazing with views through on some, depending on the use inside. Wall graphics are proposed on two sides as well as signage. He noted that the HVAC units are contained within the building.

Chair Gunter asked if there were any of the members of the public present who would like to comment.

Dan Cordwell, Rivendale Board of Directors

Mr. Cordwell stated that he lives in the Rivendale Condominiums, which is the adjacent residential development to the west. He stated that the condominiums are 3-story buildings, the top two stories of which will have views over the fence into the development. Mr. Cordwell requested that the applicant be required to add elements to the elevation facing Rivendale that would soften the appearance such as a trellis or a green wall. He asked about the roll up door that is shown on the west elevation. Mr. Crowe confirmed that this door has been eliminated. Member Hambelton asked if the egress door shown will also be eliminated. Senior Planner Amrine explained that the egress door is required by Code. Mr. Crowe added that the parking adjacent to Rivendale is primarily intended for staff.

There were no further requests to comment, so Chair Gunter opened the floor for Board Member discussion and questions.

Mr. Grice addressed the concern about the west elevation facing the Rivendale development, stating that a 25-foot landscape buffer is proposed, which will be densely landscaped and includes a berm. He added that there is also a landscape bed along the back of building. Mr. Grice explained that the building was purposefully pulled to the back of the site to keep the bulk of the parking away from the residential development.

The Board discussed the issue of screening for the Rivendale residents. Member Hambelton noted that the 52 Douglas fir proposed to be planted 8-feet on center in the buffer along the western elevation will provide an extremely dense screen when the trees mature. Potential suggestions to improve the western elevation included:

- Graphic that would mimic trees – similar to the graphic on the water tower.
- A retaining wall to raise the height of the berm.
- Including some larger trees, not all 8-foot trees.

- Low level safety lighting only – Mr. Grice confirmed that is what is proposed.
- The sidewalk along the rear of building could be eliminated and the landscape bed increased to 6 feet to accommodate larger trees and shrubs.

Corky Brown, WBLA Landscape Architects, 7413 152nd Ct NE, Redmond, WA 98052

Mr. Brown explained that the berm ranges from 8 feet on the north to 2 feet on the south on the parking lot side. On the Rivendale side the berm will appear to be about 2-3 feet high. The proposed landscaping on the berm includes Douglas fir, Cedar, Vine Maple, native shrubs, and groundcover. He believes that it will be dense but agreed that a couple of taller trees could be included; however, he added that smaller trees usually outgrow the taller trees in time.

Senior Planner asked the applicant to remove the shading of plants when the elevations are revised, so the DRB can have a clear view of the building elevations.

The Board Members discussed the issue of building modulation with the consensus being that as currently proposed it does not meet Code. Suggestions to address the modulation included:

- Increasing the size of the arbors proposed and maybe changing the color to a darker gray to create more contrast. Make it more of an architectural statement.
- Providing modulation through material and color changes, which could be done without impacting the proposed uses inside.
- Member Hastings stated that she does not like the use of the graphic on the building and asked if it would count as signage? She also noted that the scale seems out of proportion. Mr. Grice explained that the graphic is not painted; it is a durable weather-resistant material. Senior Planner Amrine said that she does not believe the graphic counts as signage but would confirm that. Member Bisom said that he doesn't mind the graphics, but suggested the applicant check the scale.
- Make sure the requirement for modulation is met for all elevations.
- Member Hambelton asked if the applicant could provide a rendering that shows the western elevation from the perspective of the Rivendale residents and includes the height of the proposed building as well as the height of the condominiums.

V. ADJOURNMENT:

Member Hambelton moved to adjourn the meeting at 6:40 p.m., seconded by Member Hastings. The motion was approved unanimously.

Submitted by:

Sherrie Ringstad, Planning Specialist

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2017-0002**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Arena Sports

APPLICANT: Mr. Don Crowe
CSA Real Estate, LLC
9040 Willows Road, Suite 102
Redmond, WA 98052

LOCATION: The project is located at 13500 Bothell Everett Highway, Mill Creek, Washington.

PROPOSAL: Review of building elevations, monument sign and landscaping.

ZONING: Community Business - CB

PART II – DESIGN REVIEW BOARD AUTHORITY

Building Elevations, Materials, and Colors:

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) reviews building elevations, materials, colors, and landscaping for commercial and industrial developments. Design guidelines for commercial, business park/industrial buildings are set forth in MCMC Section 17.34.040.B. Design guidelines for landscaping are contained in MCMC Section 17.34.040.H. Design guidelines for freestanding signs are contained in MCMC Section 17.34.040.G. Wall signs are reviewed administratively by staff and are not subject to DRB review.

PART III – BACKGROUND AND PROJECT DESCRIPTION

Background

On January 19, 2017, the applicant brought the proposal to the Design Review Board for an informal review of the building elevations, monument sign and landscape plan. A summary of the Design Review Board minutes and staff comments from the informal review are attached for your reference (**Attachment 1 - DRB Informal Review Minutes** and **Attachment 2- Letter from Rivendale HOA Attorney**). Staff utilized these comments in review of this proposal.

Project Description

On February 8, 2017, the City of Mill Creek Hearing Examiner approved the Binding Site Plan. The project as approved will be to construct an indoor recreational complex on 6.73 acres. The development includes landscaping, drainage facilities, and 382 parking spaces. The building is located on the western portion of the site. Recreational amenities proposed include: two indoor soccer fields, a

warm-up field, eight bowling lanes, laser tag, inflatable play area, party rooms, kitchen and dining areas, along with storage and administrative offices. Access to the site will be from both Dumas Road and the Bothell-Everett Highway (SR 527).

PART IV – PROJECT ANALYSIS

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

Building Elevation 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. 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 for all building sides to have an equivalent level of quality of materials, detailing, and window placement.

Proposal – Building Elevations, Materials and Colors and Trash Enclosure

Building:

The proposed building exterior materials and colors (See **Attachment 3 – Exterior Elevations**) will include a combination of natural smooth faced CMU stem wall, vertical ribbed metal panel siding consisting of neutral colors (brownstone, light stone, medium bronze and natural) arranged in varying sections and vertical patterns to help break up the building bulk on all sides. In addition, the applicant is proposing to install windows on the north elevation where the primary entrance is. The primary entrance on the north is proposed to have a raised canopy with a glass vestibule below with a wood underside and wood beams, which meets the City's design requirement for natural materials. To add more interest and detail to break up the facades, the applicant is proposing to install wood and metal arbors with a concrete base and steel columns on the north, west and east facades.

In addition, on the east and southern facades a large wall graphic of people playing soccer is proposed below the conceptual wall signage. HVAC units are enclosed within the roof to reduce noise and provide full screening (See **Attachment 3 – Exterior Elevations**).

As proposed, staff believes that the building elevations are in compliance with the design guidelines contained in the Code.

Trash Enclosure:

The proposed trash enclosure, located along the southern building façade near the Dumas Road access drive will be constructed of CMU to match the color of the building materials (see **Attachment 4 – Trash Enclosure and Utility Screening** - to be provided at the meeting).

As proposed, the trash enclosure reflects the building architecture, coordinates with the building materials and colors, and is in compliance with the design criteria.

Landscaping Criteria

City 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.

Proposal - Landscaping and Tree Preservation

Per the conditions of the Binding Site Plan approval, the applicant has submitted a tree preservation plan and is making an effort to retain those trees (nine trees) and vegetation not specifically required for removal by utility installation, the installation of the parking lot, and the new building. The majority of the site is to be cleared with the exception of wetland buffer. Nine trees on the south and west perimeter are to be retained. To supplement the preserved trees and vegetation, the applicant has selected a variety of native plants and non-native plants. See **Attachment 5 – Landscape and Irrigation Plan (Sheets L-1 to L-6)**, which includes the landscape planting schedule with the complete plant listing.

Proposal - Roadway Buffer, Building Perimeter, Parking Lot Landscaping and a 25 Foot Wide Residential Use Buffer

The project includes landscaping within the required 35-foot wide roadway buffer, the building perimeter and the parking lot landscape islands, as required by code. The applicant's proposed landscaping includes a mix of native plants and non-native plants. Nearly 100 new trees are proposed along with shrubs and groundcover. Proposed plants are listed on **Attachment 5 - Landscape Plan, Sheet L-1 to L-3**, which include the landscape planting details and **Attachment 6 – Plant Photos**.

To address the concerns of the potential impacts of light, noise and screening of the proposed project on the residents to the west, the applicant is proposing to retain the existing 6 foot cedar fence located on the Rivenhdale HOA property (see **Attachment 5 – Landscape Plan Sheet L-5**) and provide a 25 foot wide landscape buffer on the western property boundary. The buffer includes a berm which is to be a maximum height of 8 feet on the north and 2 feet on the south. The applicant has minimized grading to retain the large fir on the south end of the berm. To provide a dense screen between the proposed facility and residential uses (both approximately 35 tall) a mix of evergreen trees (Western Red Cedars and Douglas Firs), shrubs (compact Oregon Grape, Redtwig Dogwood, and Snowberry) and groundcover (Salal) are proposed.

Consistent with the DRB comments on the informal review, staff is recommending that trees within the 25 foot wide landscape buffer range between six to ten feet in height at the time of planting.

In addition, at the informal DRB meeting the DRB suggested the applicant remove the sidewalk along the western side of the building and install a landscape bed to help better screen the building from the view of the residential homes. In response, the applicant is proposing a 10 foot wide landscape bed along this side of the building. The applicant is proposing to install deciduous trees (Pacific Sunset Maples, Frans Fontaine Hornbeam), shrubs (Otto Luken Laurel and Spring Bouquet Viburnum) and groundcover (Kinnickinnick).

Consistent with the DRB Informal Review comments, staff is recommending as a condition of approval that the applicant replace the Pacific Sunset Maples and Frans Fontaine Hornbeam with a columnar evergreen tree variety such as a Mountain Hemlock and/or Yew to be clustered and/or spaced along the western side of the building to provide maximum year around screening of the structure.

As conditioned, the landscape plan is in compliance with the design criteria.

Outdoor Mechanical Criteria:

The Code and the EGUV Design Guidelines require 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 heating and air conditioning units on the rooftop will be fully concealed from the public view by the building roof. The proposed roof plans are consistent with the City’s design standards and screening requirements and the location of the HVACs are sited to minimize noise impacts to the adjacent residences. See **Attachment 3 – Exterior Elevations**.

The applicant has yet to submit a plan showing the final locations and sizes of the above ground utility boxes. Staff is recommending that the applicant be required to submit a utility plan showing the location, size and screening of the utilities for City review and approval prior to issuance of the clearing and grading plan in accordance with MCMC 17.34.040.E.

Freestanding Sign Criteria

In accordance with MCMC Section 17.26.020.E.5, the site may have one freestanding sign not exceeding 16 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.

Proposal – Freestanding Sign

The total proposed sign area is 15.75 square feet. The proposed sign height is 42 inches. The sign is proposed to be setback 5 feet from the SR 527 right-of-way. The proposed sign is made of an oval blue galvanized metal panel with white embossed lettering that reads “Arena Sports,” supported by a metal post on a concrete base. The color scheme is complementary to and coordinates with the proposed wall sign colors and proposed wall graphics, in accordance with MCMC Section 17.34.040.G.3. The proposed sign includes the business name (on the sign face) and the address (on the support column).

Please see **Attachment 7- Monument Sign.** As proposed, the sign is in compliance with the design criteria.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that the proposed building elevations and landscaping 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.

1. The building elevations, materials, colors, and design, and the landscaping materials and design shall be as portrayed in the application and with the following conditions.
2. A landscape performance bond in the amount of 125% of the proposed cost of materials and installation shall be provided to the City prior to beginning construction of the binding site plan, pursuant to MCMC Section 16.16.040.
3. Irrigation shall be provided for the landscaping, per MCMC Section 17.34.040.H.1.d. The irrigation system will require a building permit. The permit is an over-the-counter plumbing permit, no plans required, with an inspection of the system's backflow prevention.
4. Tree planting shall be in compliance with the City's tree planting standard plan specifications. To reduce tree root growth under the pavement, a vertical root barrier treatment shall be installed in the parking lot landscape islands narrower than five feet.
5. Along the 25 foot wide landscape buffer along the western property boundary, the height of the trees to be installed shall be of varying heights ranging from six to ten feet.
6. The Pacific Sunset Maple and Frans Fontaine Hornbeam proposed in the 10-foot landscape bend adjacent to the western elevation of the building and in the landscape island on the north and south ends, shall be replaced with a columnar evergreen tree variety such as a Mountain Hemlock and/or Yew to provide year around screening of the structure.
7. A utility plan showing the location, size and screening of the utilities shall be submitted for City review and approval prior to issuance of the clearing and grading plan in accordance with MCMC 17.34.040.E.

ATTACHMENTS:

Attachment 1 – Excerpt from DRB January 19, 2017 Minutes

Attachment 2 – Letter from Rivendale HOA Attorney

Attachment 3 – Exterior Elevations

Attachment 4 – Trash Enclosure and Utility Screening (to be provided at the meeting)

Attachment 5 - Landscape Sheets L-1 to L-3

Attachment 6 – Plant Photos

Attachment 7 - Monument Sign

ATTACHMENT 1
EXCERPT FROM DESIGN REVIEW BOARD MINUTES

Informal Review for the Arena Sports Building Elevations, Materials and Colors, Landscaping and Signage

Member Bisom disclosed that he knows the applicant and has done work for him in the past. He stated that he doesn't think there is a conflict of interest and that he would like to participate in the discussion. Chair Gunter asked if there were any objections to Member Bisom's participation and none were expressed.

Chair Gunter noted that a citizen comment letter was received regarding this project. Several issues were raised, some that fall under the scope of the Design Review Board's review and some that do not. He stated that issues that are beyond the Board's purview include: parking, the noise study, and removal of the temporary access easement. Chair Gunter added that the Board would consider the other issues included in the letter that come under their scope of review. He noted that they will open the meeting for public comment following the staff presentation.

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Geoffrey Grice, Senior Associate, MG2 Architecture, 1101 2nd Avenue #100, Seattle, WA 98101

Mr. Grice, the project architect, stated that the proposed building is a simple, standard ribbed, pre-engineered metal building. He noted that the exterior was modulated as much as possible while still accommodating the business uses inside. Mr. Grice stated that the proposed color scheme meets the City's criteria of muted earth tone colors. He described the primary entrance as having a raised canopy with a glass vestibule below with a wood underside and wood beams, which meets the City's design requirement for natural materials. The base of the building is gray CMU block. Landscape is proposed around base of building, as well as steel trellises, roofed arbor areas and seating. The northeast elevation (facing SR 527) has some glazing with views through on some, depending on the use inside. Wall graphics are proposed on two sides as well as signage. He noted that the HVAC units are contained within the building.

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Dan Cordwell, Rivendale Board of Directors

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There were no further requests to comment, so Chair Gunter opened the floor for Board Member discussion and questions.

Mr. Grice addressed the concern about the west elevation facing the Rivendale development, stating that a 25-foot landscape buffer is proposed, which will be densely landscaped and includes a berm. He added that there is also a landscape bed along the back of building. Mr. Grice explained that the building was purposefully pulled to the back of the site to keep the bulk of the parking away from the residential development.

The Board discussed the issue of screening for the Rivendale residents. Member Hambelton noted that the 52 Douglas fir proposed to be planted 8-feet on center in the buffer along the western elevation will provide an extremely dense screen when the trees mature. Potential suggestions to improve the western elevation included:

- Graphic that would mimic trees – similar to the graphic on the water tower.
- A retaining wall to raise the height of the berm.
- Including some larger trees, not all 8-foot trees.
- Low level safety lighting only – Mr. Grice confirmed that is what is proposed.
- The sidewalk along the rear of building could be eliminated and the landscape bed increased to 6 feet to accommodate larger trees and shrubs.

Corky Brown, WBLA Landscape Architects, 7413 152nd Ct NE, Redmond, WA 98052

Mr. Brown explained that the berm ranges from 8 feet on the north to 2 feet on the south on the parking lot side. On the Rivendale side the berm will appear to be about 2-3 feet high. The proposed landscaping on the berm includes Douglas fir, Cedar, Vine Maple, native shrubs, and groundcover. He believes that it will be dense but agreed that a couple of taller trees could be included; however, he added that smaller trees usually outgrow the taller trees in time.

Senior Planner asked the applicant to remove the shading of plants when the elevations are revised, so the DRB can have a clear view of the building elevations.

The Board Members discussed the issue of building modulation with the consensus being that as currently proposed it does not meet Code. Suggestions to address the modulation included:

- Increasing the size of the arbors proposed and maybe changing the color to a darker gray to create more contrast. Make it more of an architectural statement.
- Providing modulation through material and color changes, which could be done without impacting the proposed uses inside.
- Member Hastings stated that she does not like the use of the graphic on the building and asked if it would count as signage? She also noted that the scale seems out of proportion. Mr. Grice explained that the graphic is not painted; it is a durable weather-resistant material. Senior Planner Amrine said that she does not believe the graphic counts as signage but would confirm that. Member Bisom said that he doesn't mind the graphics, but suggested the applicant check the scale.
- Make sure the requirement for modulation is met for all elevations.
- Member Hamblton asked if the applicant could provide a rendering that shows the western elevation from the perspective of the Rivendale residents and includes the height of the proposed building as well as the height of the condominiums.

ATTACHMENT 2

LAW OFFICES OF
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(360) 568-3119
(425) 334-1480
(425) 259-9199
(206) 283-1819
FAX: (360) 568-4437

January 19, 2017

Sent via email to: christia@cityofmillcreek.com

And via First Class mail to:

Mill Creek Planning Department
c/o Design Review Board
15728 Main St.
Mill Creek, WA 98012

**Re: *Arena Sports Mill Creek Binding Site Plan
Public Comment***

Residents of Rivendale at Mill Creek Condominiums are concerned about many aspects of the design of the Arena Sports development, including the inclusion of parking spaces on the western boundary of the property, noise and light pollution from the parking lot, and the western façade of the arena. The proposed parking plan does not meet the Design Review Board's Design Criteria for Parking Lot Design and Screening.

Concerns regarding the number of parking spaces proposed to serve Arena Sports development

- MCMC 17.27.020 requires approximately 176 parking spaces
- Informal Review packet submitted to Design Review Board proposes 382
- It is not clear why the development needs over twice as many spaces as required by the City Code
- Removal of the 47 spaces along the western boundary with Rivendale will still leave 335 proposed spaces for the development

Concerns regarding the proposed landscape buffer between the Arena and Rivendale homes

- Parking spaces along the western boundary point car headlights directly into adjacent residential buildings
- Despite some indication that landscape berm will be built, no indication of elevation provided by berm nor what it will actually do to mitigate light pollution
- Berm will not likely provide any additional mitigation for noise pollution

- The bulk of traffic that heads to the front/main entrance of the development from the SR527 access will focus car headlights straight down the parking lot's drive rows towards Rivendale's homes
 - There are two main drive rows with almost 150 parking spots where cars will likely travel east to west, directly towards the boundary with Rivendale
- Instead of providing parking along the western boundary of the Arena Sports development, a wall could be built, along with a landscape buffer, to limit/block noise and light pollution into adjacent homes from the development

Concerns regarding the Arena Sports overall parking lot design

- MCMC 17.34.040(A)(2) states "project design shall avoid appearance of domination by automobiles."
 - Arena entirely surrounded by unbroken parking lot
- Positive methods to achieve concept (MCMC 17.34.040(A)(2)(a) listed as:
 - Orienting building to fronting streets and placing parking at rear and/or sides
 - Proposed parking fronts all property boundary lines, parking oriented to street/boundary rather than building
 - Design required parking area into smaller, discrete, connected lots rather than large, single-use lots
 - Proposed parking is one large lot, in some areas 4 stall rows deep, broken only by small planters
 - Design parking areas to be screen from view from adjacent streets and building occupants
 - Proposed parking between streets and building, rather than building between parking and streets
 - Proposed landscape screening, but not "extensive" when considering adjacent residential use 25' from parking lot. No use of architecturally treated walls
- In all, parking design fails nearly every design criteria for review by DR Board

Concerns regarding the Arena Sports building design/façade

- Current plans for building's western wall show a blank metal façade.
 - Façade is over 50' in length without any modulation
- This façade will dominate views of residents facing the new development
 - Arena will only be separated from existing homes by a 25' landscape buffer and a narrow parking lot (Arena will be approximately 75' from western property boundary)
- Blank metal façade will likely amplify noise pollution from cars using the drive and parking spaces along the western edge of the building
- Rivendale would propose a landscaped, "living wall" similar to the one used for the Bellevue Library's parking garage

January 19, 2017
Page 3

- “Living wall” would be aesthetically pleasing, softening the dominating industrial design of the development, and would help absorb noise rather than reflect it into adjacent residential buildings
- Photo examples of the Bellevue Library parking garage façade:





Concerns regarding the submitted noise study

- Noise study details current ambient noise on property, not noise levels for the proposed development
- Study reveals Noise Levels at the west residential property line average 49 dBA, above the 47 dBA nighttime code limit set in MCMC 9.14.030
- The study has no evaluation of Noise Levels produced by similar developments or uses. Therefore, there is no study or estimation of what Noise Levels on the west residential property line will be when the development is actually finished and in use.
- The study dismisses noises from the parking area as “intermittent and not considered to be major contributors to the existing noise environment,” despite no data showing noise levels for similar developments and the fact that the parking area will be only 25’ from residential property

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Page 5

Concerns regarding the removal of the Temporary Pedestrian Access Easement (AF No. 9901040894) on the Arena Sports property

- Current temporary pedestrian access easement benefits Rivendale (identified as “Parcel A” in the easement document)
- The instrument anticipates a final, permanent pedestrian access easement upon approval of a binding site plan. Per the instrument, “Parcel A” appears to get to approve the ultimate location of the easement by approving the binding site plan.
- Rivendale has not approved of the binding site plan and its removal of the easement.
- Elimination of the easement will reduce walkability of the community business/residential area and the residents’ ease of access to any future stores in the adjacent lot. To access stores residents will be forced to drive.
- Removal of the easement without a replacement is of long-term significance. It is difficult for a city to reestablish pedestrian access paths once they are removed.
- City should be promoting walkability, not car focused development

Thank you for taking the time to consider our clients’ concerns. Our clients look forward to further discussing their concerns and any potential solutions to them at upcoming Design Review Board meetings.

Sincerely,

WEED GRAAFSTRA & ASSOCIATES INC., P.S.



