



Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

September 21, 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 June 15, 2017 Meeting Minutes ⁽¹⁾ | |
| IV. NEW BUSINESS: | 5:17 p.m. |
| A. Silver Firs Dentistry – Monument Sign ⁽²⁾ | |
| B. Gateway Shopping Center – Building Elevations ⁽³⁾ | |
| V. ADJOURNMENT: | 6:00 p.m. |

ATTACHMENTS:

1. June 15, 2017 Meeting Minutes
2. Staff report
3. Staff report

G:\EXECUTIVE\WP\BOARDS\Design Review Board\AGENDAS\2017\March 16 2017 DRB Agenda.docx

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**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
June 15, 2017**

Draft

DRB Members:

Dave Gunter, Chair
David Hambelton, Vice Chair
D. Wayne Bisom
Tina Hastings
Beverly Tiedje

Community Development Staff:
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 April 20, 2017

MOTION: Member Hastings moved, seconded by Member Bisom, to approve the April 20, 2017 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

The Church of Jesus Christ of Latter-Day Saints – Roadway Buffer Landscaping
Planning Specialist Sherrie Ringstad gave the staff presentation, which included background information, photos of existing conditions, the rationale for the requested modifications, and a description of the proposed roadway buffer landscaping. Ms. Ringstad reviewed the Design Guidelines contained in the Comprehensive Plan and the Municipal Code and stated that based on the proposed plans consistency with these Guidelines, staff is recommending approval as conditioned in the staff report.

Member Bisom asked if the stumps of the trees being removed would be completely ground out.

Glenn Takagi, 18550 Firlands Way North #102, Shoreline, WA 98133

Mr. Takagi, the Landscape Architect for the project, confirmed that the stumps would be ground out completely in the lawn areas. Where a hazardous tree has to be removed from the landscape beds surrounding the trees to be preserved, it is likely that the stump will be cut just to ground level but not ground out completely because of the conflict with the roots of the trees being preserved.

Member Bisom asked about the spacing of the understory plantings. Mr. Takagi stated that spacing and plant species will be determined in the field and will be dependent on available room given that they will be working around existing tree roots.

Member Bisom asked about soil amendment. Mr. Takagi stated that the soil will be amended with two to three inches of sandy loam and compost.

Member Hastings asked about the sidewalk adjacent to the southern entry drive being added to provide a pedestrian access from the church to the sidewalk. Mr. Takagi confirmed that it would be the same width as the sidewalk adjacent to the northern entry drive aisle.

MOTION: Member Bisom moved, seconded by Member Tiedje, to approve the proposed roadway buffer landscaping for The Jesus Christ of the Latter-Day Saints as conditioned in the staff report. The motion was approved unanimously.

V. ADJOURNMENT:

Chair Gunter adjourned the meeting with the consensus of the Board at 5:30 p.m.

Submitted by:

Sherrie Ringstad, Planning Specialist

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2017-0019**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Silver Firs Family and Implant Dentistry Freestanding Sign

APPLICANT: Silver Firs Family and Implant Dentistry
13209 44th Avenue SE
Mill Creek, WA 98012

LOCATION: The project is located at 13209 44th Avenue SE, Mill Creek, Washington.

PROPOSAL: Review of freestanding sign.

ZONING: East Gateway Urban Village - EGUV

PART II – DESIGN REVIEW BOARD AUTHORITY

Freestanding Sign:

Freestanding commercial development identification signs must receive approval from the City of Mill Creek Design Review Board in accordance with MCMC Section 17.26.020.E. Freestanding (monument) signs are reviewed in accordance with the sign standards set forth in MCMC Chapter 17.26 and the design criteria set forth in MCMC Section 17.34.040.G.

PART III – BACKGROUND AND PROJECT DESCRIPTION

Background

Silver Firs Family and Implant Dentistry is located on Lot 1 of the commercial area east of 44th Avenue SE. Lot 1 is permitted one monument sign along the SR 96 (132nd Street SE) arterial. The 35-foot wide roadway buffer where the sign could be located is owned and maintained by the original developer of the area, Polygon Homes, LLC. Therefore, in order to locate the sign as close to the SR96 right-of-way as possible, the owner of Lot 1 is proposing to install the monument sign on the northwest corner of Lot 1 adjacent to the roadway buffer facing the SR 96 arterial, see **Attachment 1 – Site Photos**.

PART IV – PROJECT ANALYSIS

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

Freestanding Sign Criteria

In accordance with MCMC Section 17.26.020.E.7, the site may have one freestanding sign not exceeding 16 square feet in area and having a maximum height of 42 inches. In addition, other requirements include that the sign must be located no closer than five feet to any street right-of-way or access easement; and at street intersections, driveways, corner or radius lots, or other potential traffic conflict points, the sign is not allowed to be located in an area that would obstruct the required sight distance.

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 further states that the sign should provide only the name and address of the building, building complex and/or building tenants.

Proposal – Freestanding Sign

The proposed sign is 42 inches high with a single side sign face area of 16 square feet. The sign is proposed to be set back approximately 40 feet from the SR 96 right-of-way and five feet back from the 44th Avenue SE right-of-way in front of the raised planter angled to face SR 96. The proposed sign is mounted on metal framework in a one-foot high concrete base that is wrapped with wood and decorated with stacked stone facing. The sign area is divided into four spaces with opaque vinyl background topped with a 1”x1” top cap. The proposed white lettering is illuminated with internal LED lighting. At this time the applicant is proposing signage for two of the four business placeholders. Lettering proposed for the two businesses are “Silver Firs Family and Implant Dentistry” and “Stellar Kids Dentistry” each with their logos. As a Condition of Approval, staff is recommending that the two remaining unused panels should be opaque until they are utilized.