Peter Ojala

PROJECT:

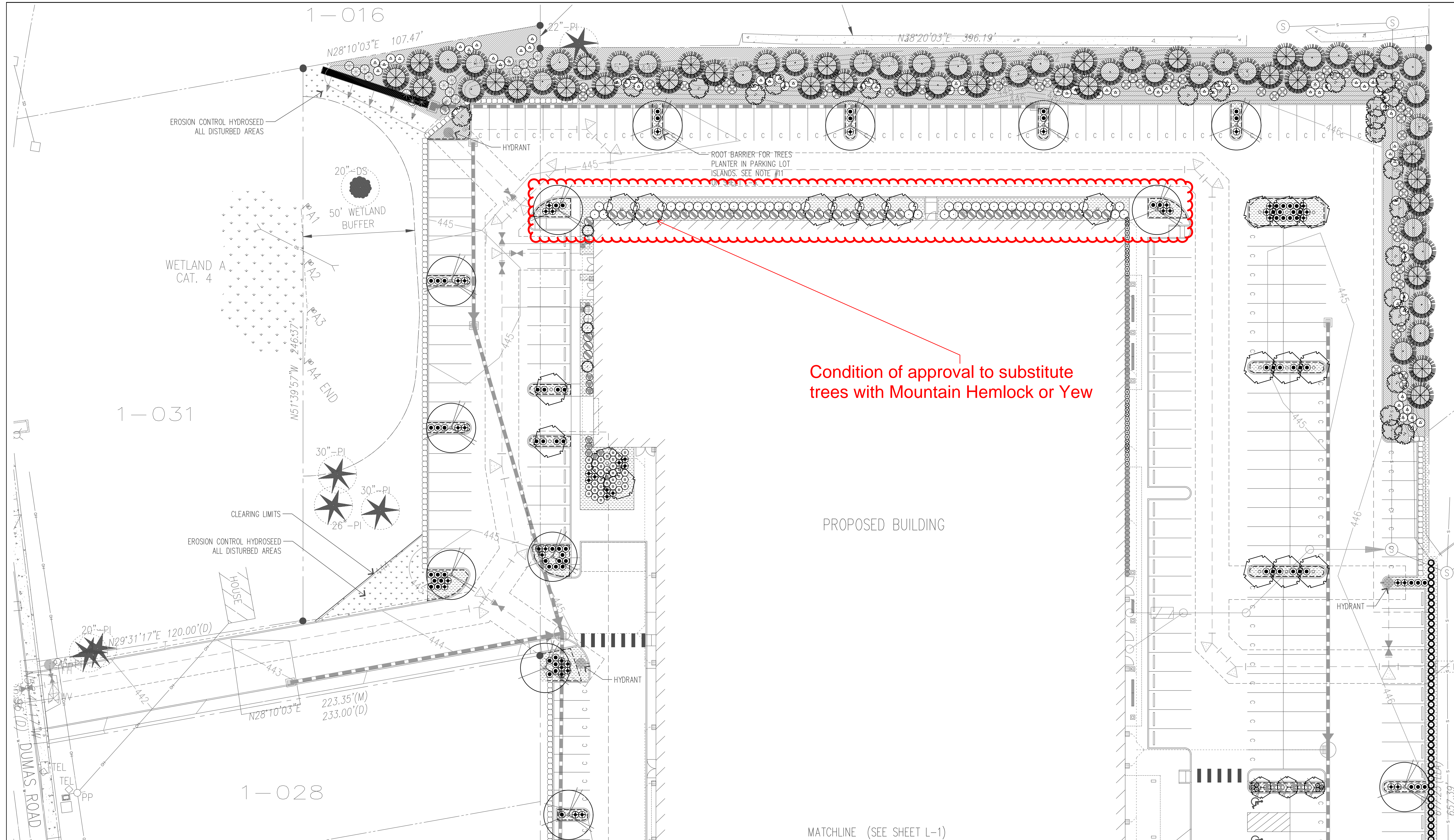
**ARENA
SPORTS**

LOCATION:

MILL CREEK, WA

CLIENT:

**CSA REAL ESTATE,
LLC**
 6840 FORT DENT WAY
 SEATTLE, WA 98188



Condition of approval to substitute trees with Mountain Hemlock or Yew

PROPOSED BUILDING

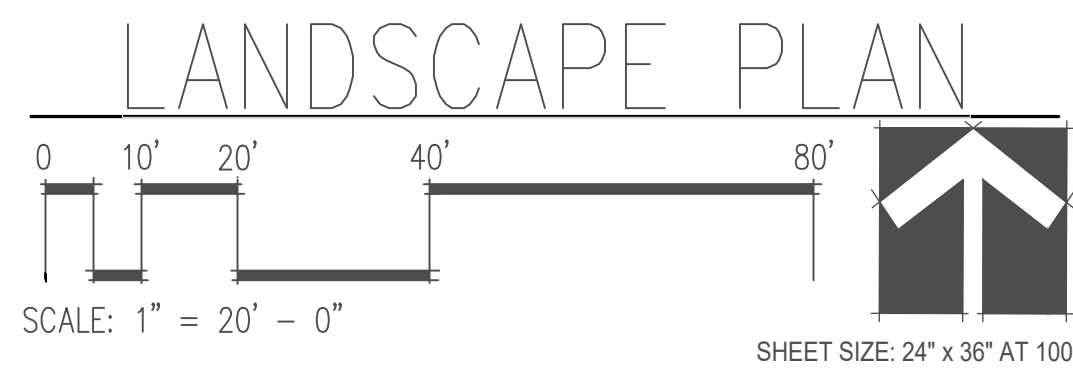
MATCHLINE (SEE SHEET L-1)

PLANT LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SYMBOL	BOTANICAL NAME / COMMON NAME	SYMBOL	BOTANICAL NAME / COMMON NAME	SYMBOL	BOTANICAL NAME / COMMON NAME
DECIDUOUS TREES		EVERGREEN SHRUBS		DECIDUOUS SHRUBS		GROUNDCOVER	
	ACER CIRCINATUM / VINE MAPLE		ABELIA X GRANDIFLORA 'ROSE CREEK' / GLOSSY ABELIA		BERBERIS T. A. 'HILMOND PILLAR' / HELMOND PILLAR BARBERRY		ARCHTOSTAPHYLOS UVA-URSI / KINNIKINNICK
	ACER PLATANOIDES 'COLUMNARBROAD' / PARKWAY MAPLE		ARBUTUS UNEDO 'COMPACTA' / STRAWBERRY TREE		CORNUS SERICEA 'ARCTIC FIRE' / REDTWIG DOGWOOD		CORNUS SERICA 'KELSY' / DWARF REDTWIG DOGWOOD
	ACER T. x ACER P. 'WARRENRED' / PACIFIC SUNSET MAPLE		ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY		PHYSOCARPUS O. 'SUMMER WINE' / PACIFIC NINEBARK		GAULTHERIA SHALLON / SALAL
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM		MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE		SPIRAEA X BUMALDA 'ANTHONY WATERER' / SPIREA		GERANIUM X C. 'KARMINA' / KARMINA CRANESBILL
	CERCIS CANADAENSIS 'OKLAHOMA' / OKLAHOMA REDBUD		OSMANTHUS H. 'GOSHIKI' / VARIEGATED OSMANTHUS		SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIREA		PRUNUS L. 'MT. VERNON' / MT VERNON LAUREL
	FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE BEECH		PRUNUS L. 'OTTO LUYKEN' / OTTO LUYKEN LAUREL		SYMPHORICARPOS ALBUS / SNOWBERRY		
	ZELCOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELCOVA		SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEETBOX				
EVERGREEN TREES		PERENNIALS / ORNAMENTAL GRASSES		PERENNIALS / ORNAMENTAL GRASSES		WETLAND BUFFER / EROSION CONTROL SEED MIX:	
	CHAMAECYPARIS OBUTSA 'GRACILIS' / SLENDER HINOKI		TAXUS 'DARK GREEN SPREADER' / SPREADING YEW		CKF -- CALAMAGROSTIS X A. 'KARL FOERSTER' / FEATHER REED GRASS		
	CALOCEDRUS DECURRENS / INCENSE CEDAR		THUJA OCC. 'EMERALD GREEN' / EMERALD GREEN PYRAMIDALIS		COE -- CAREX OSHIMENSIS/ EVEREST VARIEGATED SEDGE		
	PSEUDOTSUGA MENZIEII / DOUGLAS FIR		VIBURNUM DAVIDII / DAVID'S VIBURNUM		HSS -- HELICTOTRICHON SEMPERVIRENS 'SHAPHIRE' / BLUE OAT GRASS		
	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR		VIBURNUM T. 'SPRING BOUQUET' / SPRING BOUQUET				
					PARTHENOCISSUS HENRYANA / SILVERVINE CREEPER		

NOTES

1. REFER TO SHEET L-3 FOR PLANT SCHEDULE, NOTES, AND DETAILS.



NO.	DATE	REVISION
09.20.2016	PERMIT	
12.01.2016	PERMIT RESUBMITTAL	
01.27.2017	PERMIT RESUBMITTAL	

DESIGNED: CB
 DRAWN: CB
 CHECKED: CB

PROFESSIONAL SEAL

WILLIAM A. BROWN
 CERTIFICATE NO. 501

DATE: 08.29.2016
 PROJECT NO: 201630

LANDSCAPE PLAN

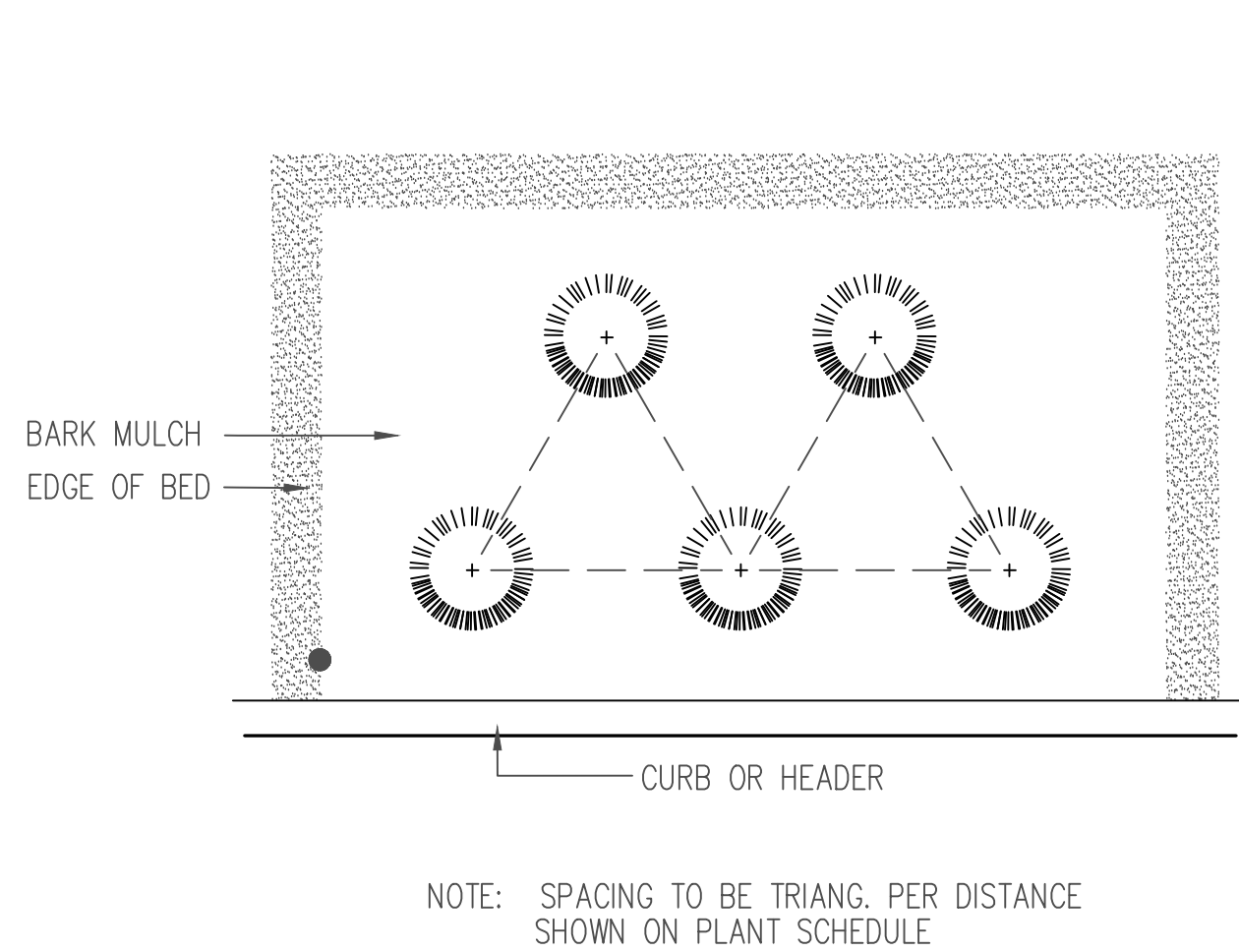
SHEET NUMBER
L-2

PLANT SCHEDULE

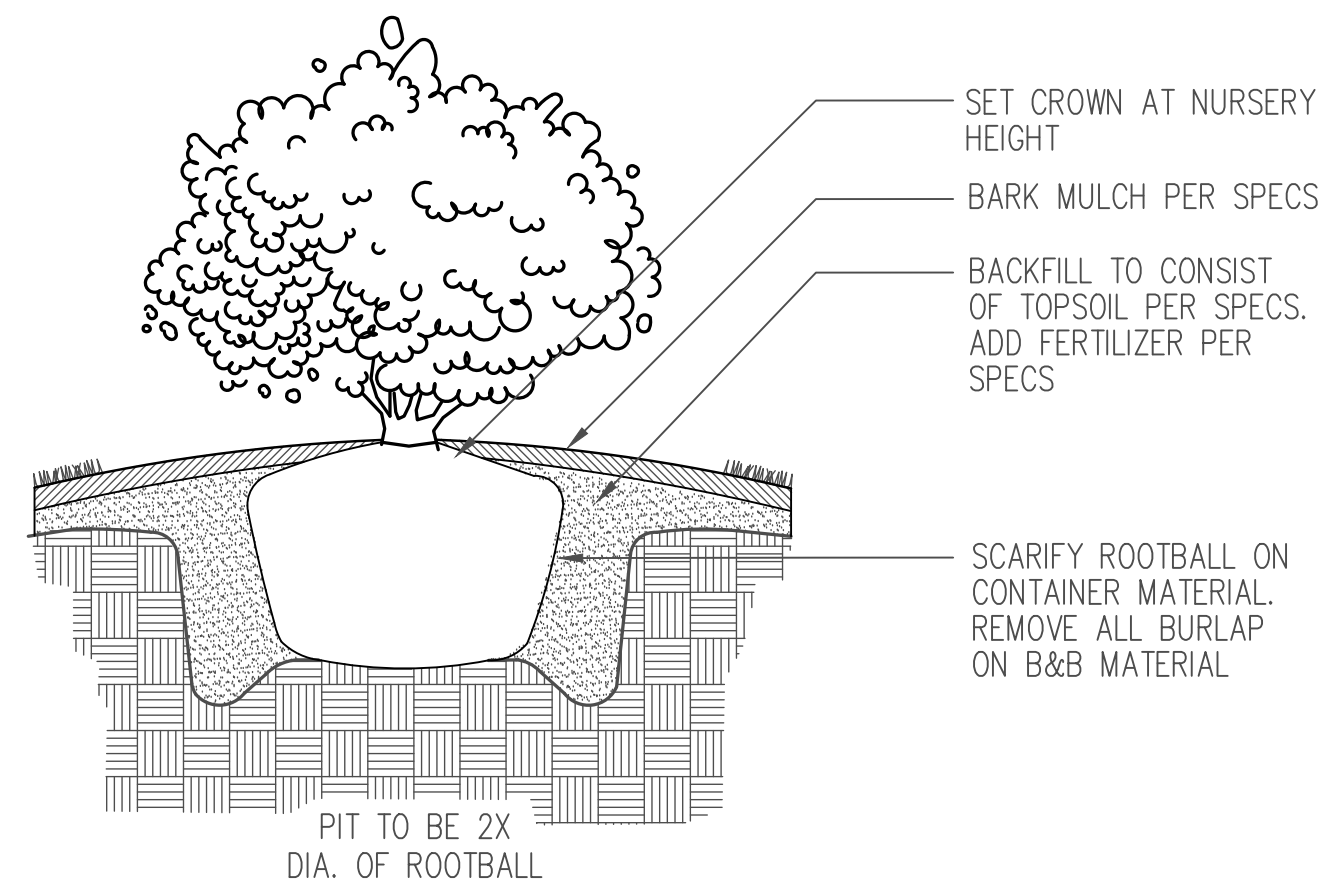
SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE	REMARKS
DECIDUOUS TREES				
	ACER CIRCINATUM / VINE MAPLE	46	MIN. 8-10' HT.	B & B
	ACER PLATANOIDES 'COLUMNARBROAD' / PARKWAY MAPLE	7	MIN. 2" CAL.	B & B
	ACER T. x ACER P. 'WARRENRED' / PACIFIC SUNSET MAPLE	22	MIN. 1-3/4" CAL.	B & B
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM	20	MIN. 1-3/4" CAL.	B & B
	CERCIS CANADAENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	9	MIN. 1-3/4" CAL.	B & B
	FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE BEECH	9	MIN. 1-3/4" CAL.	B & B
	ZELCOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELCOVA	3	MIN. 2" CAL.	B & B
EVERGREEN TREES				
	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI	8	MIN. 6' HT.	B & B
	CALOCEDRUS DECURRENS / INCENSE CEDAR	23	MIN. 8' HT.	B & B
	PSEUDOTSUGA MENZIEII / DOUGLAS FIR	39	MIN. 8' HT.	B & B
	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	39	MIN. 8' HT.	B & B
EVERGREEN SHRUBS				
	ABELIA X GRANDIFLORA 'ROSE CREEK' / GLOSSY ABELIA	18	5 GAL.	
	ARBUTUS UNEDO 'COMPACTA' / STRAWBERRY TREE	67	5 GAL.	
	BERBERIS X G. 'WILLIAM PENN' / WILLIAM PENN BARBERRY	71	1 GAL.	
	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	19	5 GAL.	
	OSMANTHUS H. 'GOSHIKI' / VARIEGATED OSMANTHUS	10	5 GAL.	
	PRUNUS L. 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	213	5 GAL.	
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEETBOX	49	5 GAL.	
	TAXUS 'DARK GREEN SPREADER' / SPREADING YEW	133	5 GAL.	
	THUJA OCC. 'EMERALD GREEN' / EMERALD GREEN PYRAMIDALIS	65	MIN. 5' HT.	B & B
	VIBURNUM DAVIDII / DAVID'S VIBURNUM	34	5 GAL.	
	VIBURNUM T. 'SPRING BOUQUET' / SPRING BOUQUET	72	5 GAL.	
DECIDUOUS SHRUBS				
	BERBERIS T. A. 'HILMOND PILLAR' / HELMOND PILLAR BARBERRY	11	5 GAL.	
	BERBERIS T. 'SUNSATON' / SUNSATON BARBERRY	54	1 GAL.	
	CORNUS SERICEA 'ARCTIC FIRE' / REDTWIG DOGWOOD	18	1 GAL.	
	PHYSOCARPUS O. 'SUMMER WINE' / PACIFIC NINEBARK	43	5 GAL.	
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / SPIREA	36	5 GAL.	
	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIREA	73	1 GAL.	
PERENNIALS / ORNAMENTAL GRASSES				
	CALAMAGROSTIS X A. 'KARL FOERSTER' / FEATHER REED GRASS	26	1 GAL.	24" O.C.
	CAREX OSHIMENSIS / EVEREST VARIEGATED SEDGE	14	1 GAL.	24" O.C.
	HELICTOTRICHON SEMPERVIRENS 'SHAPHIRE' / BLUE OAT GRASS	50	1 GAL.	24" O.C.
VINES				
	PARTHENOCISSUS HENRYANA / SILVERVINE CREEPER	22	1 GAL.	6' O.C.
GROUNDCOVER				
	ARCHTOSTAPHYLOS UVA-URSI / KINNIKINICK	1,950	4" POT	24" O.C.
	GAULTHERIA SHALLON / SALAL	5,300	1 GAL.	24" O.C.
	GERANIUM X 'ROZANNE' / ROZANNE CRANESBILL	220	1 GAL.	24" O.C.
	PRUNUS L. 'MT. VERNON' / MT VERNON LAUREL	100	1 GAL.	24" O.C.
WETLAND BUFFER / EROSION CONTROL SEED MIX:				
	60-70% FESTUCA ARUNDINACEA / TALL FESCUE			
	10-15% AGROSTIS PALUSTRIS / SEASIDE BENTGRASS			
	10-15% ALEPOCURUS PRATENSIS / MEADOW FOXTAIL			
	1-6% TRIFOLIUM HYBRIDIUM / ALSIKE CLOVER			
	1-6% AGROSTIS ALBA / REDTOP BENTGRASS			

LANDSCAPE NOTES

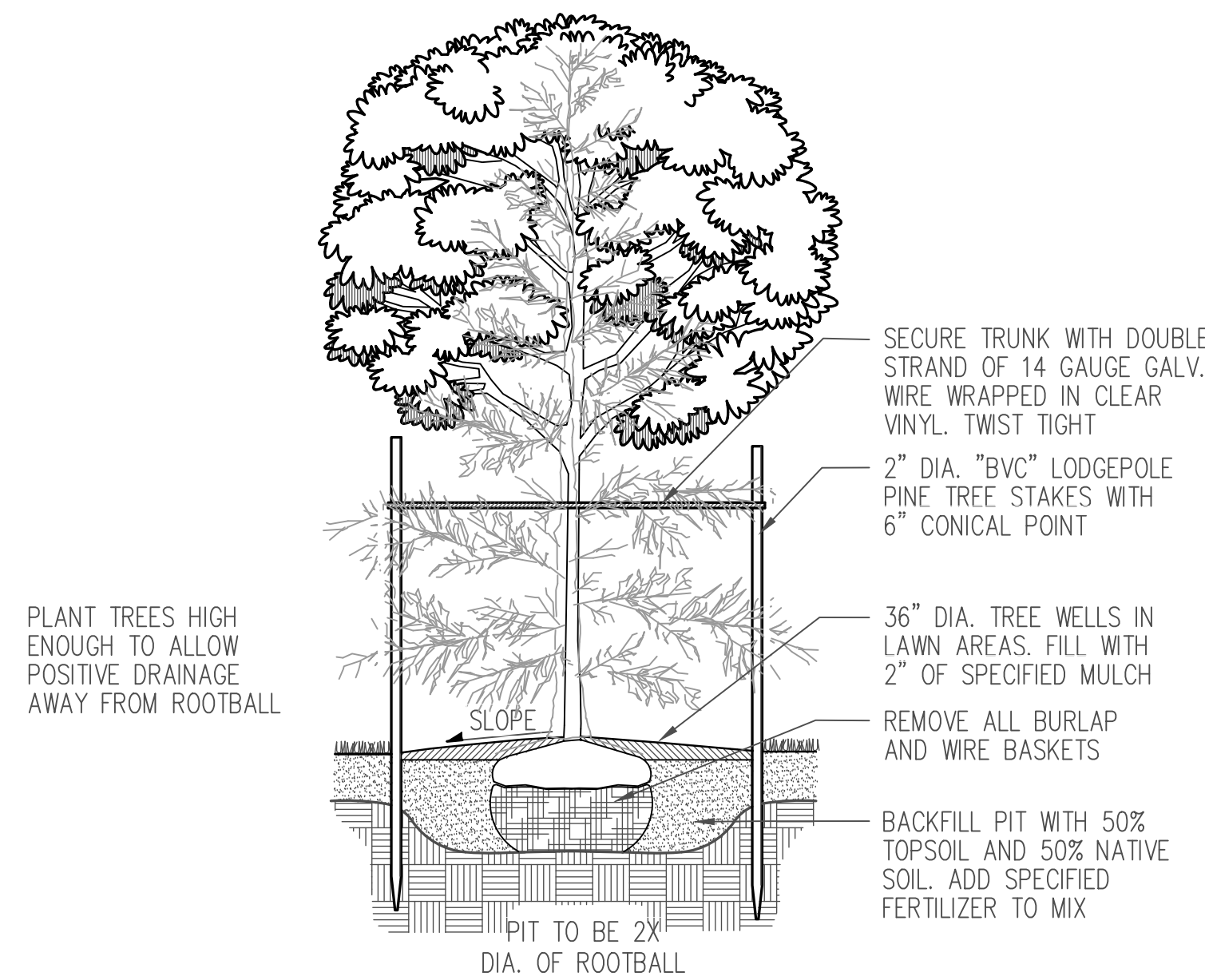
- LANDSCAPE CONTRACTOR TO CLEAR AND GRUB FROM BENEATH EXISTING TREES TO REMAIN. REMOVE ALL BLACKBERRIES, GRASSES, AND OTHER NON NATIVE PLANT MATERIAL.
- ALL NEW LANDSCAPE AREAS TO BE SET AT 8" MINUS FINISH ELEVATION EXCEPT AREAS WITHIN DRIP LINE OF EXISTING TREES TO REMAIN. NEW LANDSCAPE AREAS TO RECEIVE IMPORTED 3-WAY TOPSOIL TO A MINIMUM DEPTH OF 12". SUBGRADE TO BE SCARIFIED TO A DEPTH OF 12" AND ALL SPOILS (ROCK & DEBRIS > 2" DIA.) TO BE REMOVED PRIOR TO INSTALLATION OF NEW TOPSOIL. INSTALL TOPSOIL IN TWO LIFTS OF 6" EACH. ROTOTILL EACH LIFT TO A DEPTH OF 8" INTO SUBGRADE. PLANTING WITH IN DRIP LINE OF EXISTING TREES TO BE PIT PLANTED WITH A 50/50 MIX OF TOPSOIL AND EXISTING SUBGRADE. PLACE PLANTING TO MINIMIZE DISTURBANCE TO EXISTING ROOTS. 3-WAY IMPORTED TOPSOIL TO BE UNIFORMLY AMENDED FOR FERTILITY AND PH AS RECOMMENDED BY A CURRENT SOILS TEST PROVIDED BY SOIL AND PLANT LABORATORY OR APPROVED EQUAL. (SOIL AND PLANT LABORATORY, INC. 425-746-6665, TEST #A05-2)
- GROUND COVER TO EXTEND UNDER ALL DECIDUOUS TREE CANOPIES AT THE SPECIFIED SPACING TO PROVIDE COMPLETE COVERAGE IN ALL PLANTING BEDS DESIGNATED TO RECEIVE GROUND COVER. GROUNDCOVER BENEATH EVERGREEN TREES TO MAINTAIN A MINIMUM 3' CLEARANCE FROM BASE OF TRUNK.
- ALL PLANT MATERIAL HAS BEEN SELECTED TO BE DROUGHT TOLERANT. ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE DRAWINGS ARE BASED ON THE SITE PLAN PREPARED BY LDC CIVIL ENGINEERS. NOTIFY LANDSCAPE ARCHITECT OF ANY FILED CHANGES TO THE SITE PLAN WHICH MAY REQUIRE ADJUSTMENTS TO LANDSCAPE PLAN.
- ALL NEW AND EXISTING PLANTING BEDS TO RECEIVE FINE (1-1/2" MINUS) BARK MULCH INSTALLED TO A DEPTH OF 2".
- ALL NEW PLANTINGS (EXCEPT EMERGENT PLANTS) TO BE FERTILIZED WITH STARTER FERTILIZER 2-4-2, APPLIED AT MANUFACTURERS RECOMMENDED RATE AND AGSAFE 20-10-5 21 GRAM PLANT TABS AT MANUFACTURES RECOMMENDED RATE.
- A SIX-FOOT HIGH TEMPORARY CHAIN LINK FENCE TO BE PLACED TO PROTECT SIGNIFICANT TREES TO REMAIN. INSTALL FENCE POSTS USING CONCRETE PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS. NO STOCKPILING OF MATERIALS, SOIL, DEBRIS, VEHICLE TRAFFIC, OR STORAGE OF EQUIPMENT SHALL BE ALLOWED WITHIN PROTECTION FENCE. ALL EXCAVATION WITHIN DRIP LINES SHALL BE INSPECTED BY A CERTIFIED ARBORIST BEFORE BACKFILLING. ANY TREE ROOTS REQUIRING REMOVAL SHALL BE CLEANLY CUT TO MINIMIZE DAMAGE TO EXISTING ROOTS TO REMAIN. ALL EXPOSED ROOTS TO BE COVERED WITH SOIL OR DAMP BURLAP ON SAME DAY AS EXPOSED TO PREVENT DRYING BEFORE BACKFILL OCCURS.
- ALL NEW LANDSCAPE PLANTING TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE UTILIZE HIGH EFFICIENCY IRRIGATION ELEMENTS INCLUDING A AUTOMATIC ET ADJUSTED IRRIGATION CONTROLLER. REFER TO SHEETS L-4 AND 5 FOR IRRIGATION PLANS.
- TREES PLANTED IN PARKING LOT ISLAND PLANTERS TO HAVE ROOT BARRIER INSTALLED AS SHOWN ON THE PLANS. PLACED ADJACENT TO THE CURB OR SIDEWALK. ROOT BARRIER TO BE EP SERIES ROOT BARRIER PANELS EP-2450, 24" DEEP PANELS AS MANUFACTURED BY N.D.S. OR APPROVED EQUAL. INSTALLED PER MANUFACTURES RECOMMENDATIONS.



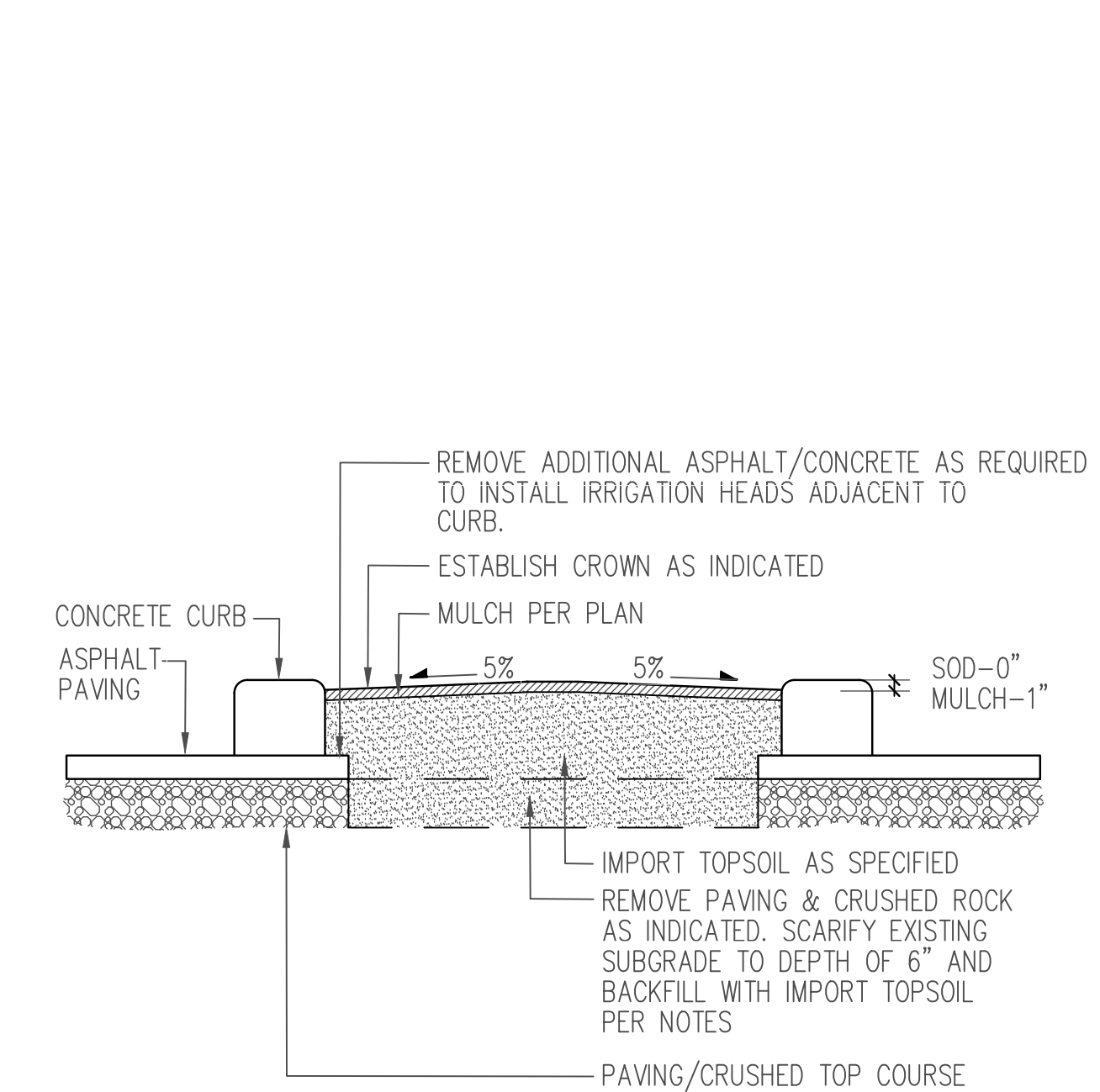
1 GROUND COVER SPACING
NTS



2 SHRUB PLANTING
NTS



3 TREE STAKING
NTS



4 LANDSCAPE ISLAND
NTS

PROJECT:

ARENA
SPORTS

LOCATION:

MILL CREEK, WA

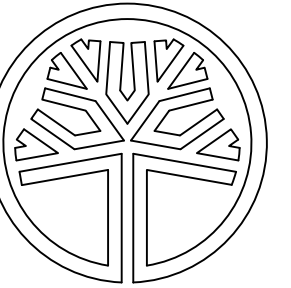
CLIENT:

CSA REAL ESTATE,
LLC
6840 FORT DENT WAY
SEATTLE, WA 98188

NO.	DATE	REVISION
09.20.2016	PERMIT	
12.01.2016	PERMIT RESUBMITTAL	
01.27.2017	PERMIT RESUBMITTAL	

DESIGNED CB
DRAWN CB
CHECKED CB

PROFESSIONAL SEAL



WILLIAM A. BROWN
REGISTERED
LANDSCAPE ARCHITECT
CERTIFICATE NO. 501

DATE 08.29.2016

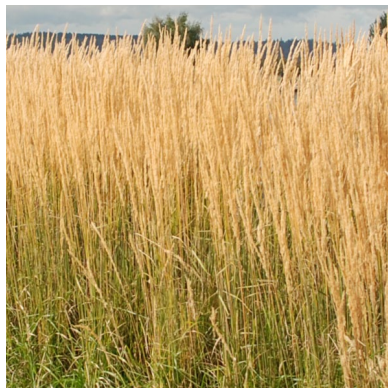
PROJECT NO. 201630

TITLE

LANDSCAPE
SCHEDULE,
NOTES &
DETAILS

SHEET NUMBER

L-3



CSA Real Estate, LLC



VINE MAPLE



PARKWAY MAPLE



PACIFIC SUNSET MAPLE



COLUMNAR HORNBEAM



OKLAHOMA REDBUD



DAWYCK PURPLE BEECH



SLENDER HINOKI



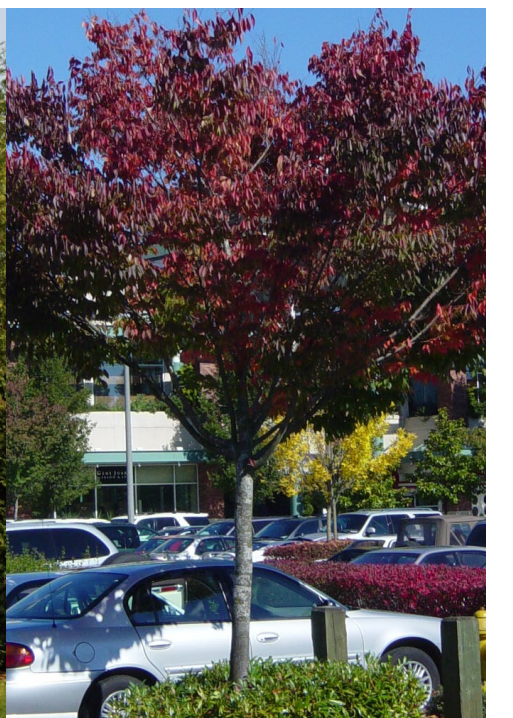
INCENSE CEDAR



DOUGLAS FIR



WESTERN RED CEDAR



GREEN VASE ZELCOVA



GLOSSY ABELIA



STRAWBERRY TREE



YULETIDE CAMELLIA



COMPACT OREGON GRAPE



HEAVENLY BAMBOO



VARIEGATED OSMANTHUS



OTTO LUYKEN LAUREL



FRAGRANT SWEETBOX



SPREADING YEW



**EMERALD GREEN
PYRAMIDALIS**



DAVID'S VIBURNUM



SPRING BOUQUET



REDTWIG DOGWOOD



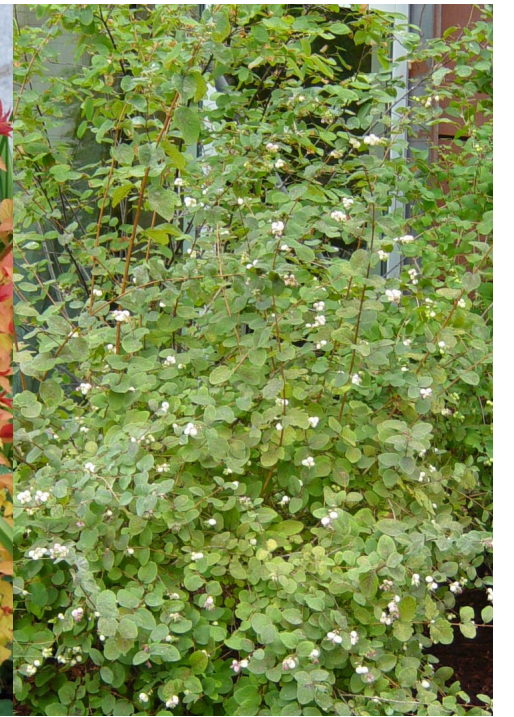
PACIFIC NINEBARK



ANTHONY WATERER SPIREA



MAGIC CARPET SPIREA



SNOWBERRY



FEATHER REED GRASS



EVEREST VARIEGATED SEDGE



BLUE OAT GRASS



SILVERVINE CREEPER



KINNIKINNICK

DWARF REDTWIG DOGWOOD

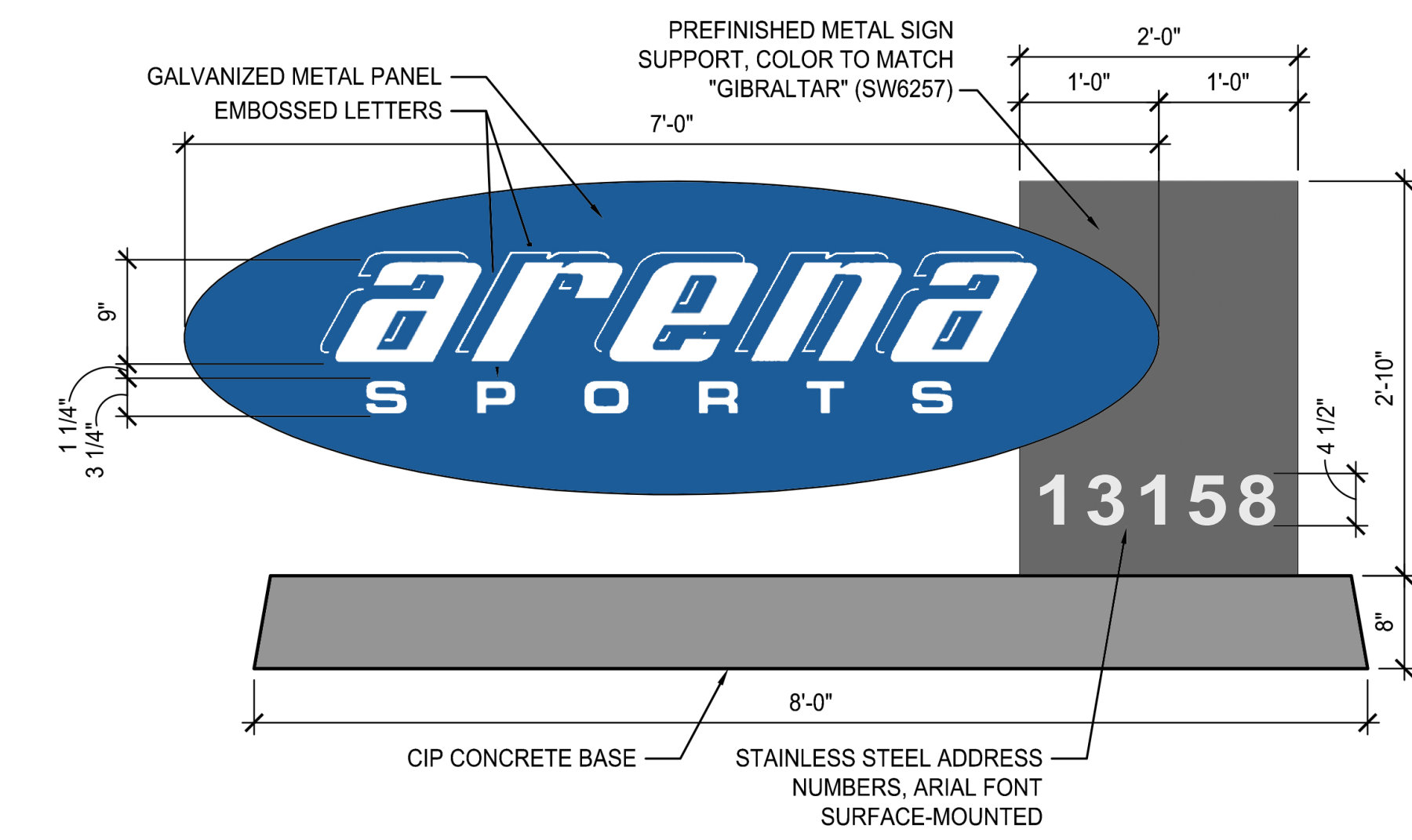
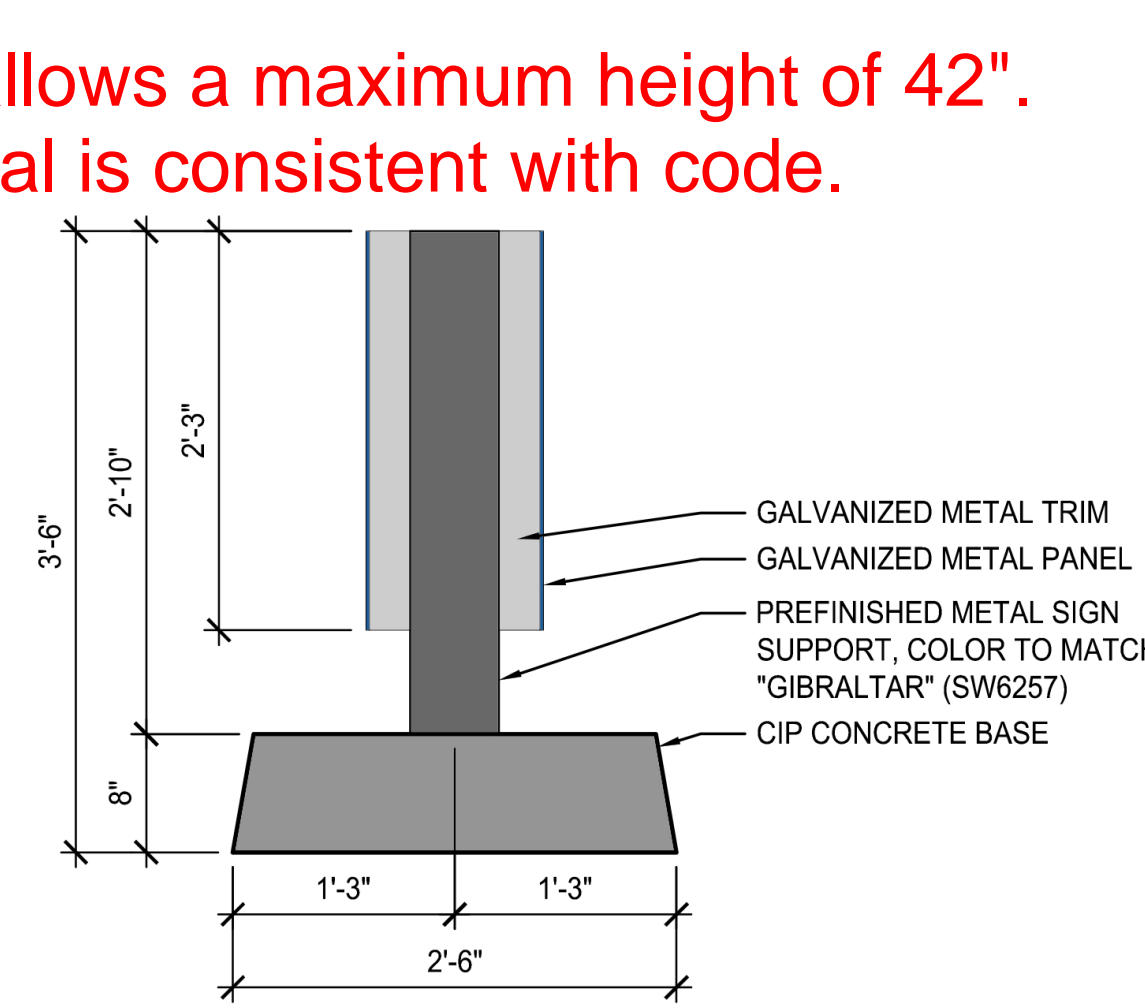
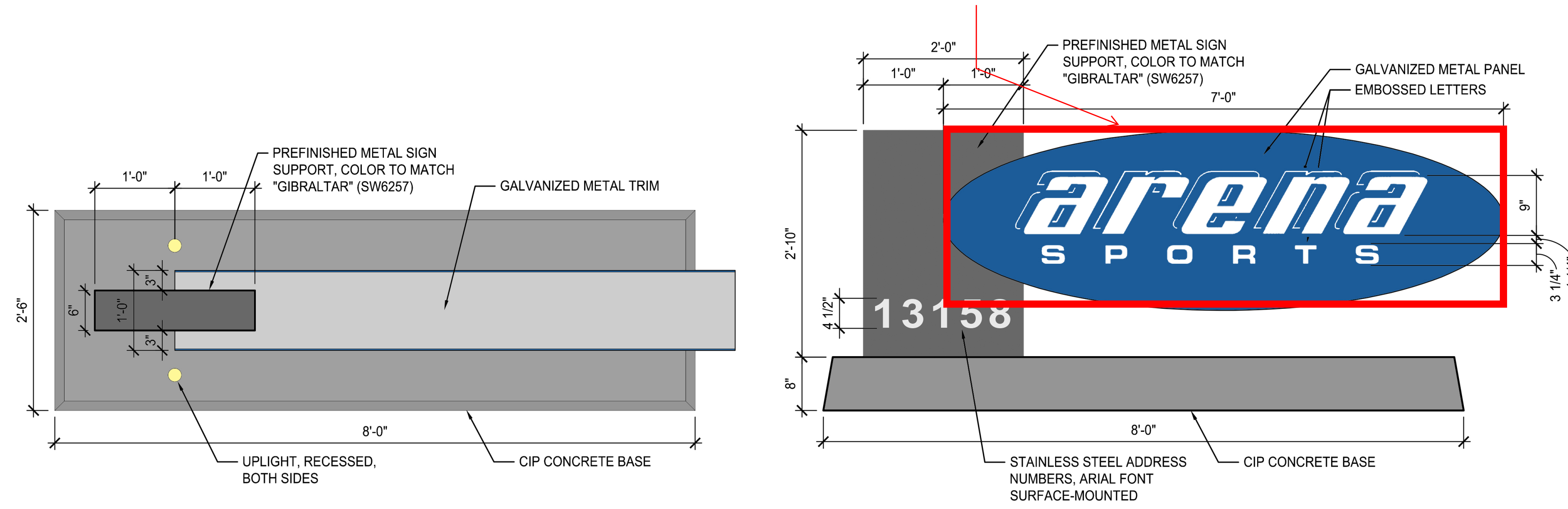
BISHOP'S HAT

KARMINA CRANESBILL

MT VERNON LAUREL

Sign Area 2' 3" x 7'=15.75' square feet
Code allows a maximum of 16 square feet. Proposed sign is consistent with code.

Code allows a maximum height of 42".
Proposal is consistent with code.



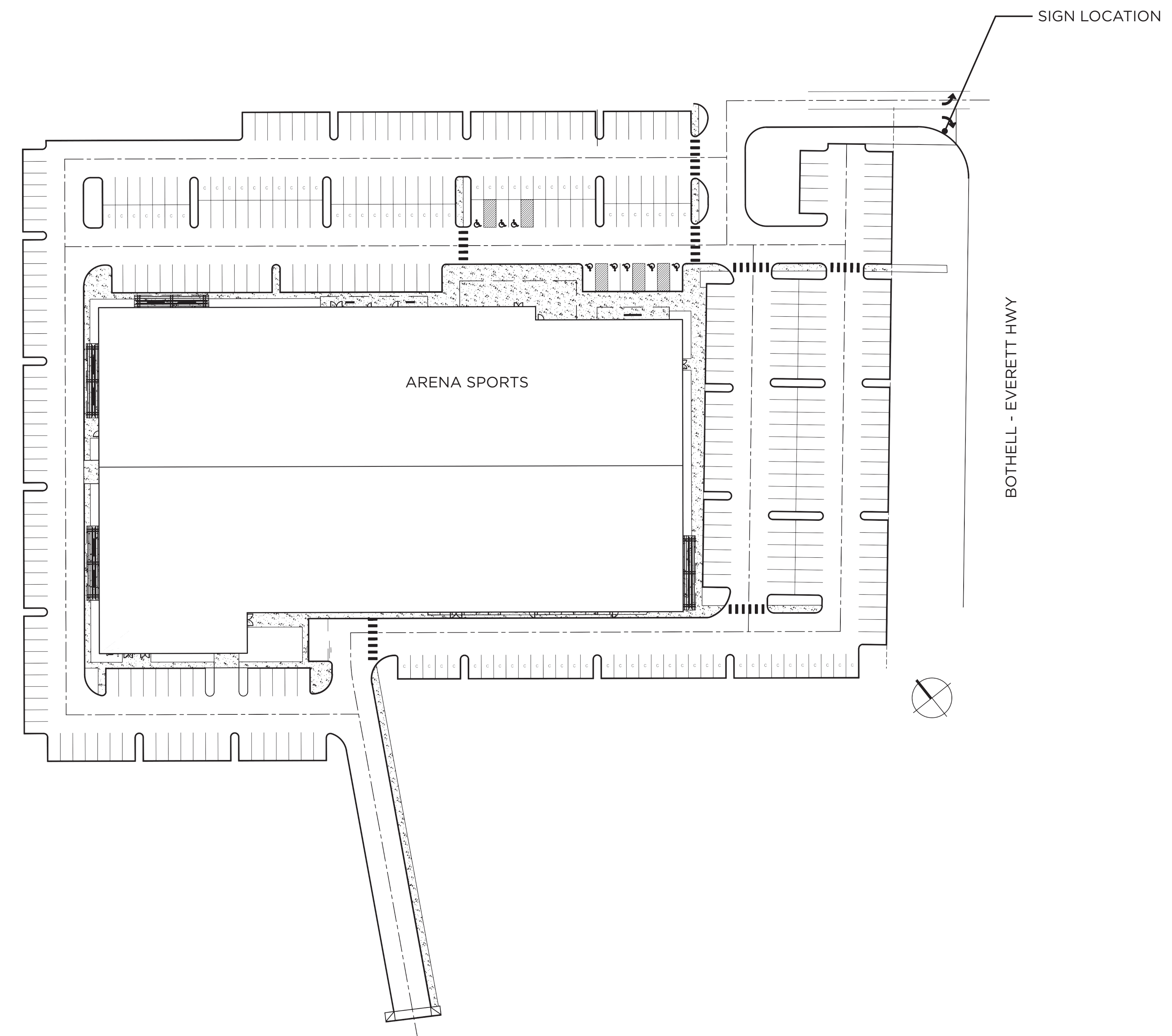
MONUMENT SIGN, INTERNALLY LIT

SCALE: NOT TO SCALE



PERSPECTIVE (AS SEEN FROM ENTRY OFF BOTHELL-EVERETT HWY)

SCALE: NOT TO SCALE



SITE PLAN

SCALE: NOT TO SCALE

MITCHELL C. SMITH, ARCHITECT

DATE	DESCRIPTION
05.20.16	PRE-SUBMITTAL MEETING

16-5083-01
PM: GEOFFREY GRICE
DRAWN: JL
02.24.2017

MONUMENT SIGN

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2017-0009**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: North Pointe Park Landscaping

APPLICANT: Tom Gathmann, Senior Project Manager
City of Mill Creek
15720 Main Street, Suite 110
Mill Creek, Washington 98012

LOCATION: The project is located at 13901 North Pointe Circle in the North Pointe subdivision just west of 35th Avenue SE

PROPOSAL: Review of the proposed park landscaping

**ZONING AND
COMPREHENSIVE
PLAN DESIGNATION:** Medium Density Residential; Open Space Public

PART II – DESIGN REVIEW BOARD AUTHORITY

Mill Creek Municipal Code (MCMC) Section 17.34.020 states that the Design Review Board shall review, “all design of landscaping for city rights-of-way, medians, entrances, and other public facilities and city-owned properties.” This project was reviewed in accordance with MCMC Chapter 17.34.040.H Landscaping Design.

PART III – BACKGROUND

The existing 1.2 acre North Pointe Park was built by the developer of the Mill Creek East plat as a condition of plat approval in 2006. The developer was required to construct an open lawn play area surrounded by landscaping beds as an interim measure until the neighborhood was built out and residents could participate in planning for the park. The proposed project will construct improvements to the existing park to provide amenities on a scale typical of a neighborhood park. The existing parking for the park will remain and no additional parking is proposed.

After an extensive public involvement process, which included participation by the Design Review Board, the Parks and Recreation Board recommended, and the City Council adopted a natural play park design concept. The design theme focuses on the natural elements of Penny Creek, the drainage basin in which the park is physically located. It will include a new walking path along the park perimeter, natural play features like large logs, climbing rocks, a tunnel through a berm and a slide built into the berm, park benches, shade trees, and maintain roughly half the park as an open informal play area.

Existing street trees and other plantings around the perimeter will be retained, and augmented as needed to provide complete planting coverage and blend with the planting palette and character of the park. Plant species proposed are almost all native and/or drought tolerant species. Plantings will be spaced to provide 90% coverage within 3 years of planting, in accordance with the Mill Creek Municipal Code. In addition to a focus on native and adapted plantings to fit with the “nature play” theme and tie-in to Penny Creek, plantings have been selected for year-round visual and experiential interest for children and other park users in a nature play setting.

Site features are proposed to fit the nature play theme and meet applicable safety requirements, while providing a sense of exploration and a context for a variety of open-ended play experiences. Construction of the park is planned for 2017.

PART IV – PROJECT DESCRIPTION AND ANALYSIS

The landscape plan is divided into individual areas, with a plant palette proposed for each area (Sheet L2.1). The areas are: Lowland Meadow, Marsh/Creek (for the rain garden), Woodland Forest, and lawn, which are listed on Sheet L1.2.

- The *Lowland Meadow* areas are around the perimeter of the rain garden and along the southern property boundary between the sidewalk and the street. The Lowland Meadow plant palette consists of mostly drought tolerant plants, with a mix of evergreen and perennials.
Staff Recommendation: Remove Tufted Hair Grass because of disease and insect susceptibility and Western Sword Fern because it does not do well in a sunny location.
- The *Marsh / Creek* area is on the northwest boundary at the base of the dry creek bed. The plant palette proposes mostly native plants with a mix of evergreen and deciduous plants.
Staff Recommendation: Remove Iris Tenax because it will not tolerate wet feet, and Skunk Cabbage and Goat’s Beard because they require shade. Typically a rain garden has three zones, which each require a different type of plant. The current palette consists mostly of Zone 1 plants. There are several plants proposed in both the Lowland Meadow and Woodland Forest that could fill the function of Zone 2 and Zone 3, such as: add Oregon Grape, Pacific Nine Bark and Snowberry for Zone 2 and Lavender, Maiden Grass, and Red Currant for Zone 3 plants.
- The *Woodland Forest* is proposed for the top of the berm on either side of the foot bridges, in the dry creek bed, and along the western boundary of the property between the sidewalk and the street, as well as at the eastern entrance by the park sign. The plants are natives and are primarily drought tolerant with about half being evergreen. These plants are intended to form a denser thicket and many have thorns, which will deter intrusion into these areas. The area at the top of the berm is steeper and would not be safe for play.
Staff Recommendation: Remove Lady Fern because it needs shade, and replace the Bald-Hip Rose with another a rose cultivar more suited to the sunny location such as Rosa ‘Marchesa Boccella’ or Rosa ‘De Rescht.’

At the meeting the DRB will be discussing staff’s recommendations as well as making additional suggestions to refine the proposed plant palettes.

Another area where the Board’s guidance is being sought is the proposed tree selection. There are five categories of trees proposed (Sheet L1.1): *accent trees* to be used at the entry and in the Lowland Meadow landscape bed on the southern boundary between the sidewalk and the street, *conifer trees*

proposed on the berm, *shade trees* primarily to be used around the perimeter of the park, *small trees* used in the Woodland Meadow landscape bed on the western boundary and on the berm, *wet tolerant trees* to be used in the dry creek bed and on the edge of the rain garden. Where symbols are associated with multiple trees, the intent is to select, with the DRB’s input, one of the trees for the final plan. Staff has two suggestions with regard to the trees: remove the London Plane because of maintenance concerns, and remove the Dove Tree because it needs afternoon shade and the western location will have full afternoon sun. The existing street trees surrounding the park, which are a Green Ash, will be retained.

Following is an analysis of the proposed landscape plan with respect to the regulations contained in the MCMC Chapter 17.34.

Mill Creek Municipal Code (MCMC) Section 17.34.040.H - Landscaping Design	
a. Project landscaping shall provide unity of design through repetition of plants and coordination with adjacent developments.	The proposed plan is consistent with this Code requirement.
b. Landscape materials should be hardy species that are adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants and the retention of existing vegetation are strongly encouraged.	The proposed plant palette consists of plant species that are native, drought tolerant once established, and are relatively low maintenance.
<p>c. Streetscape landscaping, perimeter and interior landscaping, parking lot vegetation, street trees and other required landscaping shall meet the following minimum standards:</p> <p>i. Deciduous trees shall be a minimum of one and one-half to three-inch caliper at the time of planting and spaced 20 to 30 feet on center or as determined by the director/DRB according to species type, which shall be well-suited to urban conditions and shall create a canopy along the street.</p> <p>ii. Evergreen trees shall be a minimum height of eight feet at the time of planting and spaced as determined appropriate by the director/DRB according to species type and landscape application. A range of heights (allowing some less than eight feet) is permissible and encouraged when trees are proposed in a grouping.</p> <p>iii. Shrubs and groundcover shall be a minimum size of one gallon at the time of planting.</p>	<p>Ranging from 1.5 to 2.5 inch caliper, the deciduous trees meet the minimum size standards established in the Code.</p> <p>Evergreen trees range in height from 6 to 10 feet and meet the minimum size standards established in the Code .</p> <p>Shrub size ranges from one to five gallons, which meets the Code requirements, with the exception of some of the rain garden plants with are only available in smaller sizes.</p>

<p>iv. Landscaped areas shall be densely landscaped with a combination of trees, shrubs, and groundcover that will provide 90 percent coverage within three years of planting.</p>	<p>The final plan will propose plant spacing that will result in 90 percent coverage within three years as required by Code.</p>
<p>d. Landscaped areas shall be irrigated by mechanical sprinkler systems.</p>	<p>Irrigation is already provided for the lawn area; however, additional irrigation is proposed for the garden beds. The irrigation plans will be reviewed with the Clearing and Grading plans.</p>

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that as conditioned the proposed Landscape Plan is consistent with the design guidelines set forth in MCMC Section 17.34.040.H. Based on these findings and conclusions, staff recommends approval subject to the following conditions, as well as any conditions that may be added by the Design Review Board.

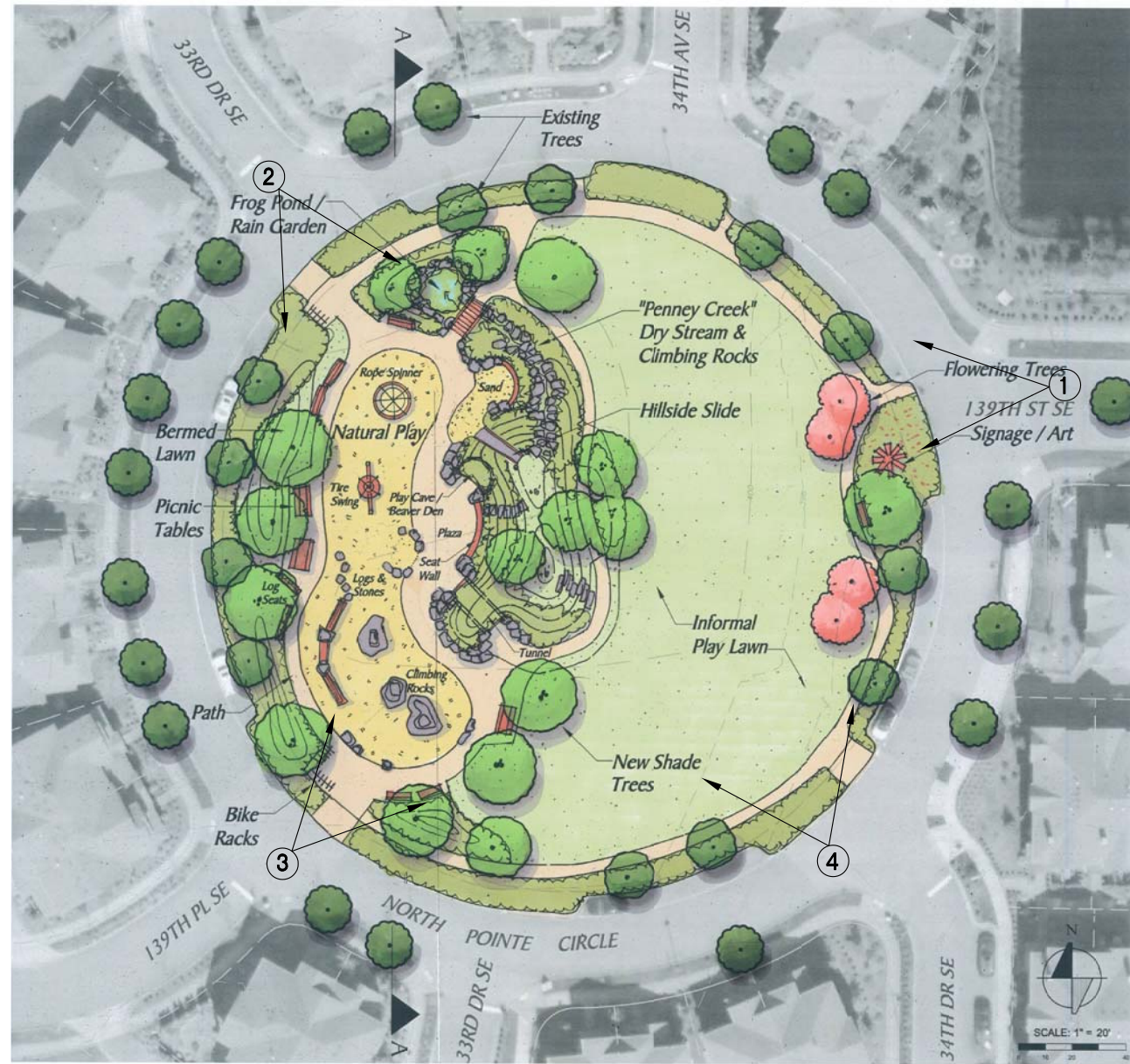
1. The landscaping shall be as portrayed on the materials submitted with the application, except as modified by the conditions imposed as follows, as well as any additional conditions imposed by the Design Review Board.
2. Irrigation shall be provided for all landscaped areas per MCMC Section 17.34.040.H.1.d. The irrigation plan shall be submitted with the civil plans for approval by the Public Works Department.
3. Amend the suggested plant palettes and tree selections as recommended by the Design Review Board.

ATTACHMENTS:

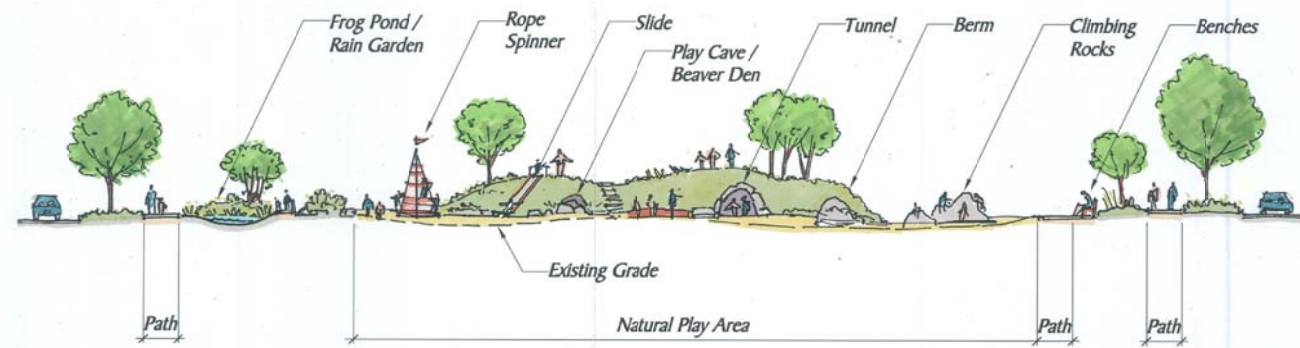
- Attachment 1: Sheet G0.3 Concept Plan and Site Photos***
- Attachment 2: Sheet G2.0 Site Materials and Layout Plan***
- Attachment 3: Sheet L2.1 Planting Plan***
- Attachment 4: Sheet L1.1 Tree Schedule***
- Attachment 5: Sheet L1.2 Plant Schedule***
- Attachment 6: Details (Sheets G2.1, D1.5, D1.6, and D1.7)***

G:\ELECTRONIC PERMITS - All Depts\Planning\2017\DRB\PL2017-0009 - North Pointe Park Landscaping\staff report north pointe park.docx

PARK CONCEPT PLAN - DEVELOPED BY CITY OF MILL CREEK



PLAN



SECTION A-A

North Pointe Park: Concept C - Natural Play Park

CITY OF MILL CREEK, WASHINGTON



PHOTOS OF EXISTING SITE (IMAGES COURTESY GOOGLE)



① VIEW OF SITE FROM EAST (139TH ST SE)



② VIEW OF SITE FROM NW CURB RAMP ENTRY



③ VIEW OF SITE FROM SW CURB RAMP ENTRY



④ VIEW OF SITE FROM SE CURB RAMP ENTRY

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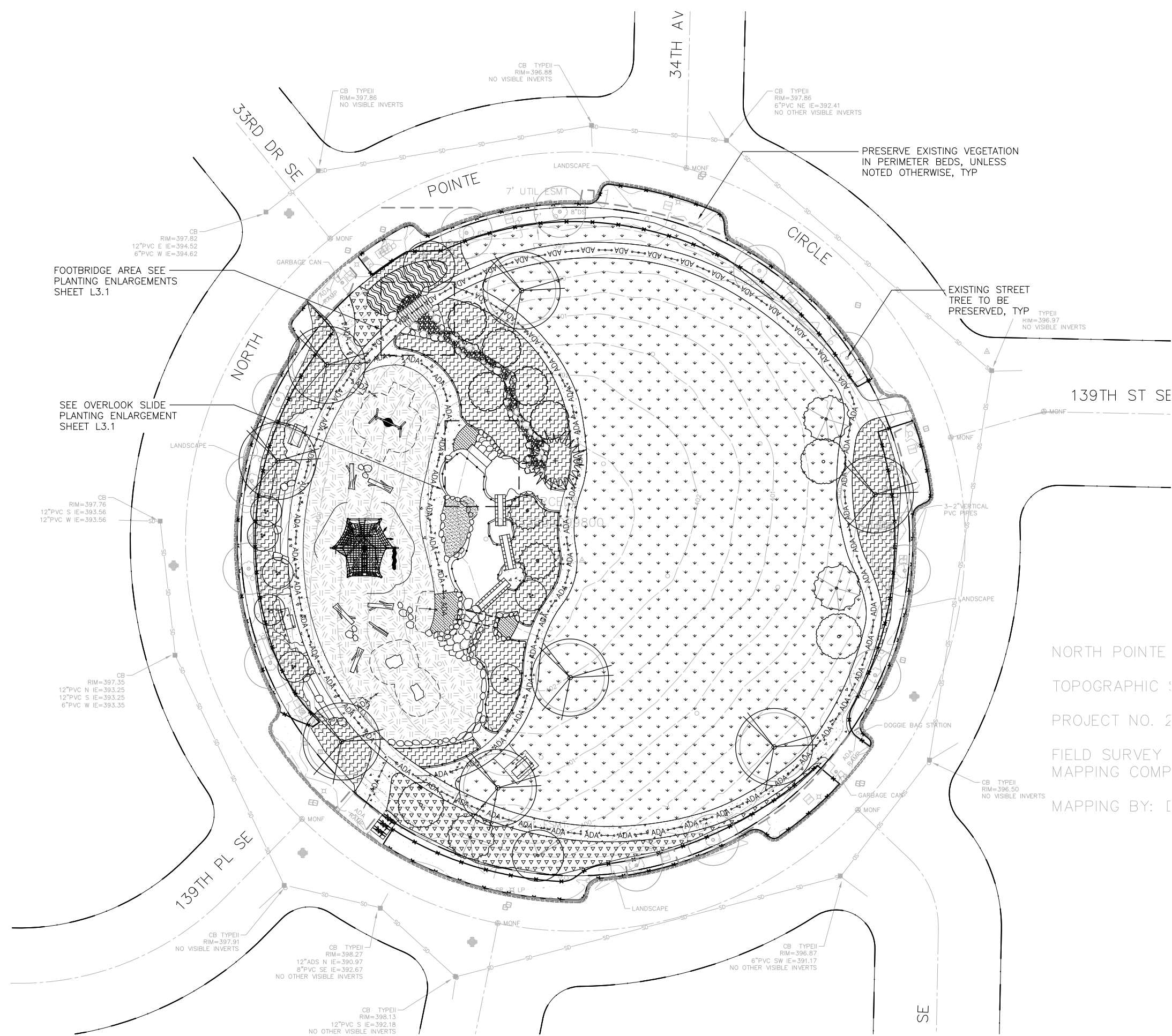
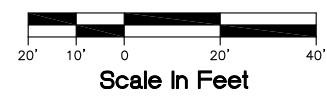
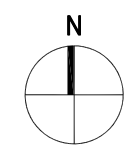
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SHEET CONTENTS
CITY-DEVELOPED
CONCEPT PLAN
AND SITE PHOTOS

SHEET NO. XX of XX

GO.3



LEGEND

- PROPERTY LINE
- TREE & VEGETATION PROTECTION
- ENGINEERED WOOD FIBER
SEE SHEET G2.0

NOTES

1. SEE SHEET G0.2 FOR LANDSCAPE NOTES.
2. SEE SHEET L1.1 FOR TREE SCHEDULE.
3. SEE SHEET L1.2 FOR PLANT SCHEDULE.
4. SEE SHEET D1.7 FOR PLANTING DETAILS.
5. AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED BY PROJECT THROUGHOUT PARK.
6. IRRIGATION SYSTEM TO UTILIZE EXISTING IRRIGATION WATER METER AND POINT OF CONNECTION.
7. CONTRACTOR TO REPAIR OR RESTORE EXISTING IRRIGATION SYSTEM IN SHRUB BEDS, REPLACE SYSTEM THROUGHOUT LAWN AND PLAY AREA. IRRIGATION ZONING PLAN, DETAILS AND SPECIFICATIONS FOR DESIGN-BUILD TO BE PROVIDED AT 90% DESIGN, USING CITY OR MILL CREEK PUBLIC WORKS STANDARDS WHERE APPLICABLE.

NORTH POINTE
 TOPOGRAPHIC
 PROJECT NO. 2
 FIELD SURVEY
 MAPPING COMP
 MAPPING BY: []

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SHEET CONTENTS
 PLANTING
 PLAN

SHEET NO. XX of XX

L2.1

TREE SCHEDULE NWN=NORTHWEST NATIVE OR CULTIVAR, DT=DROUGHT TOLERANT, EG = EVERGREEN

SYM	NWN	DT	EG	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QTY.	MATURE HT.	SPREAD	COMMENTS	
ACCENT TREES											
				CORNUS X RUTGERSENSIS (C. FLORIDA X C. KOUSA)	FLOWERING DOGWOOD	1.5" CAL. / AS SHOWN	6	12'-20'	10'-20'	B&B; MATCHED SET	
				DAVIDIA INVOLUCRATA	DOVE TREE	1.5" CAL. / AS SHOWN		20'-40'	20'-40'	B&B; MATCHED SET	
				MAGNOLIA 'GALAXY'	GALAXY MAGNOLIA	1.5" CAL. / AS SHOWN		20'-30'	15'	B&B; MATCHED SET	
				STYRAX OBASSIA	FRAGRANT SNOWBELL	1.5" CAL. / AS SHOWN		25'	15'-25'	B&B; MATCHED SET	
CONIFER TREES											
	NWN			LARIX OCCIDENTALIS	WESTERN LARCH	6'-8' HT. / AS SHOWN	3	60'	15'	B&B; MATCHED SET	
	NWN		EG	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	8'-10' HT. / AS SHOWN		40'	15'-20'	B&B; MATCHED SET; NATURAL FORM; LIMB UP 18"-24" FROM GROUND	
	NWN		EG	THUJA PLICATA	WESTERN RED CEDAR	8'-10' HT. / AS SHOWN	1	50'-70'+	15'-25'	B&B; MATCHED SET; NATURAL FORM; LIMB UP 18"-24" FROM GROUND	
SHADE TREES											
		DT		GINGKO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	2.5" CAL. / AS SHOWN	8	50'	40'	B&B; MATCHED SET; BRANCHING AT 4' FROM GROUND; STRONG LEADER	
				PLATANUS ACERIFOLIA	LONDON PLANE	2.5" CAL. / AS SHOWN		80'	40'-60'	B&B; MATCHED SET; BRANCHING AT 4' FROM GROUND	
				ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5" CAL. / AS SHOWN		70'	30'-50'	B&B; MATCHED SET; BRANCHING AT 4' FROM GROUND; DISEASE RESISTANT	
SMALL TREES											
	NWN	DT		ACER CIRCINATUM	VINE MAPLE	8'-10' HT. / AS SHOWN	7	20'	15'	B&B; MIN. 3 STEMS FROM ROOTBALL	
	NWN			AMALANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	4'-6' HT. / AS SHOWN		8'-20'	15'	B&B OR CONTAINER	
WET TOLERANT TREES											
	NWN			BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	1.5" CAL. / AS SHOWN	5	30'-40'	25'	B&B; MATCHED SET	
				KATSURA JAPONICA SP.	KATSURA	1.5" CAL. / AS SHOWN		2	40'	25'	B&B; MATCHED SET
				NYSSA SYLVATICA	TUPELO	1.5" CAL. / AS SHOWN			40'	25'	B&B; MATCHED SET

* WHERE SYMBOLS ARE ASSOCIATED WITH MULTIPLE TREES, WE INTEND TO SELECT ONE OF THE TREES FOR THE FINAL PLAN. WE APPRECIATE ANY D.R.B. FEEDBACK AND INPUT ON THESE.

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SHEET CONTENTS
TREE SCHEDULE

SHEET NO. XX of XX

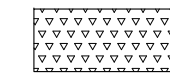
L1.1

Revised: Mar 03, 2017 - 11:43:50am By: Justin
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PLANT SCHEDULE NWN=NORTHWEST NATIVE OR CULTIVAR, DT=DROUGHT TOLERANT, EG = EVERGREEN, <3'HT = LESS THAN 3' HEIGHT

SYM	NWN	DT	EG	<3' HT	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	MATURE HT.	SPREAD	QTY	COMMENTS
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LOWLAND MEADOW



*SB = SPECIES THAT MAY BE INTERPLANTED INTO GAPS IN EXISTING SHRUB BEDS, AS NOTED IN COMMENTS. EXTENTS TBD.

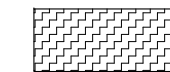
	NWN	DT			DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL. / 24" O.C.	2'	30"		*SB
		DT		<3' HT	ECHINICEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	1 GAL. / 18" O.C.	3'	18"		
		DT		<3' HT	ERYNGIUM AMETHYSTINUM	SEA HOLLY	1 GAL. / 24" O.C.	2'	2'-3'		
		DT	EG	<3' HT	LAVANDULA AGUSTIFOLIA (CULTIVAR TBD)	ENGLISH LAVENDER	1 GAL. / 24" O.C.	2'-3'	2'		
		DT	EG	<3' HT	LONICERA PILEATA (CULTIVAR TBD)	PRIVET HONEY SUCKLE	1 GAL. / 36" O.C.	18"	3'		*SB
				<3' HT	MISCANTHUS SINENSIS 'LITTLE KITTEN'	MAIDEN GRASS	1 GAL. / 18" O.C.	3'	18"		*SB
		DT		<3' HT	PENNISETUM 'HAMELN' OR 'FAIRY TAILS'	FOUNTAIN GRASS	1 GAL. / 30" O.C.	3'	3'-4'		
		DT			PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE'	RUSSIAN SAGE	1 GAL. / 30" O.C.	4'	3'		
		DT	EG		PINUS MUGO 'PUMILIO'	PUMILIO MUGO PINE	18"-24" HT. / 4' O.C.	3'-5'	8'		*SB. SLOW GROWER.
	NWN	DT	EG	<3' HT	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL. / 30" O.C.	3'-4'	2'-3'		*SB. LOWER IN FULL SUN.
		DT	EG	<3' HT	PRUNUS LAUROCERASUS 'MOUNT VERNON'	DWARF ENGLISH LAUREL	1 GAL. / 30" O.C.	2'	5'		*SB
		DT	EG	<3' HT	ROSMARINUS OFFICINALIS 'MADELINE HILL'	HARDY ROSEMARY	1 GAL. / 30" O.C.	3'	3'		*SB
		DT		<3' HT	RUDBECKIA FULGIDA	LAZY-EYED SUSAN	1 GAL. / 24" O.C.	2'-3'	2'-3'		
			EG	<3' HT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL. / 18" O.C.	18"	18"-24"		

MARSH / CREEK



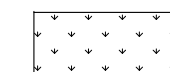
	NWN		EG	<3' HT	IRIS TENAX	OREGON IRIS	1 GAL. / 18" O.C.	1	2'		
	NWN	DT	EG	<3' HT	LYSICHITON AMERICANUS	WESTERN SKUNK CABBAGE	1 GAL. / 18" O.C.	1'-2'	1'-3'		
	NWN			<3' HT	VIOLA GLABELLA	YELLOW VIOLET / STREAM VIOLET	4" POT / 12" O.C.	6"	6"-12"		
	NWN				ARUNCUS DIOICUS	GOAT'S BEARD	1 GAL. / 30" O.C.	4'-6'	2'-5'		
					CORNUS 'ARCTIC FIRE'	ARCTIC FIRE REDTWIN DOGWOOD	3 GAL. / 4' O.C.	3'-4'	3'-4'		
	NWN	DT	EG		MYRICA GALE	SWEET GALE	1 GAL. / 30" O.C.	3'-6'	3'-6'		
	NWN				SALIX PURPURPEA 'NANA'	DWARF ARCTIC WILLOW	3 GAL. / 4' O.C.	5'-7'	5'-7'		
	NWN		EG		CAREX OBNUPTA	SLOUGH SEDGE	10 CU. IN. PLUG. / 9" O.C.	2'-5'	2'-3'		
	NWN		EG	<3' HT	JUNCUS ENSIFOLIUS	DAGGER-LEAF RUSH	10 CU. IN. PLUG. / 9" O.C.	1'-2'	1'		
	NWN		EG	<3' HT	JUNCUS PATENS 'CARMENS GREY'	COMMON RUSH	10 CU. IN. PLUG. / 9" O.C.	2'	2'		
	NWN		EG		SCRIPUS MICROCARPUS	SMALL FLOWERING BULLRUSH	10 CU. IN. PLUG. / 9" O.C.	2'-5'	2'		

WOODLAND FOREST



	NWN			<3' HT	ALLIUM CERNUUM	NODDING ONION	4" POT / 12" O.C.	18"	12"		
	NWN	DT	EG	<3' HT	ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL. / 18" O.C.	6"-12"	5'-10'		
	NWN				ATHYRIUM FILIX-FEMINA VAR. CYCLOSORUM	LADY FERN	1 GAL. / 24" O.C.	2'-3'	1'-3'		
	NWN	DT			DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL. / 24" O.C.	2'	30"		*SB
	NWN	DT	EG	<3' HT	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT / 18" O.C.	6"	5'-10'		
	NWN	DT	EG	VARIES	GAULTHERIA SHALLON	SALAL	2 GAL. / 36" O.C.	3'-6'	3'-5'		STAYS LOWER IN FULL SUN
	NWN	DT	EG	<3' HT	MAHONIA NERVOSA	OREGON GRAPE	1 GAL. / 18" O.C.	3'	18"		
	NWN				PHYSOCARPUS CAPITATUS	PACIFIC NINE BARK	5 GAL. / 6' O.C.	12'	6'		
	NWN	DT	EG	<3' HT	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL. / 30" O.C.	3'-4'	2'-3'		STAYS LOWER IN FULL SUN
	NWN				RIBES SANGUINEUM	FLOWERING RED CURRANT	3 GAL. / 4' O.C.	3'-10'	3'-10'		
	NWN				ROSA GYMNOCARPA	BALD-HIP ROSE	3 GAL. / 4' O.C.	5'	3'-6'		
		DT	EG	<3' HT	RUBUS HAYATA-KOIZUMII	CREeping RASBERRY	4" POT / 18" O.C.	6"	5'		
	NWN	DT			SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL. / 4' O.C.	3'-6'	3'-6'		
	NWN			<3' HT	TELLIMA GRANDIFLORA	FRINGE CUP	1 GAL. / 18" O.C.	18"	12"		
	NWN				VACCINIUM OVALIFOLIUM	OVAL LEAVED BLUEBERRY	1 GAL. / 4' O.C.	4'	3'-6'		
	NWN		EG		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL. / 4' O.C.	4'-6'	3'-6'		
	NWN	DT			VIBURNUM ELLIPTICUM	OREGON VIBURNUM	5 GAL. / 6' O.C.	4'-10'	TO 15'		

SEEDDED LAWN



						SEEDDED LAWN MIX TBD					
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 CHECKED BY: MD
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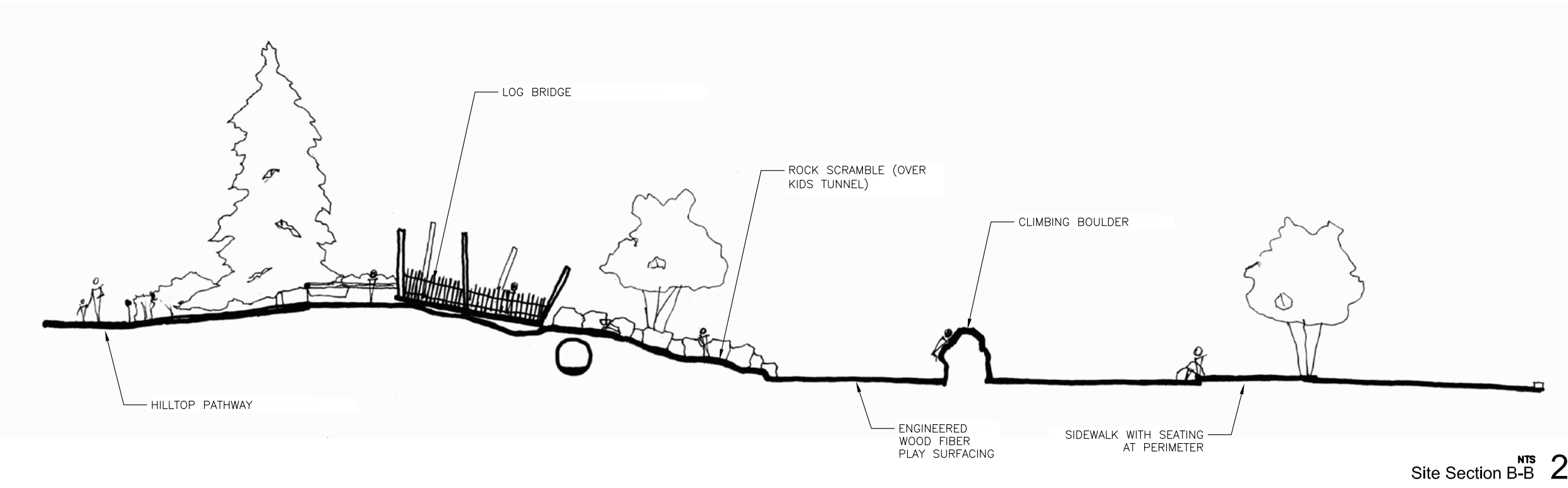
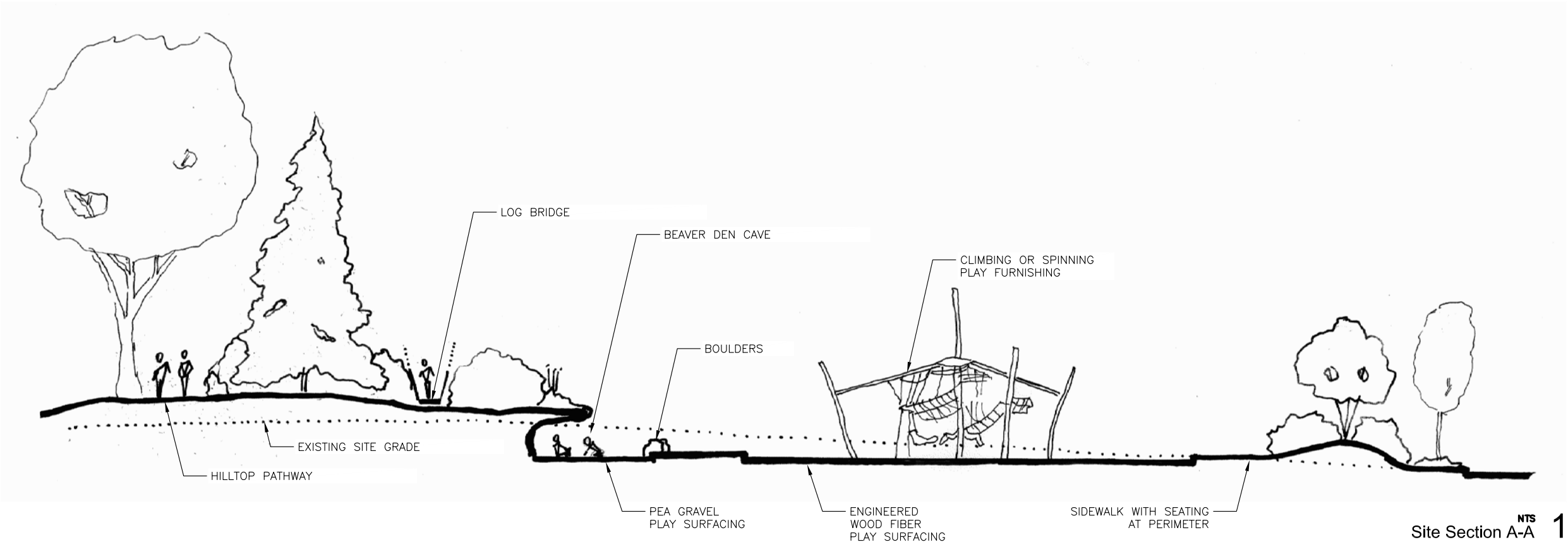
SHEET CONTENTS
 PLANT SCHEDULE

SHEET NO. XX of XX

L1.2

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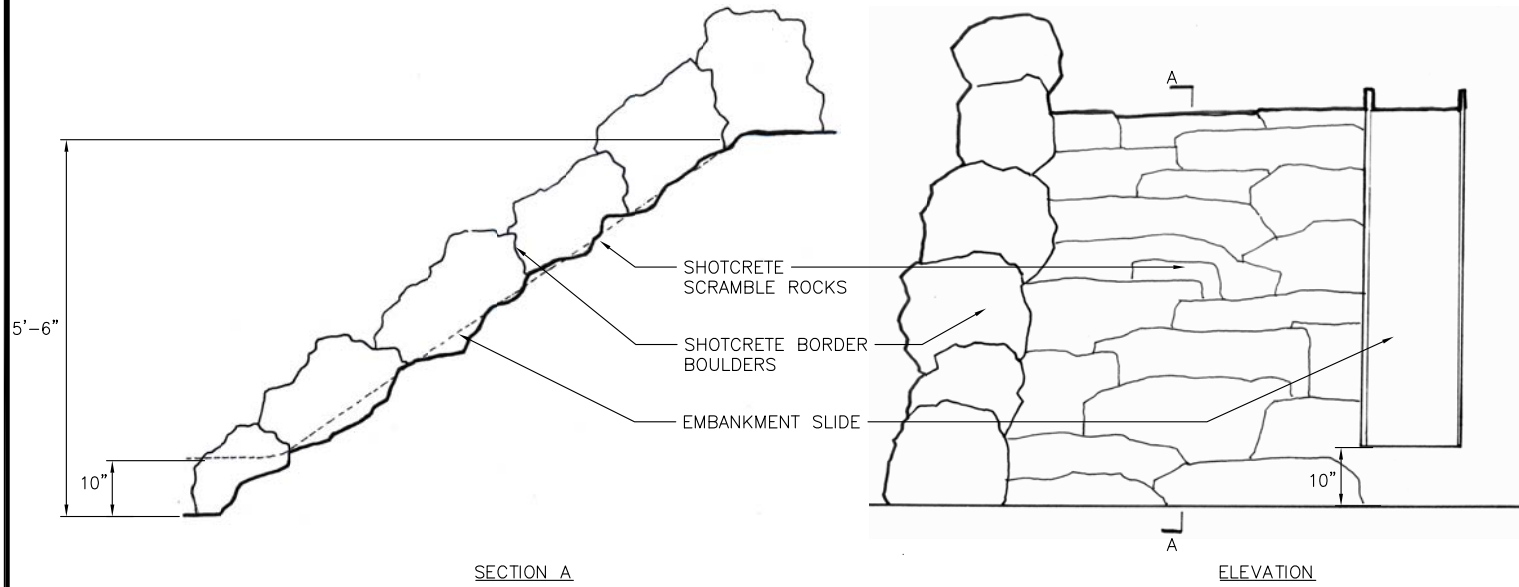
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DETAILS

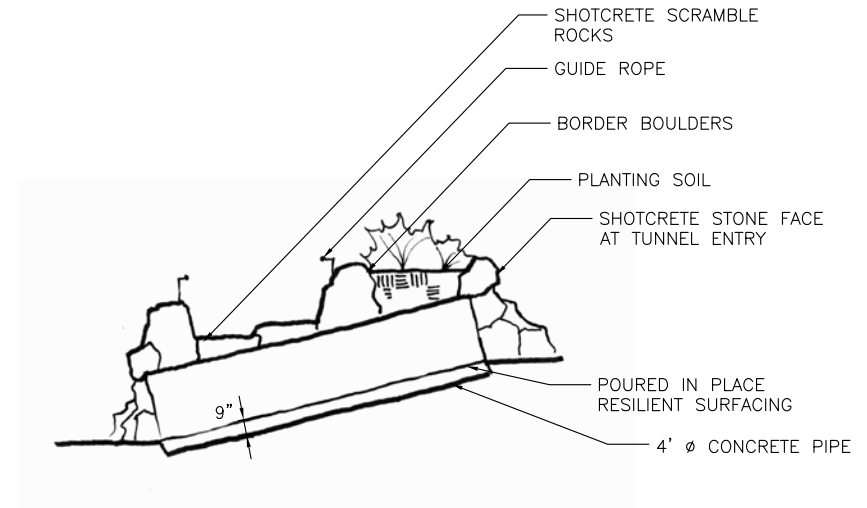
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G2.1



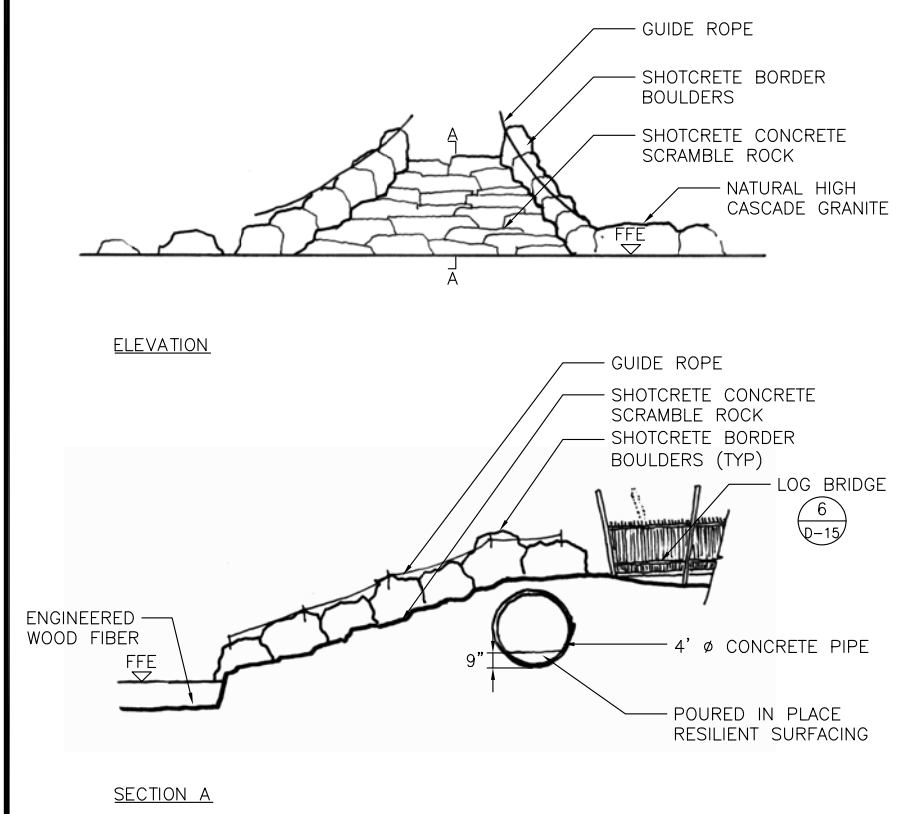
NOTE: ALL STONE TO BE HIGH CASCADE GRANITE

Embankment Slide with Boulders **2**



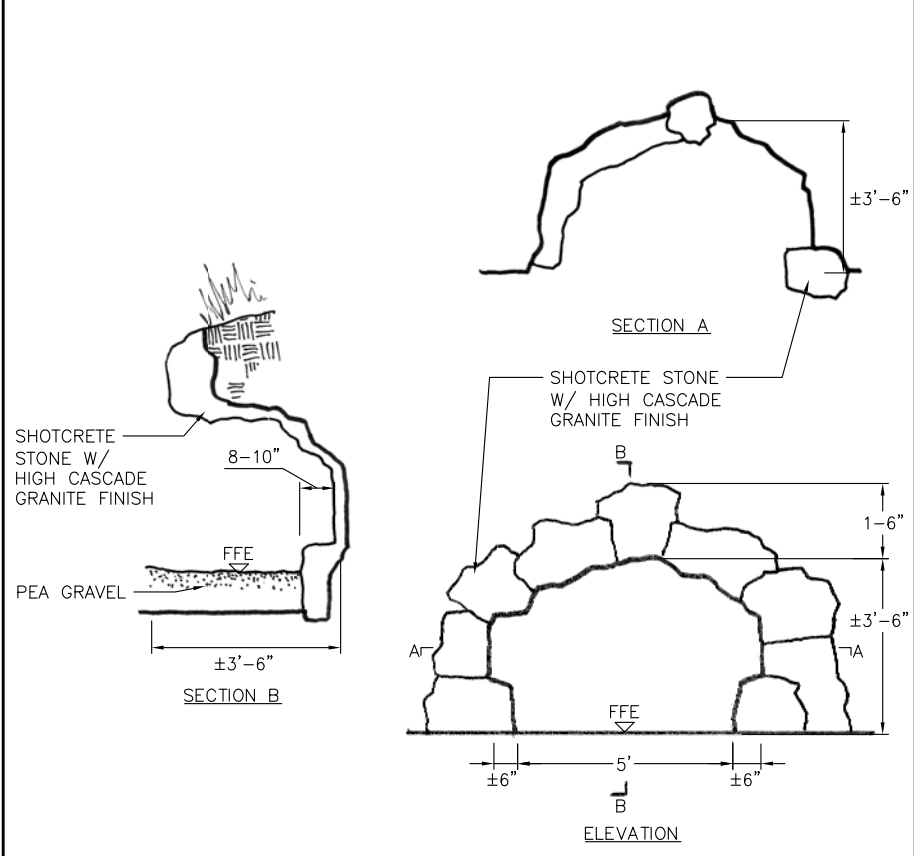
NOTE: ALL STONE TO BE HIGH CASCADE GRANITE

Kids Tunnel **3**



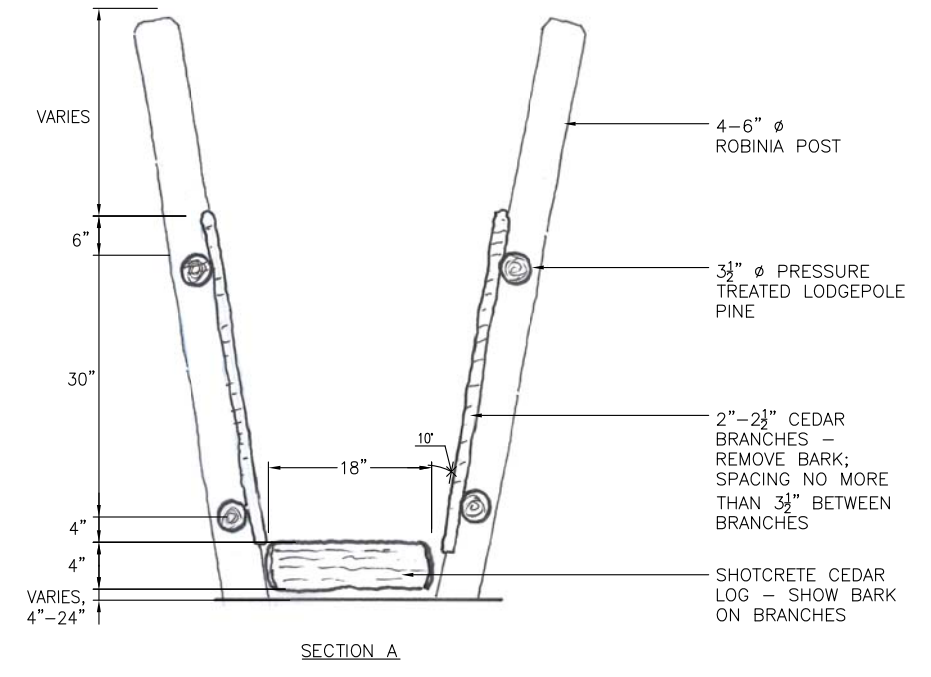
NOTE: ALL STONE TO BE HIGH CASCADE GRANITE

Rock Scramble **4**



NOTE: ALL STONE TO BE HIGH CASCADE GRANITE

Beaver Den Cave **5**



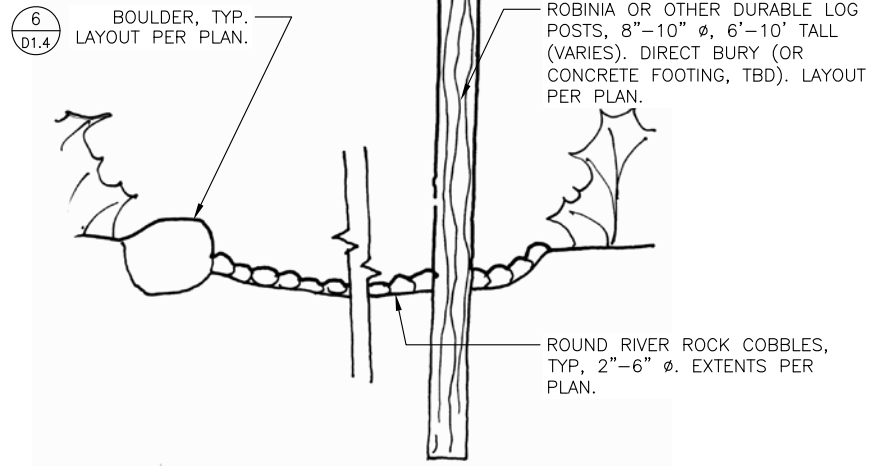
SHOTCRETE LOGS PRECEDENT IMAGE

Log Bridge **6**

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CHECKED BY: MD
DO NOT SCALE DRAWINGS
SHEET CONTENTS
DETAILS
SHEET NO. XX of XX

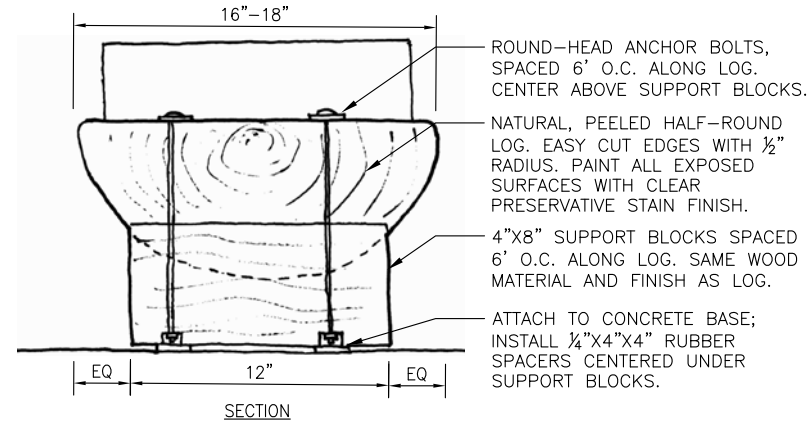
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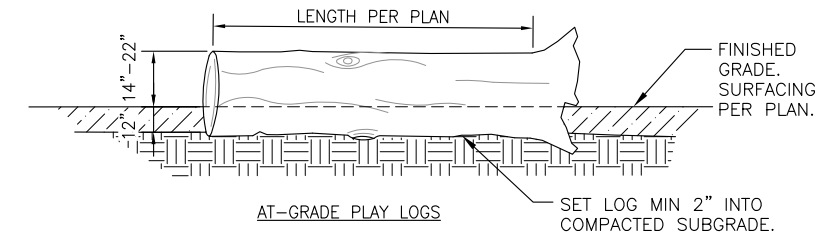
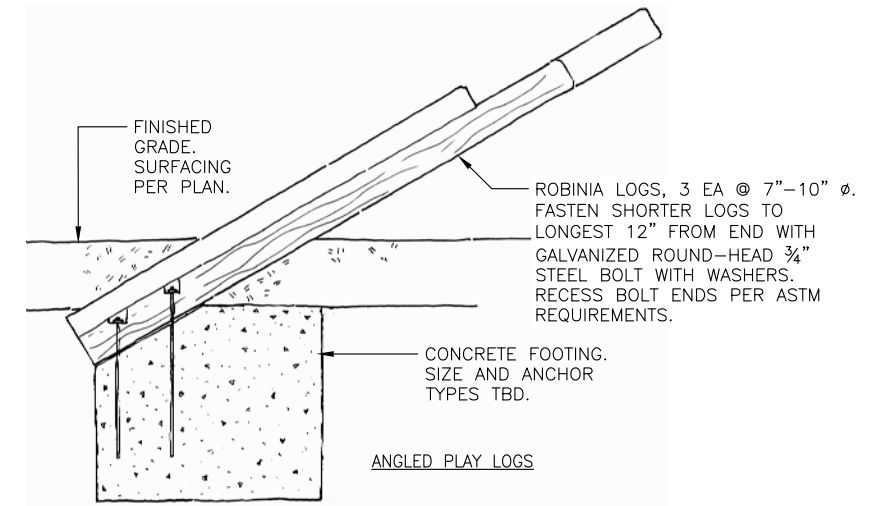
Dry Streambed with Vertical "Snags" ^{NTS} 1



EXAMPLE IMAGE

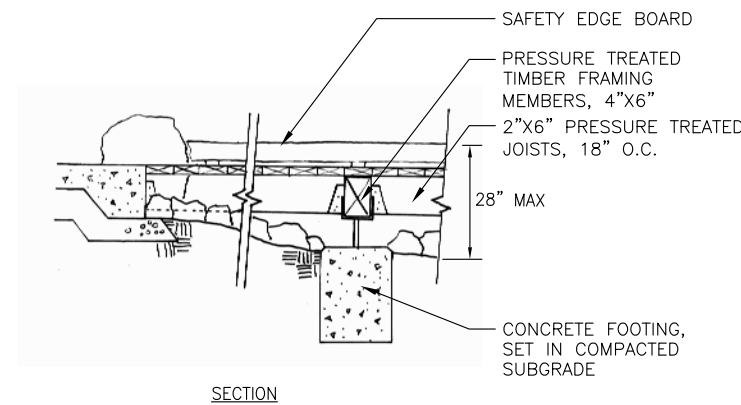
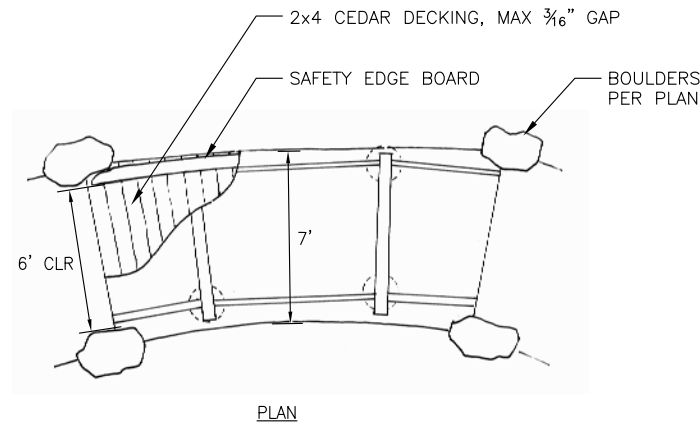


Seating Logs ^{NTS} 2



- NOTES:
- LOGS SET AT GRADE TO BE OF WOOD FROM CEDAR, FIR, OR HEMLOCK TREES. OTHERS AS NOTED.
 - BRANCHES TO BE REMOVED WITH CLEAN CUTS LEAVING STUBS PROTRUDING HALF INCH OR LESS; OTHER BARK TO REMAIN INTACT, UNO.
 - EASE EDGES AT ALL CUTS, MIN 1/4" CHAMFER.
 - LOG TO BE STABLE ONCE SET AND NOT MOVE WITH TYPICAL USE (SITTING, PUSHING, ETC).

Play Logs ^{NTS} 3



Footbridge ^{NTS} 4

Not Used ^{NTS} 5

Not Used ^{NTS} 6

REVISION

DRB PACKET -
60% DESIGN

MICB#R NO: 15097
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CHECKED BY: MD
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SHEET CONTENTS
DETAILS

SHEET NO. XX of XX

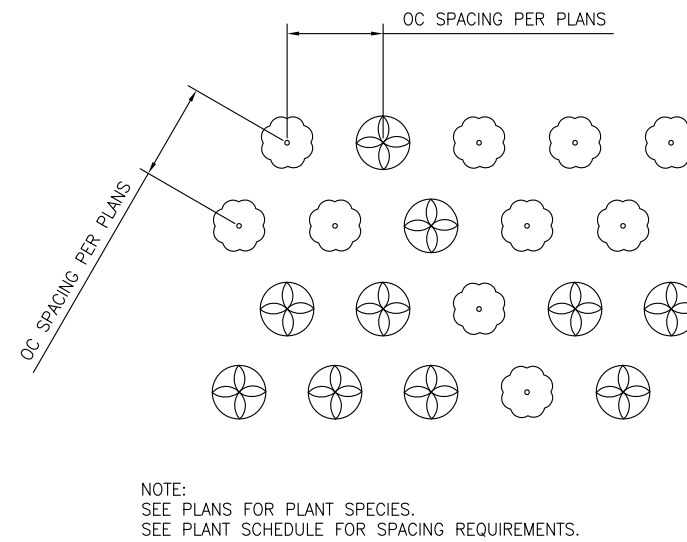
D1.6

NTS
Not Used 1

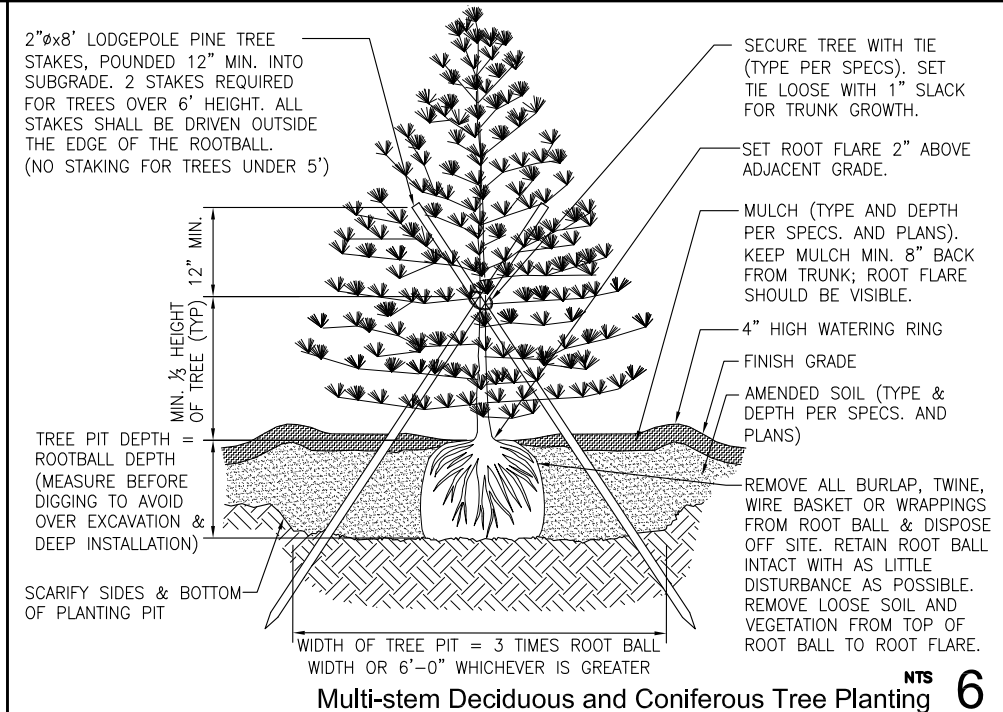
NTS
Not Used 2

NTS
Not Used 3

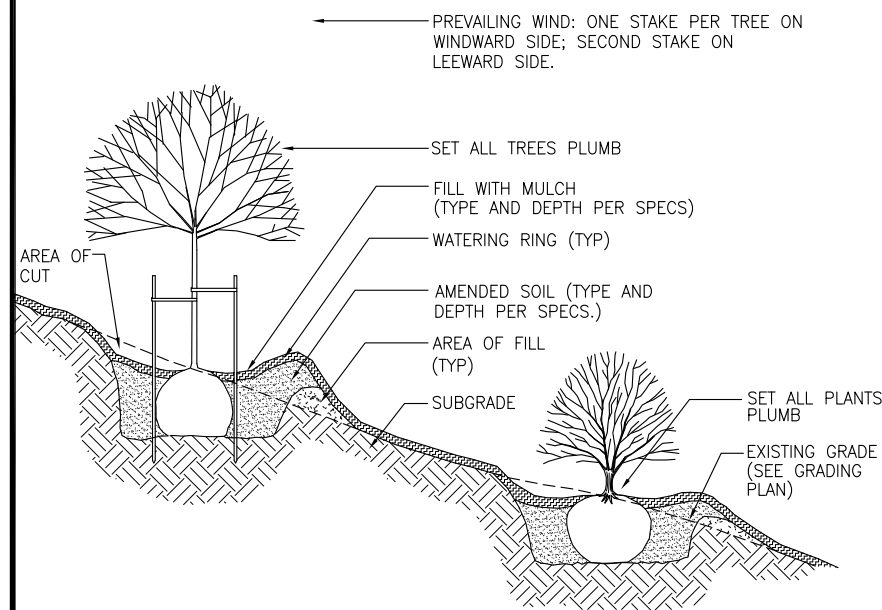
NTS
Not Used 4



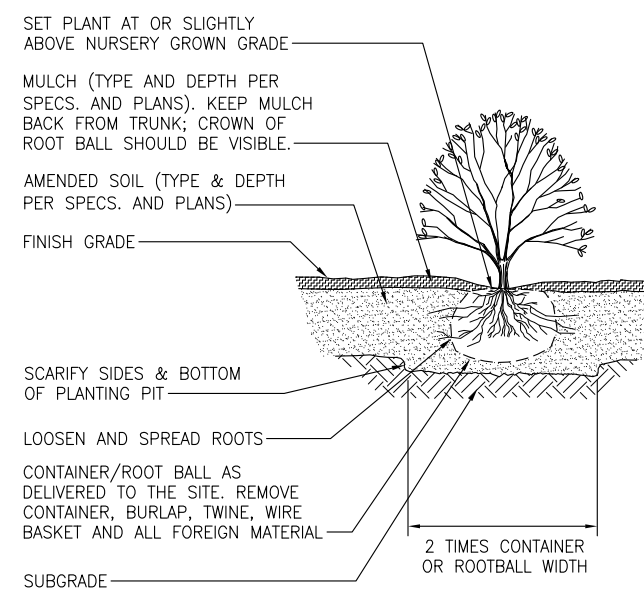
NTS
Informal Plant Spacing Pattern On-Center/ Two Species 5



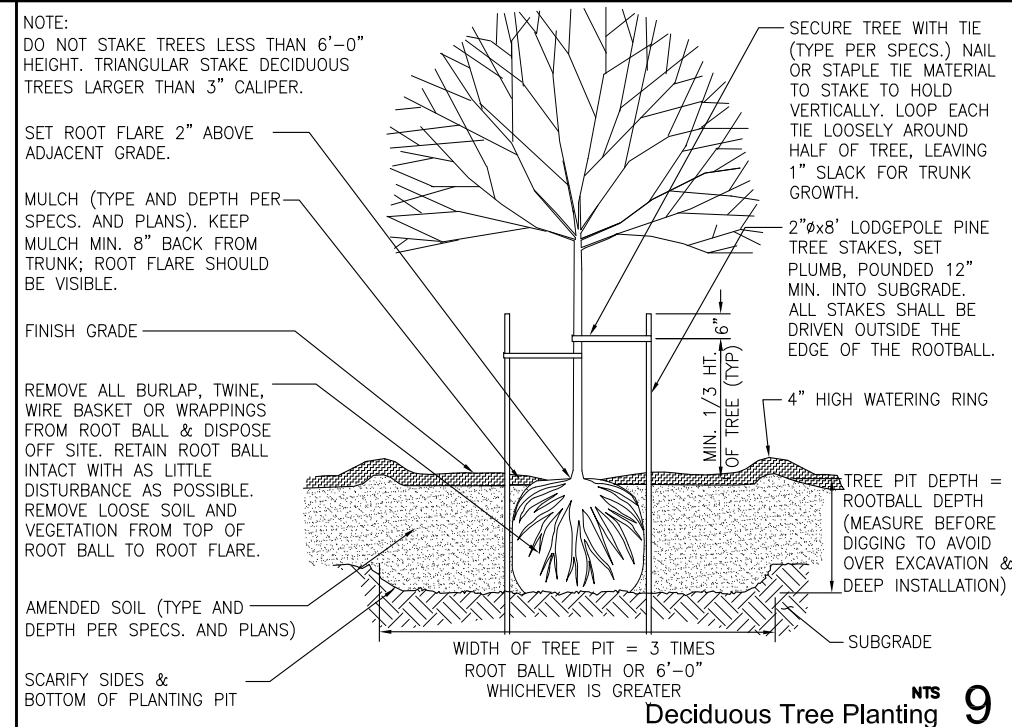
NTS
Multi-stem Deciduous and Coniferous Tree Planting 6



NTS
Plant Placement on Slope 7



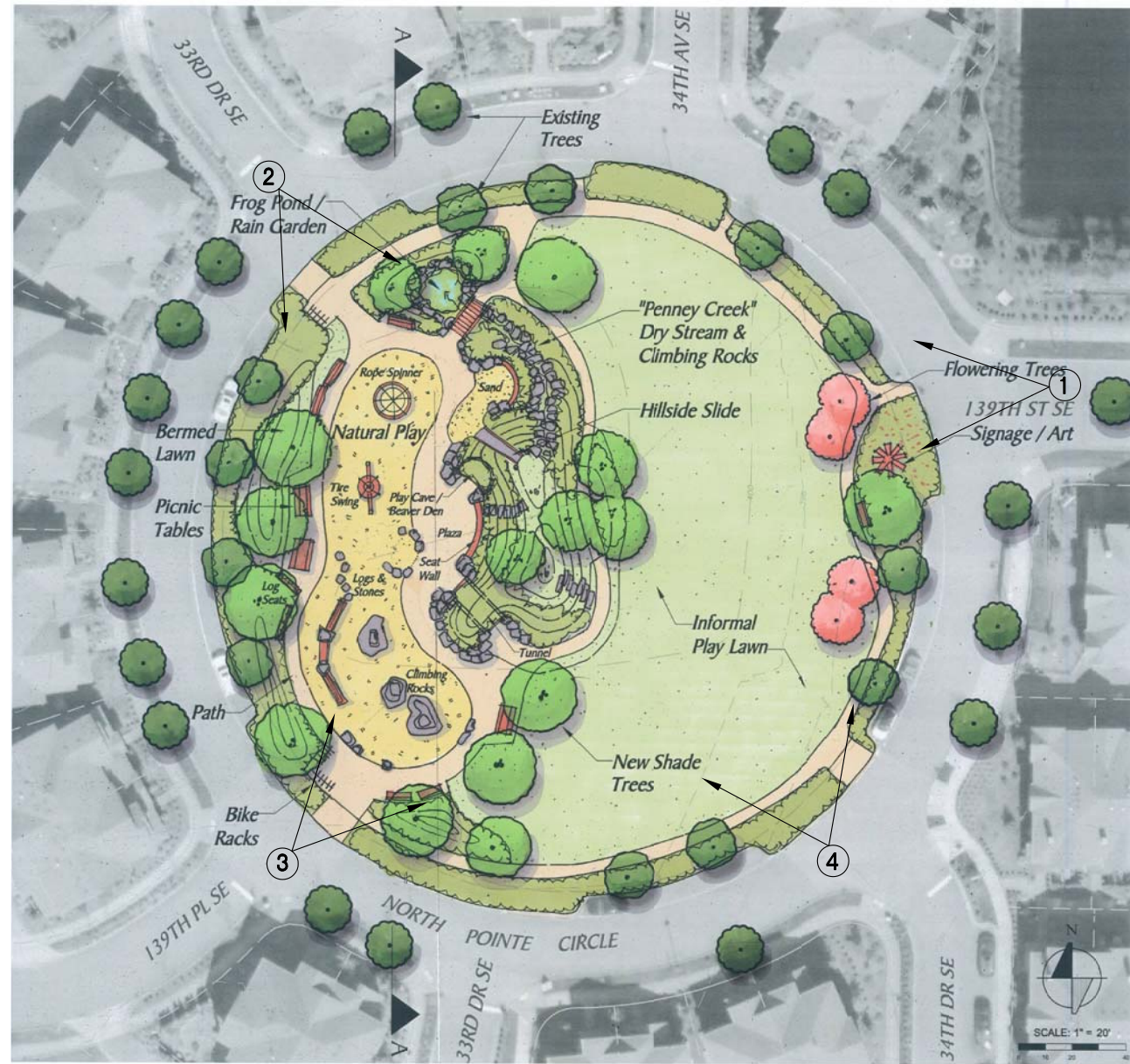
NTS
Shrub Planting 8



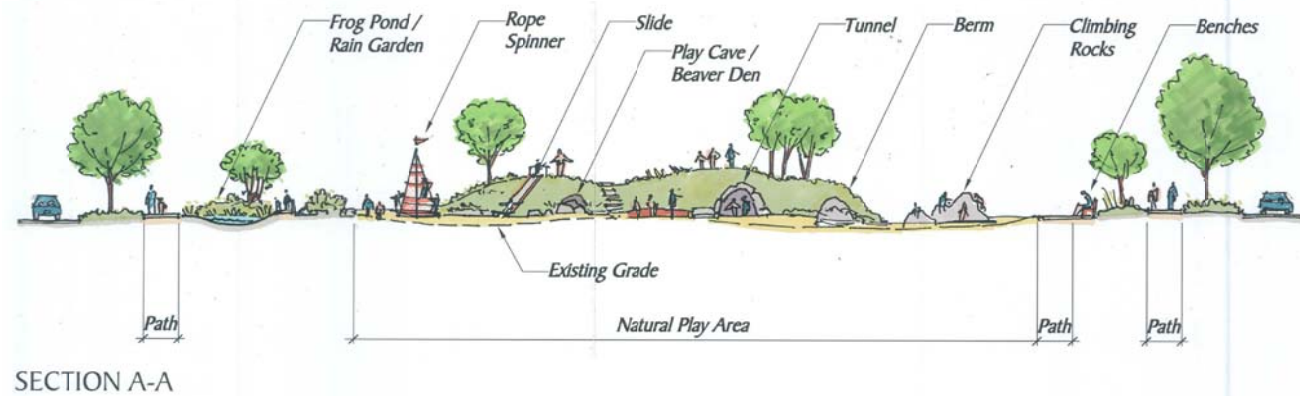
NTS
Deciduous Tree Planting 9

Revised: Mar 03, 2017 - 7:44:07pm By: Justin
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PARK CONCEPT PLAN - DEVELOPED BY CITY OF MILL CREEK



PLAN



SECTION A-A

North Pointe Park: Concept C - Natural Play Park

CITY OF MILL CREEK, WASHINGTON



PHOTOS OF EXISTING SITE (IMAGES COURTESY GOOGLE)



① VIEW OF SITE FROM EAST (139TH ST SE)



② VIEW OF SITE FROM NW CURB RAMP ENTRY



③ VIEW OF SITE FROM SW CURB RAMP ENTRY



④ VIEW OF SITE FROM SE CURB RAMP ENTRY

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 MILL CREEK, WA 98012

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REVISION

DRB PACKET -
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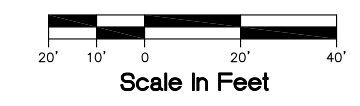
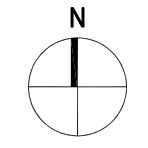
SHEET CONTENTS
 CITY-DEVELOPED
 CONCEPT PLAN
 AND SITE PHOTOS

SHEET NO. XX of XX

GO.3



**CITY OF MILL CREEK
 NORTH POINTE PARK
 MILL CREEK, WA 98012**



LEGEND

- PROPERTY LINE
- > ADA -> ADA -> ADA ROUTE OF TRAVEL
- * * * * * TREE PROTECTION
- [Pattern] ENGINEERED FIBER (3 / D1.4)
- [Pattern] PEA GRAVEL (3 / D1.4)
- [Pattern] CONCRETE SIDEWALK (2 / D1.1)
- [Pattern] RIVER ROCK SURFACE
- [Pattern] POURED-IN-PLACE SURFACING (2 / D1.4)
- - - - - LOW POST AND RAIL FENCING (4 / D1.4)
- o o o BOULDERS (6 / D1.4)

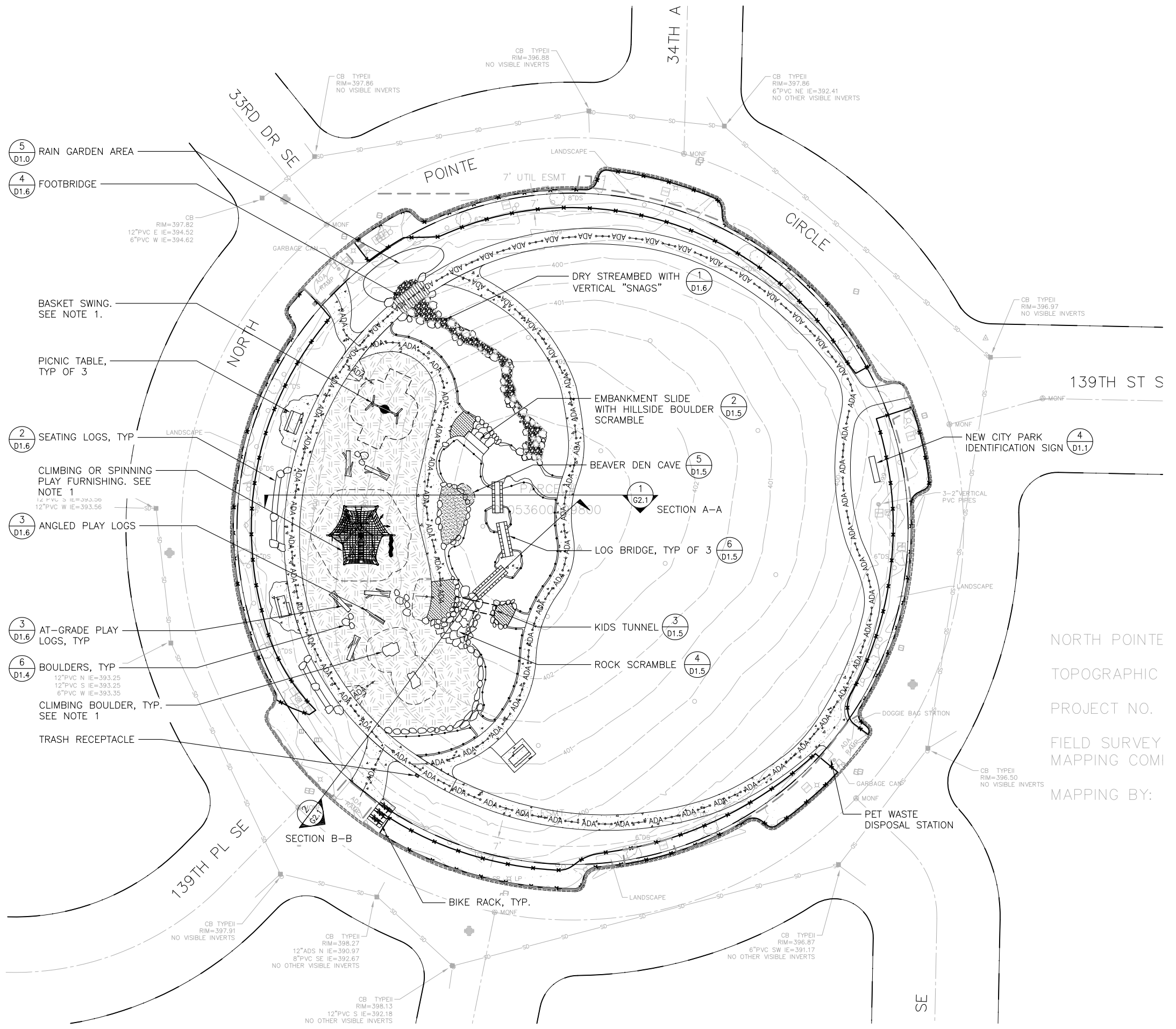
NOTES

1. PRE-MANUFACTURED PLAY FURNISHING ELEMENTS DEPICTED ON THIS SHEET ARE CONCEPTUAL, FOR REVIEW. FINAL SELECTION TO BE COORDINATED WITH THE CITY. SEE SHEET G2.2 FOR EXAMPLES.

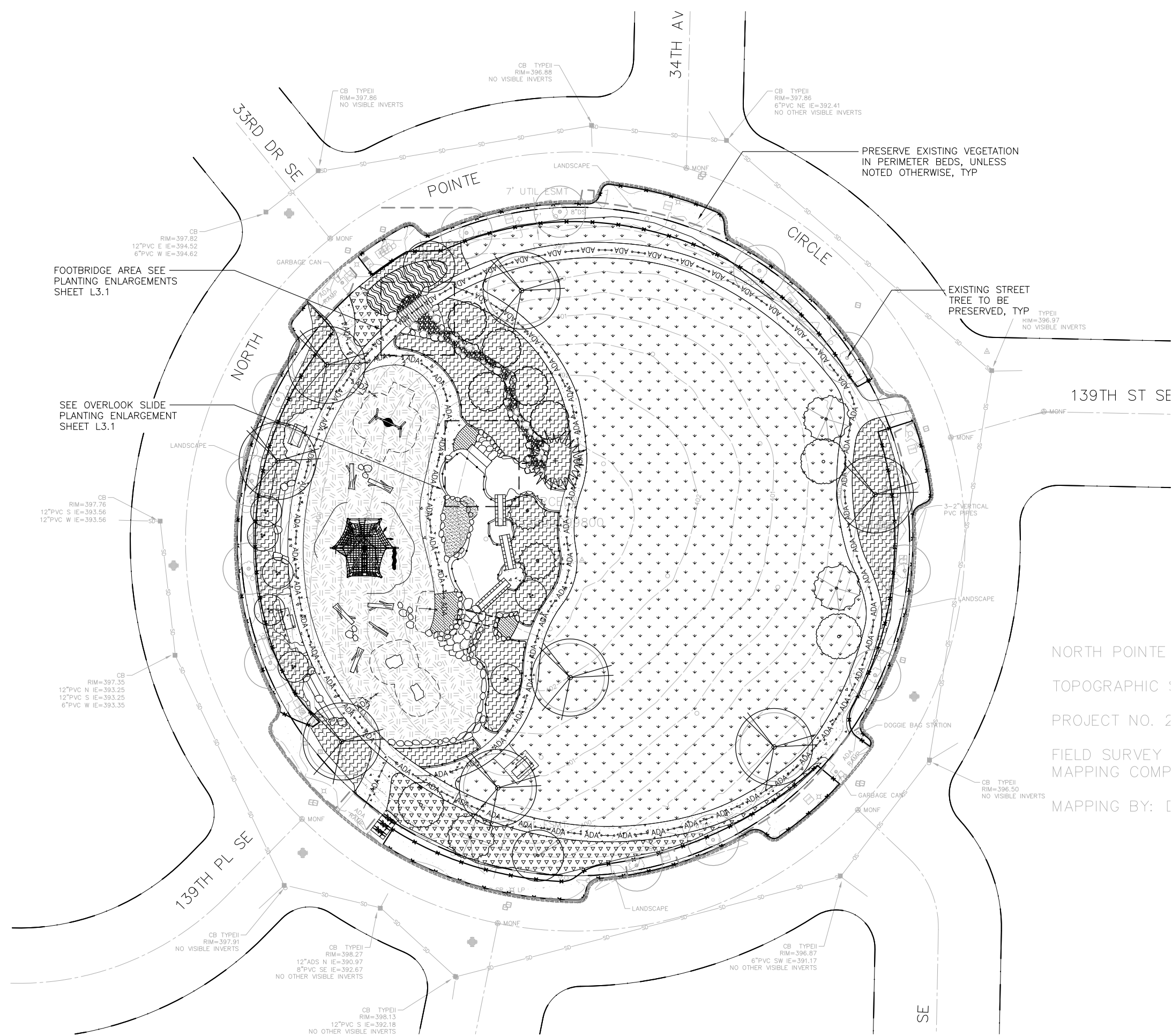
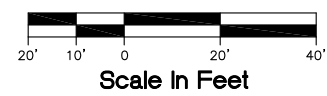
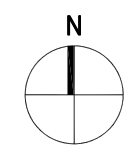
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REVISION	
DRB PACKET - 60% DESIGN	
MIJ/SR NO:	15097
DATE:	MARCH 3, 2017
DESIGNED BY:	JM/BJM/LJK/PAB
DRAWN BY:	JA
CHECKED BY:	MD
DO NOT SCALE DRAWINGS	
SHEET CONTENTS	
SITE MATERIALS AND LAYOUT PLAN	
SHEET NO.	XX of XX

G2.0



Project: Mar 03, 2017 - 11:27:53am By: Justin
 File: G:\15c\15097c\NPI\Current\MP_G20_SITE_LAYOUT.dwg Layout: G2.0



LEGEND

- PROPERTY LINE
- TREE & VEGETATION PROTECTION
- ENGINEERED WOOD FIBER
SEE SHEET G2.0

NOTES

1. SEE SHEET G0.2 FOR LANDSCAPE NOTES.
2. SEE SHEET L1.1 FOR TREE SCHEDULE.
3. SEE SHEET L1.2 FOR PLANT SCHEDULE.
4. SEE SHEET D1.7 FOR PLANTING DETAILS.
5. AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED BY PROJECT THROUGHOUT PARK.
6. IRRIGATION SYSTEM TO UTILIZE EXISTING IRRIGATION WATER METER AND POINT OF CONNECTION.
7. CONTRACTOR TO REPAIR OR RESTORE EXISTING IRRIGATION SYSTEM IN SHRUB BEDS, REPLACE SYSTEM THROUGHOUT LAWN AND PLAY AREA. IRRIGATION ZONING PLAN, DETAILS AND SPECIFICATIONS FOR DESIGN-BUILD TO BE PROVIDED AT 90% DESIGN, USING CITY OR MILL CREEK PUBLIC WORKS STANDARDS WHERE APPLICABLE.

NORTH POINTE
 TOPOGRAPHIC
 PROJECT NO. 2
 FIELD SURVEY
 MAPPING COMP
 MAPPING BY: []

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SHEET CONTENTS
 PLANTING
 PLAN

SHEET NO. XX of XX

L2.1

Printed: Mar 03, 2017 - 11:52:24am By: Justin
 File: G:\156\156097\NPI\Current\WP_L2_1_Plan\Title.dwg Layout: L2.1

TREE SCHEDULE NWN=NORTHWEST NATIVE OR CULTIVAR, DT=DROUGHT TOLERANT, EG = EVERGREEN

SYM	NWN	DT	EG	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QTY.	MATURE HT.	SPREAD	COMMENTS	
ACCENT TREES											
				CORNUS X RUTGERSENSIS (C. FLORIDA X C. KOUSA)	FLOWERING DOGWOOD	1.5" CAL. / AS SHOWN	6	12'-20'	10'-20'	B&B; MATCHED SET	
				DAVIDIA INVOLUCRATA	DOVE TREE	1.5" CAL. / AS SHOWN		20'-40'	20'-40'	B&B; MATCHED SET	
				MAGNOLIA 'GALAXY'	GALAXY MAGNOLIA	1.5" CAL. / AS SHOWN		20'-30'	15'	B&B; MATCHED SET	
				STYRAX OBASSIA	FRAGRANT SNOWBELL	1.5" CAL. / AS SHOWN		25'	15'-25'	B&B; MATCHED SET	
CONIFER TREES											
	NWN			LARIX OCCIDENTALIS	WESTERN LARCH	6'-8' HT. / AS SHOWN	3	60'	15'	B&B; MATCHED SET	
	NWN		EG	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	8'-10' HT. / AS SHOWN		40'	15'-20'	B&B; MATCHED SET; NATURAL FORM; LIMB UP 18"-24" FROM GROUND	
	NWN		EG	THUJA PLICATA	WESTERN RED CEDAR	8'-10' HT. / AS SHOWN	1	50'-70'+	15'-25'	B&B; MATCHED SET; NATURAL FORM; LIMB UP 18"-24" FROM GROUND	
SHADE TREES											
		DT		GINGKO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	2.5" CAL. / AS SHOWN	8	50'	40'	B&B; MATCHED SET; BRANCHING AT 4' FROM GROUND; STRONG LEADER	
				PLATANUS ACERIFOLIA	LONDON PLANE	2.5" CAL. / AS SHOWN		80'	40'-60'	B&B; MATCHED SET; BRANCHING AT 4' FROM GROUND	
				ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5" CAL. / AS SHOWN		70'	30'-50'	B&B; MATCHED SET; BRANCHING AT 4' FROM GROUND; DISEASE RESISTANT	
SMALL TREES											
	NWN	DT		ACER CIRCINATUM	VINE MAPLE	8'-10' HT. / AS SHOWN	7	20'	15'	B&B; MIN. 3 STEMS FROM ROOTBALL	
	NWN			AMALANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	4'-6' HT. / AS SHOWN		8'-20'	15'	B&B OR CONTAINER	
WET TOLERANT TREES											
	NWN			BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	1.5" CAL. / AS SHOWN	5	30'-40'	25'	B&B; MATCHED SET	
				KATSURA JAPONICA SP.	KATSURA	1.5" CAL. / AS SHOWN		2	40'	25'	B&B; MATCHED SET
				NYSSA SYLVATICA	TUPELO	1.5" CAL. / AS SHOWN			40'	25'	B&B; MATCHED SET

* WHERE SYMBOLS ARE ASSOCIATED WITH MULTIPLE TREES, WE INTEND TO SELECT ONE OF THE TREES FOR THE FINAL PLAN. WE APPRECIATE ANY D.R.B. FEEDBACK AND INPUT ON THESE.

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REVISION

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SHEET CONTENTS
 TREE SCHEDULE

SHEET NO. XX of XX

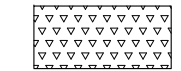
L1.1

Revised: Mar 03, 2017 - 11:43:50am By: Justin
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PLANT SCHEDULE NWN=NORTHWEST NATIVE OR CULTIVAR, DT=DROUGHT TOLERANT, EG = EVERGREEN, <3'HT = LESS THAN 3' HEIGHT

SYM	NWN	DT	EG	<3' HT	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	MATURE HT.	SPREAD	QTY	COMMENTS
-----	-----	----	----	--------	----------------	-------------	----------------	------------	--------	-----	----------

LOWLAND MEADOW



*SB = SPECIES THAT MAY BE INTERPLANTED INTO GAPS IN EXISTING SHRUB BEDS, AS NOTED IN COMMENTS. EXTENTS TBD.

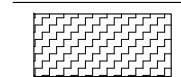
	NWN	DT			DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL. / 24" O.C.	2'	30"		*SB
		DT		<3' HT	ECHINICEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	1 GAL. / 18" O.C.	3'	18"		
		DT		<3' HT	ERYNGIUM AMETHYSTINUM	SEA HOLLY	1 GAL. / 24" O.C.	2'	2'-3'		
		DT	EG	<3' HT	LAVANDULA AGUSTIFOLIA (CULTIVAR TBD)	ENGLISH LAVENDER	1 GAL. / 24" O.C.	2'-3'	2'		
		DT	EG	<3' HT	LONICERA PILEATA (CULTIVAR TBD)	PRIVET HONEY SUCKLE	1 GAL. / 36" O.C.	18"	3'		*SB
				<3' HT	MISCANTHUS SINENSIS 'LITTLE KITTEN'	MAIDEN GRASS	1 GAL. / 18" O.C.	3'	18"		*SB
		DT		<3' HT	PENNISETUM 'HAMELN' OR 'FAIRY TAILS'	FOUNTAIN GRASS	1 GAL. / 30" O.C.	3'	3'-4'		
		DT			PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE'	RUSSIAN SAGE	1 GAL. / 30" O.C.	4'	3'		
		DT	EG		PINUS MUGO 'PUMILIO'	PUMILIO MUGO PINE	18"-24" HT. / 4' O.C.	3'-5'	8'		*SB. SLOW GROWER.
	NWN	DT	EG	<3' HT	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL. / 30" O.C.	3'-4'	2'-3'		*SB. LOWER IN FULL SUN.
		DT	EG	<3' HT	PRUNUS LAUROCERASUS 'MOUNT VERNON'	DWARF ENGLISH LAUREL	1 GAL. / 30" O.C.	2'	5'		*SB
		DT	EG	<3' HT	ROSMARINUS OFFICINALIS 'MADELINE HILL'	HARDY ROSEMARY	1 GAL. / 30" O.C.	3'	3'		*SB
		DT		<3' HT	RUDBECKIA FULGIDA	LAZY-EYED SUSAN	1 GAL. / 24" O.C.	2'-3'	2'-3'		
			EG	<3' HT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL. / 18" O.C.	18"	18"-24"		

MARSH / CREEK



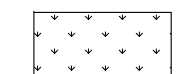
	NWN		EG	<3' HT	IRIS TENAX	OREGON IRIS	1 GAL. / 18" O.C.	1	2'		
	NWN	DT	EG	<3' HT	LYSICHITON AMERICANUS	WESTERN SKUNK CABBAGE	1 GAL. / 18" O.C.	1'-2'	1'-3'		
	NWN			<3' HT	VIOLA GLABELLA	YELLOW VIOLET / STREAM VIOLET	4" POT / 12" O.C.	6"	6"-12"		
	NWN				ARUNCUS DIOICUS	GOAT'S BEARD	1 GAL. / 30" O.C.	4'-6'	2'-5'		
					CORNUS 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	3 GAL. / 4' O.C.	3'-4'	3'-4'		
	NWN	DT	EG		MYRICA GALE	SWEET GALE	1 GAL. / 30" O.C.	3'-6'	3'-6'		
	NWN				SALIX PURPURPEA 'NANA'	DWARF ARCTIC WILLOW	3 GAL. / 4' O.C.	5'-7'	5'-7'		
	NWN		EG		CAREX OBNUPTA	SLOUGH SEDGE	10 CU. IN. PLUG. / 9" O.C.	2'-5'	2'-3'		
	NWN		EG	<3' HT	JUNCUS ENSIFOLIUS	DAGGER-LEAF RUSH	10 CU. IN. PLUG. / 9" O.C.	1'-2'	1'		
	NWN		EG	<3' HT	JUNCUS PATENS 'CARMENS GREY'	COMMON RUSH	10 CU. IN. PLUG. / 9" O.C.	2'	2'		
	NWN		EG		SCRIPUS MICROCARPUS	SMALL FLOWERING BULLRUSH	10 CU. IN. PLUG. / 9" O.C.	2'-5'	2'		

WOODLAND FOREST



	NWN			<3' HT	ALLIUM CERNUUM	NODDING ONION	4" POT / 12" O.C.	18"	12"		
	NWN	DT	EG	<3' HT	ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL. / 18" O.C.	6"-12"	5'-10'		
	NWN				ATHYRIUM FILIX-FEMINA VAR. CYCLOSORUM	LADY FERN	1 GAL. / 24" O.C.	2'-3'	1'-3'		
	NWN	DT			DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL. / 24" O.C.	2'	30"		*SB
	NWN	DT	EG	<3' HT	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT / 18" O.C.	6"	5'-10'		
	NWN	DT	EG	VARIES	GAULTHERIA SHALLON	SALAL	2 GAL. / 36" O.C.	3'-6'	3'-5'		STAYS LOWER IN FULL SUN
	NWN	DT	EG	<3' HT	MAHONIA NERVOZA	OREGON GRAPE	1 GAL. / 18" O.C.	3'	18"		
	NWN				PHYSOCARPUS CAPITATUS	PACIFIC NINE BARK	5 GAL. / 6' O.C.	12'	6'		
	NWN	DT	EG	<3' HT	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL. / 30" O.C.	3'-4'	2'-3'		STAYS LOWER IN FULL SUN
	NWN				RIBES SANGUINEUM	FLOWERING RED CURRANT	3 GAL. / 4' O.C.	3'-10'	3'-10'		
	NWN				ROSA GYMNOCARPA	BALD-HIP ROSE	3 GAL. / 4' O.C.	5'	3'-6'		
		DT	EG	<3' HT	RUBUS HAYATA-KOIDZUMII	CREeping RASBERRY	4" POT / 18" O.C.	6"	5'		
	NWN	DT			SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL. / 4' O.C.	3'-6'	3'-6'		
	NWN			<3' HT	TELLIMA GRANDIFLORA	FRINGE CUP	1 GAL. / 18" O.C.	18"	12"		
	NWN				VACCINIUM OVALIFOLIUM	OVAL LEAVED BLUEBERRY	1 GAL. / 4' O.C.	4'	3'-6'		
	NWN		EG		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL. / 4' O.C.	4'-6'	3'-6'		
	NWN	DT			VIBURNUM ELLIPTICUM	OREGON VIBURNUM	5 GAL. / 6' O.C.	4'-10'	TO 15'		

SEEDDED LAWN



						SEEDDED LAWN MIX TBD					
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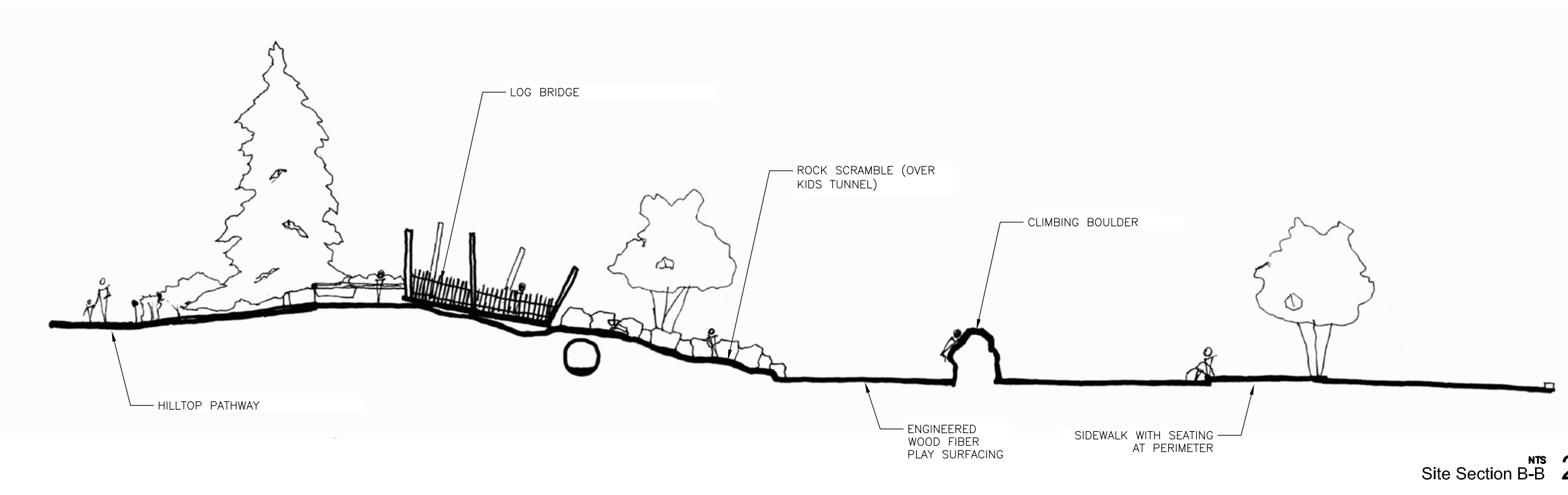
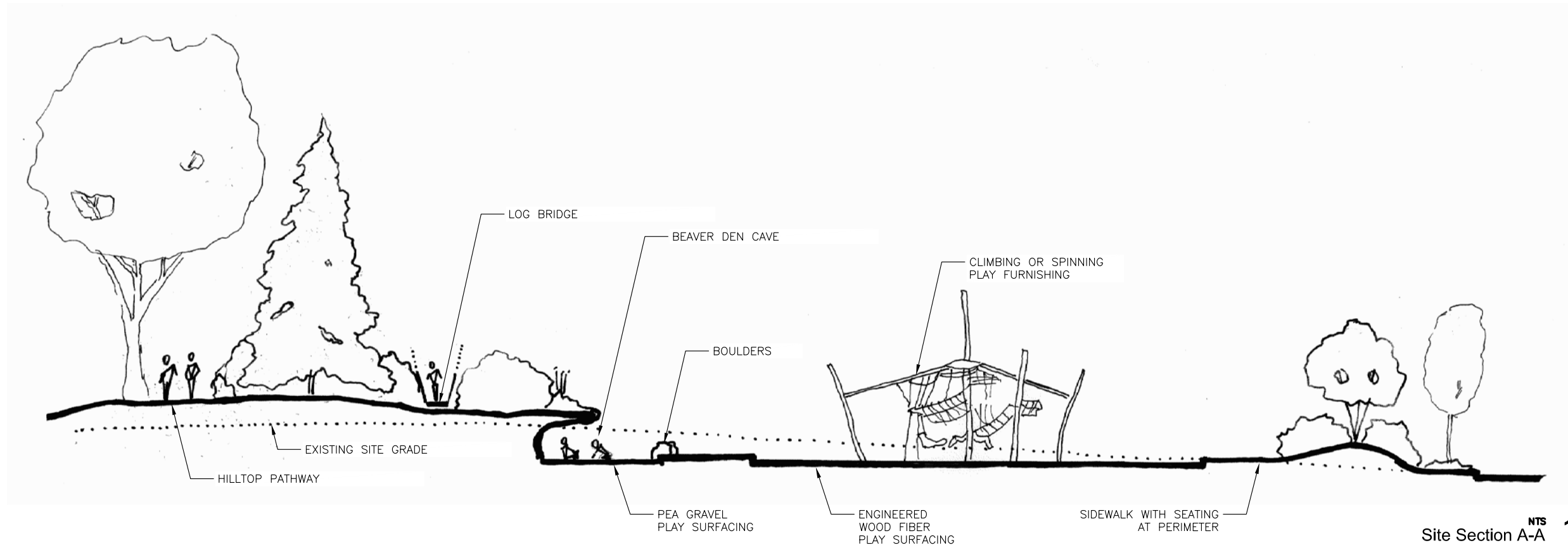
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 DATE: MARCH 3, 2017
 DESIGNED BY: JM/BJM/LJK/PAB
 DRAWN BY: JA
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 DO NOT SCALE DRAWINGS

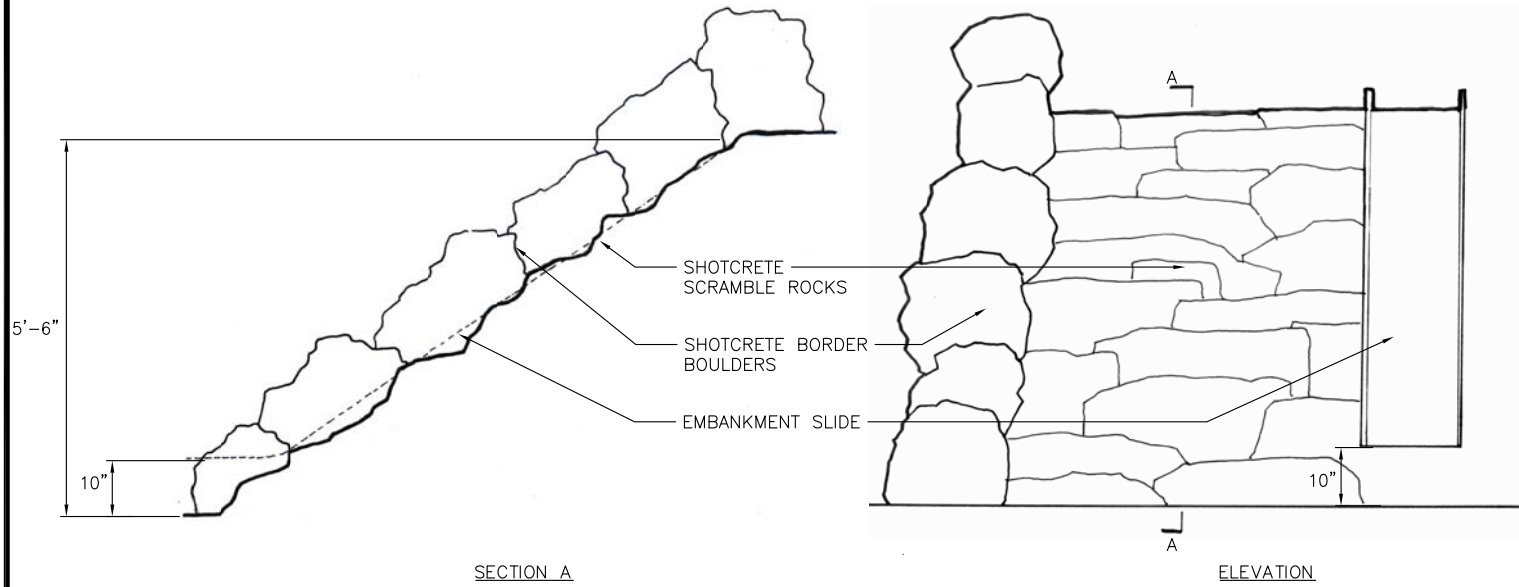
SHEET CONTENTS
 PLANT SCHEDULE

SHEET NO. XX of XX

L1.2

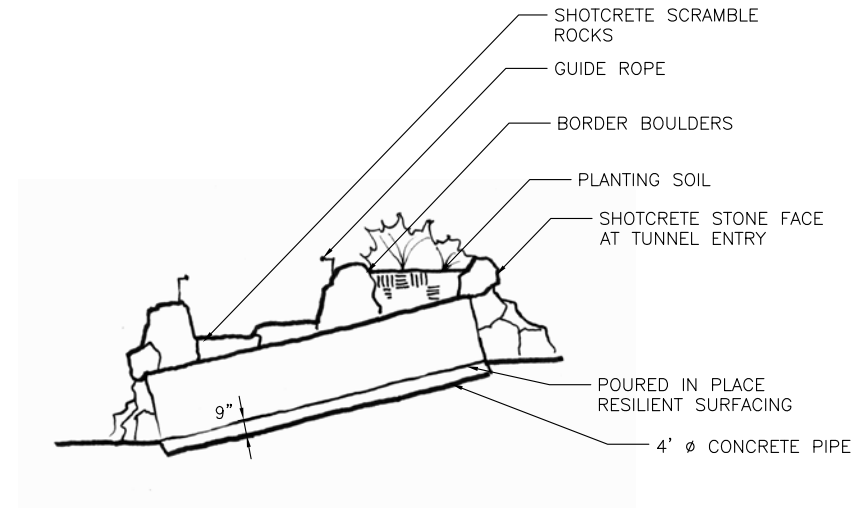
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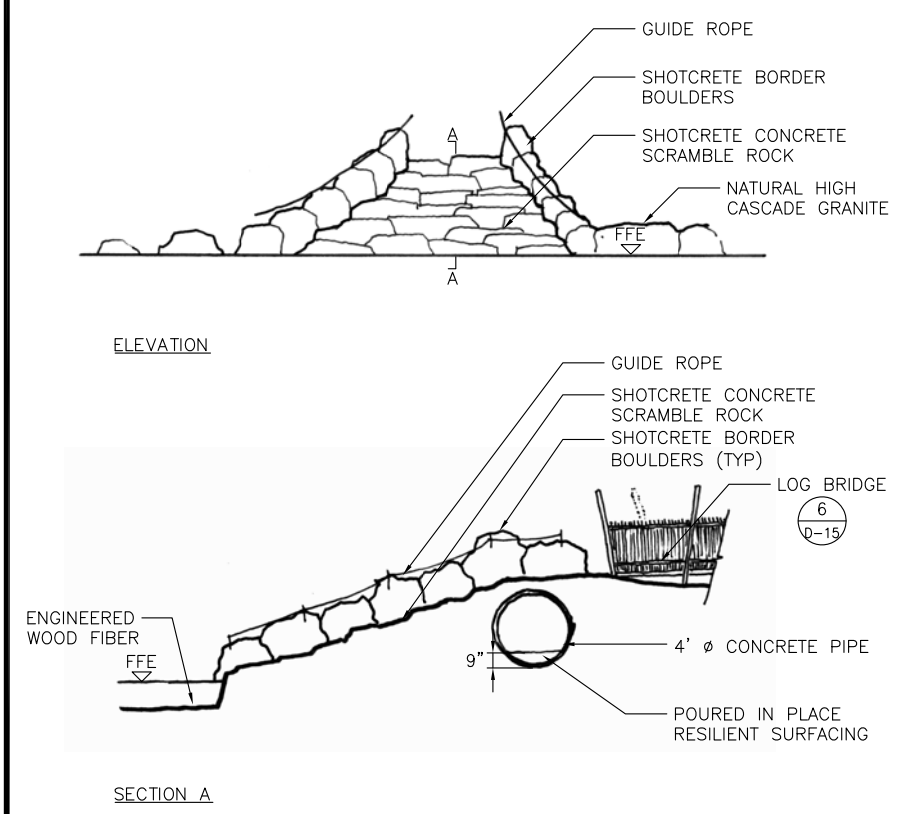
NOTE: ALL STONE TO BE HIGH CASCADE GRANITE

Embankment Slide with Boulders **NTS 2**



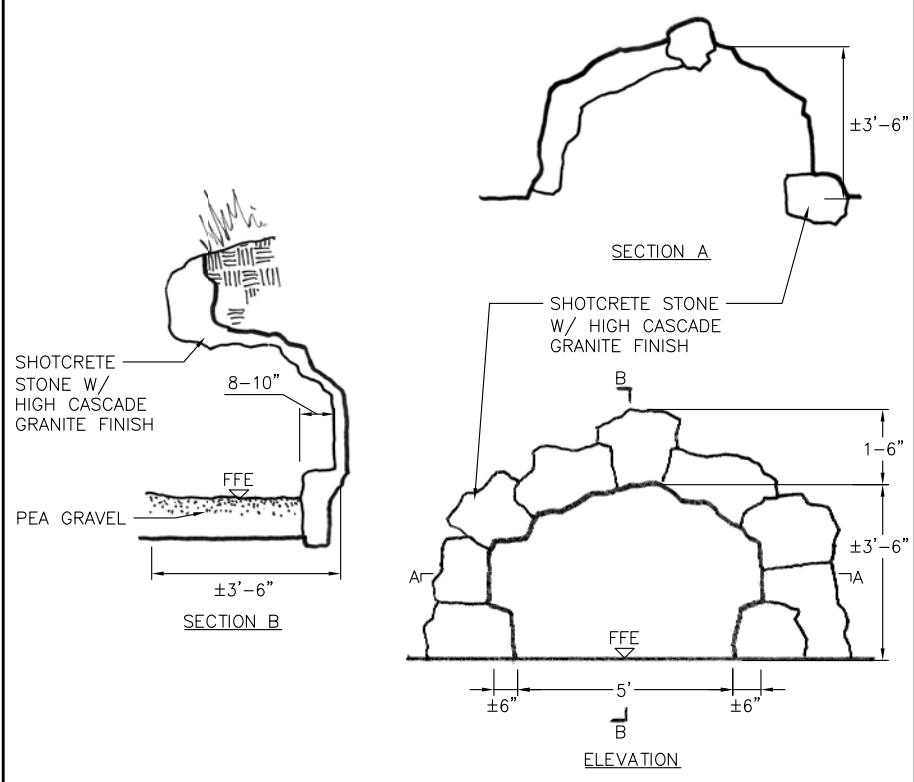
NOTE: ALL STONE TO BE HIGH CASCADE GRANITE

Kids Tunnel **NTS 3**



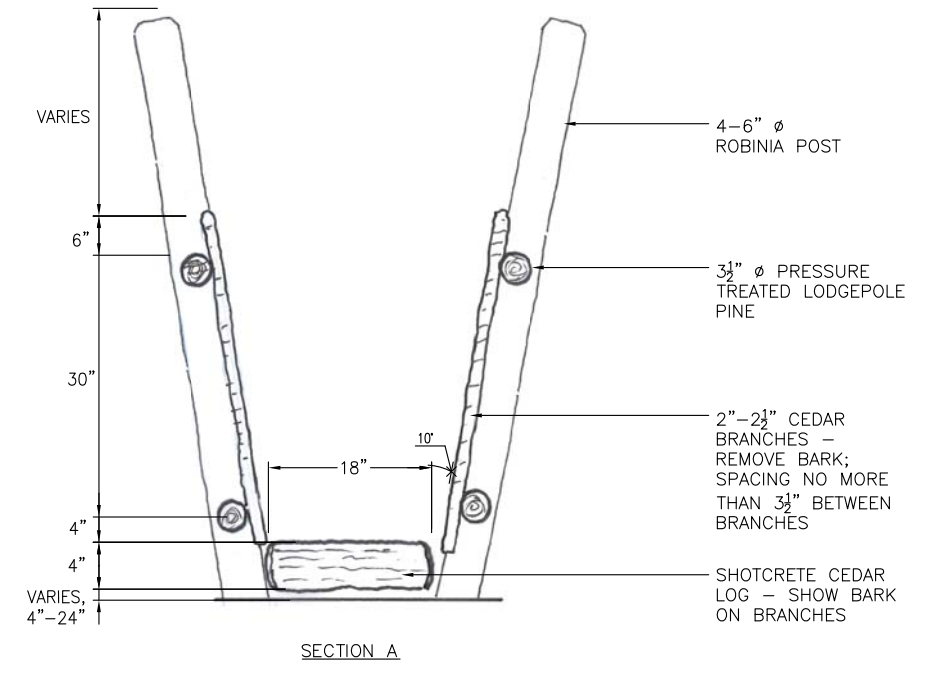
NOTE: ALL STONE TO BE HIGH CASCADE GRANITE

Rock Scramble **NTS 4**



NOTE: ALL STONE TO BE HIGH CASCADE GRANITE

Beaver Den Cave **NTS 5**



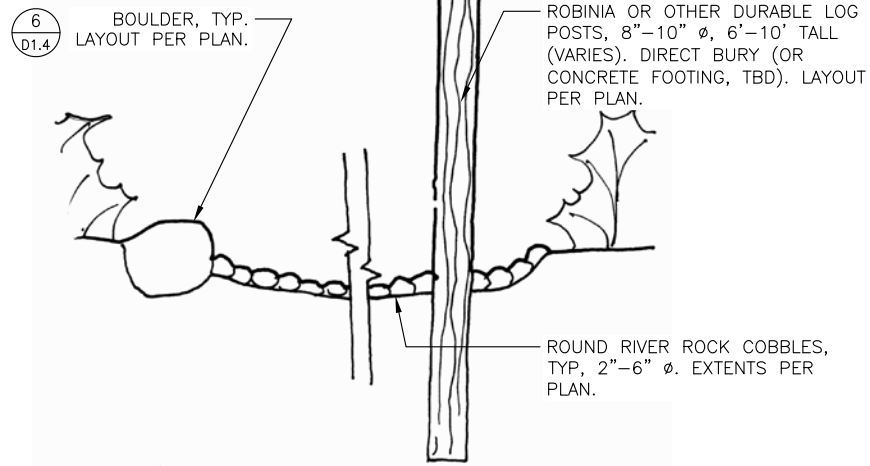
SHOTCRETE LOGS PRECEDENT IMAGE

Log Bridge **NTS 6**

Design Review Board (DRB) Packet / Not for Construction

REVISION
DRB PACKET - 60% DESIGN
MICB/R NO: 15097
DATE: MARCH 3, 2017
DESIGNED BY: JM/BJM/LJK/PAB
DRAWN BY: JA
CHECKED BY: MD
DO NOT SCALE DRAWINGS
SHEET CONTENTS
DETAILS
SHEET NO. XX of XX

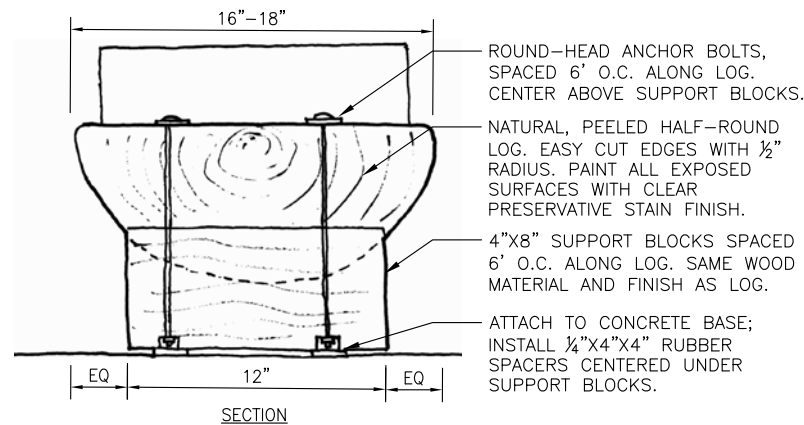
Revised: Mar 03, 2017 - 6:22:27pm By: Justin Kim
File: G:\15c\15097c\NPP\Current\MP_D1.5_DETAILS.dwg Layout: D1.5



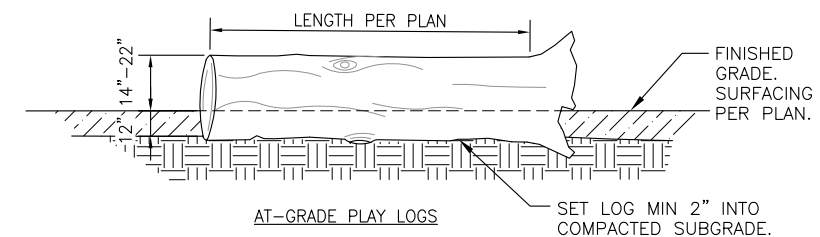
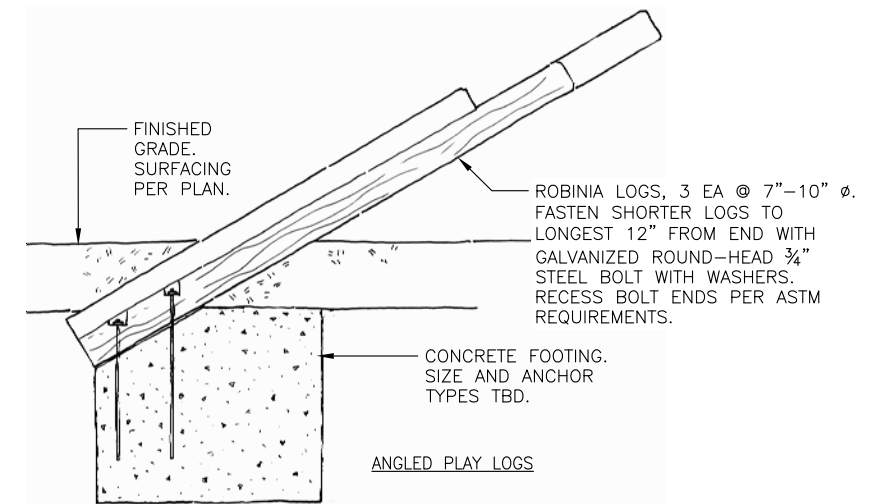
Dry Streambed with Vertical "Snags" ^{NTS} 1



EXAMPLE IMAGE

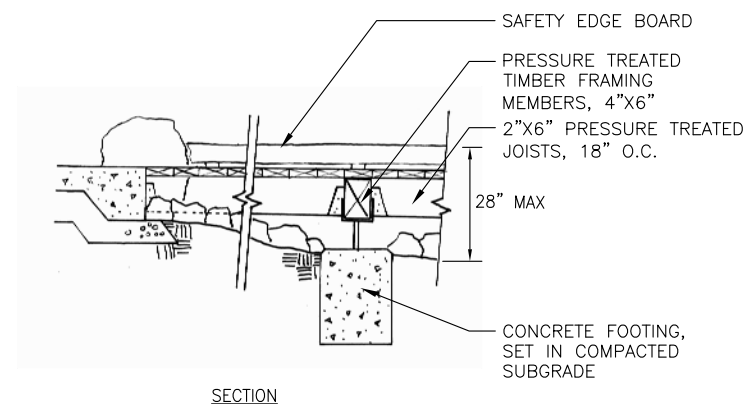
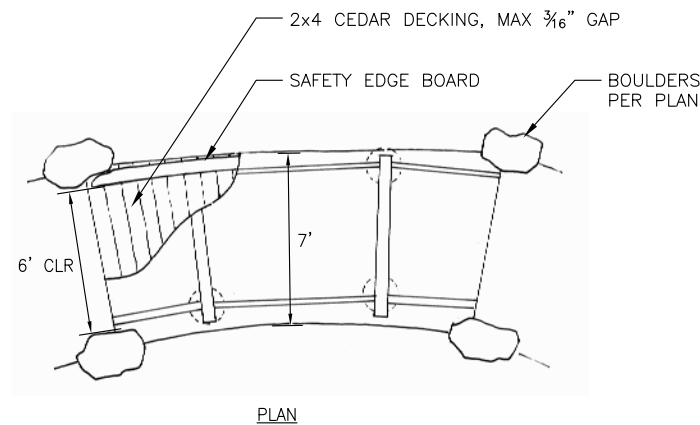


Seating Logs ^{NTS} 2



- NOTES:
- LOGS SET AT GRADE TO BE OF WOOD FROM CEDAR, FIR, OR HEMLOCK TREES. OTHERS AS NOTED.
 - BRANCHES TO BE REMOVED WITH CLEAN CUTS LEAVING STUBS PROTRUDING HALF INCH OR LESS; OTHER BARK TO REMAIN INTACT, UNO.
 - EASE EDGES AT ALL CUTS, MIN 1/4" CHAMFER.
 - LOG TO BE STABLE ONCE SET AND NOT MOVE WITH TYPICAL USE (SITTING, PUSHING, ETC).

Play Logs ^{NTS} 3



Footbridge ^{NTS} 4

Not Used ^{NTS} 5

Not Used ^{NTS} 6

REVISION

DRB PACKET -
60% DESIGN

MICB/R NO: 15097
DATE: MARCH 3, 2017
DESIGNED BY: JM/BJM/LJK/PAB
DRAWN BY: JA
CHECKED BY: MD
DO NOT SCALE DRAWINGS

SHEET CONTENTS
DETAILS

SHEET NO. XX of XX

D1.6

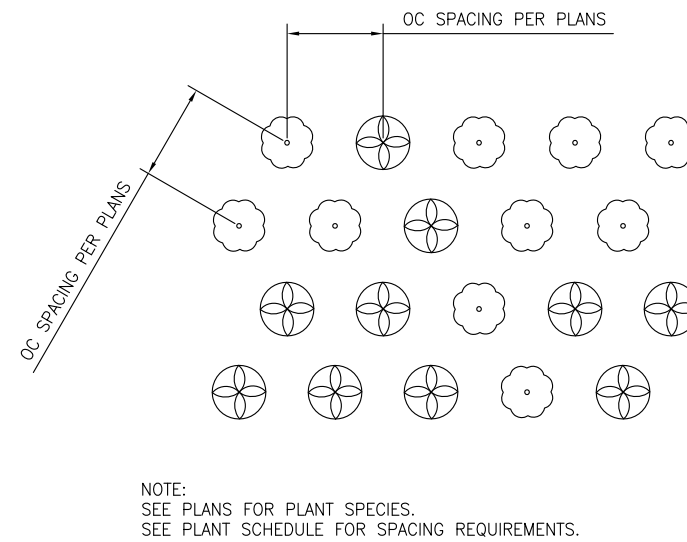
Revised: Mar 03, 2017 - 6:15:40pm By: Justin
File: G:\15c\15097c\NPP\Current\NPP_D16_DETAILS.dwg Layout: D1.6

NTS
Not Used 1

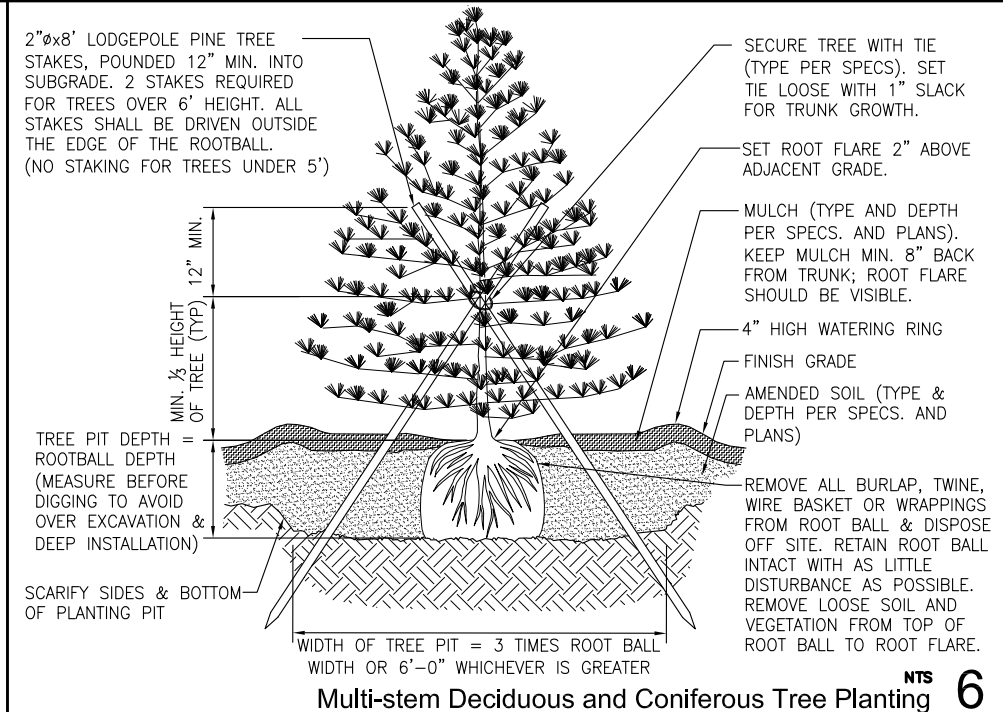
NTS
Not Used 2

NTS
Not Used 3

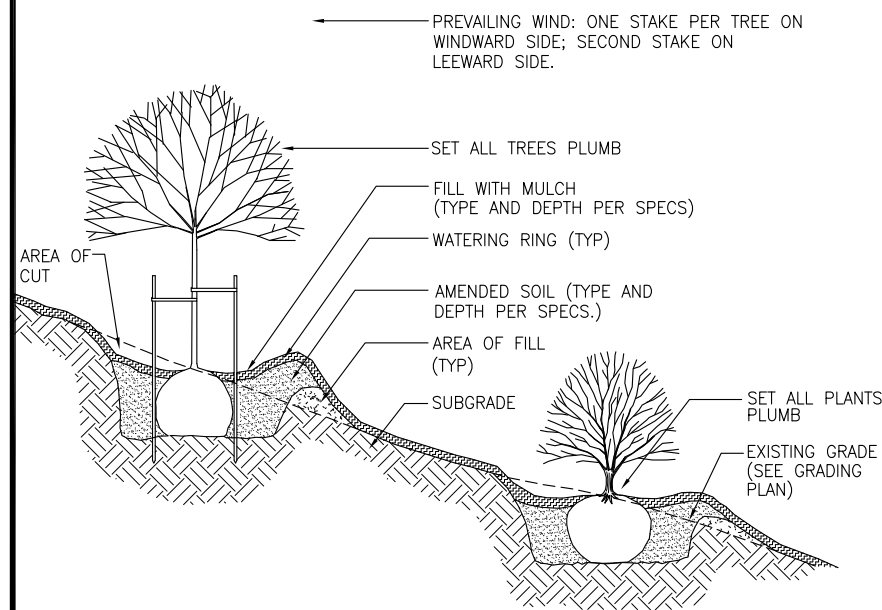
NTS
Not Used 4



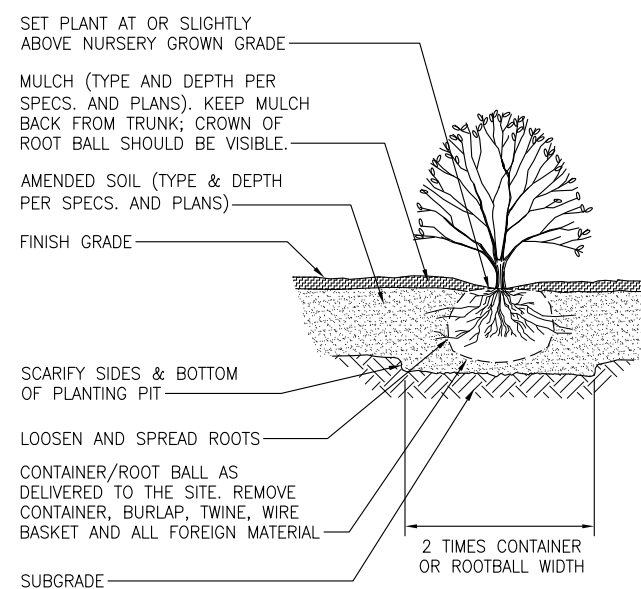
Informal Plant Spacing Pattern On-Center/ Two Species 5



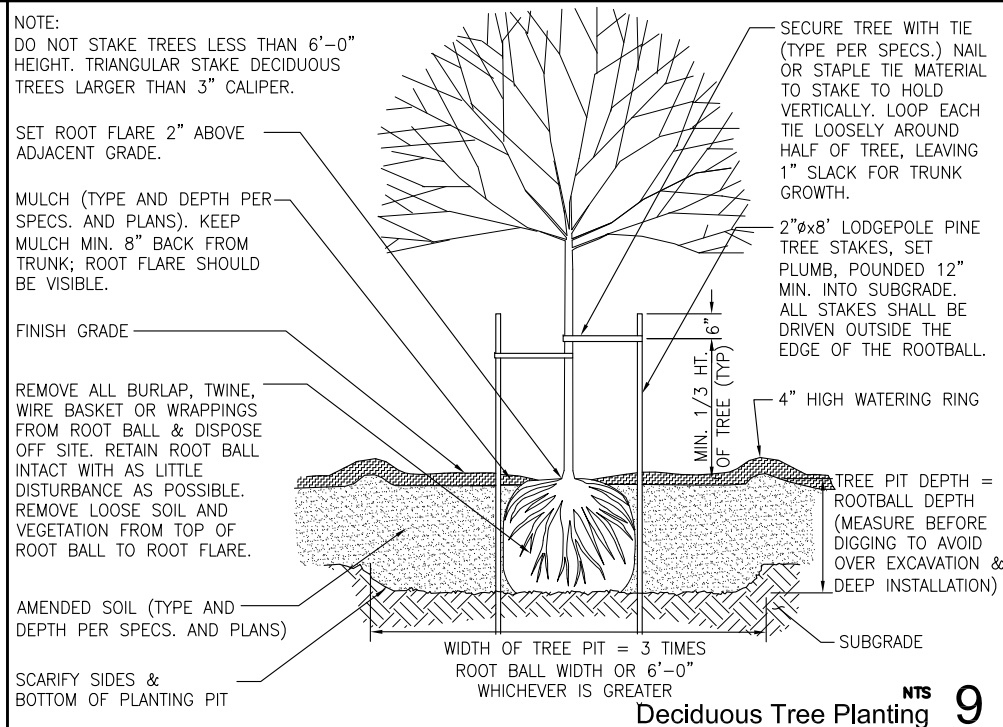
Multi-stem Deciduous and Coniferous Tree Planting 6



Plant Placement on Slope 7



NOTE: SEE PLANT SCHEDULE FOR SPACING REQUIREMENTS. NO MULCH ON LEAVES. Shrub Planting 8



Deciduous Tree Planting 9

Revised: Mar 03, 2017 - 7:44:07pm By: Justin Kim
File: G:\15c\15097c\NPP\Current\NPP_0117_DETAILS.dwg Layout: D1.7