The color schemes for each business are complementary and coordinate with the proposed wall sign colors, in accordance with MCMC Section 17.34.040.G.3. See the following attachments for details on material colors, sign location and existing plants: **Attachment 1 – Site Photos, Attachment 2 - Monument Sign Design (2 Sheets), Attachment 3 – Sign Location and Attachment 4 – Approved Landscape Plan.**

Landscape Bed Surrounding Freestanding Sign

Landscaping is established within the roadway buffer landscape bed at the base of the sign. Therefore, staff is recommending a Condition of Approval requiring the applicant to relocate the existing Azaleas that will block the visibility sign and install lower plants such as Kinnickinnick or other complimentary low growing shrubs which are tolerant of the drier conditions around the base of the sign. As conditioned, 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 freestanding sign as conditioned is consistent with the design guidelines set forth in MCMC Section 17.34.040.G. Based on these findings and conclusions staff recommends approval subject to the following conditions.

1. The sign design, materials, and colors shall be as portrayed on the materials submitted with the application, except as may be modified by the conditions imposed by the Design Review Board.
2. The Monument Sign Design shall be revised to show the two remaining unused panels as opaque until they are utilized.
3. The sign shall not be installed until a sign permit is issued by the Building Official.
4. Relocate the existing Azaleas that will block the visibility sign and install lower plants such as Kinnickinnick or other complimentary low growing shrubs which are tolerant of the drier conditions around the base of the sign.

ATTACHMENTS:

Attachment 1 – Site Photos

Attachment 2 – Monument Sign Design (2 Sheets)

Attachment 3 – Sign Location

Attachment 4 – Approved Landscape Plan

Attachment 1 – Site Photos



Corner of SR 96 and 44th Avenue SE



Proposed Sign Location (this sign is to be removed)



SR 96 Frontage (35' Roadway Buffer and Utility Hubs)

Attachment 2- Monument Sign Design

Client: Stellar Kids Dentistry

Date: 06/07/2017

Sales Executive: Ken Dennis

Designer: tap

File: Kids Dentistry\
Mill Creek\
Design\
MCstellarmonument007.cdr

Drawing Scale: 3/4" = 1'

Revision Date: 09/12/2017

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Page Number

1 of 2



ALL TENANT FACES TO BE OPAQUE BACKGROUND
WITH ILLUMINATION OF LETTERING AND LOGOS ONLY
BLANKS TO BE OPAQUE, NO ILLUMINATION



Scale 3/4" = 1'

MONUMENT SIGN

S/F Internally Illuminated Monument Tenant Sign.

Sign cabinet to be welded metal framework, facing, and aluminum extrusion retainer system. Painted with acrylic polyurethane satin finish. Illuminate with white LED modules. Sign faces to be translucent white acrylic decorated with opaque vinyl background. Top cap to be 1" x 1" square tube aluminum framework with .090 aluminum facing, painted to match building colors. Base to be metal framework with treated plywood and stacked stone facing. Sign to be mounted on steel pole with concrete foundation. Electrical to location by other.

16 SQ. FT OF SIGNAGE AREA



Teal
230-246



Black
230-22



Pantone
281C



Medium
Bronze
Kynar 500



Creative Mines
CRAFT@ TIMELESS
Tortoiseshell Craft
Peak Ledge

Attachment 2 - Monument Sign Design



SIGNS PLUS
Innovation...outside the box.

766 Marine Drive
Bellingham, WA 98225

Phone 360.671.7165
Fax 360.671.0144

signsplusnw.com

Client: Stellar Kids Dentistry

Date: 06/07/2017

Sales Executive: Ken Dennis

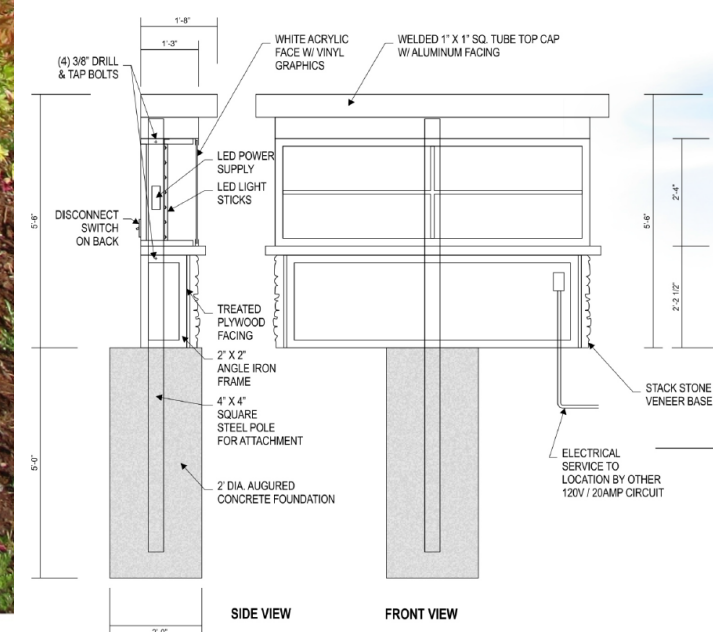
Designer: tap

File: Kids Dentistry\ Mill Creek\ Design\ MCstellarmonument008.cdr

Drawing Scale: not to scale

Revision Date: 09/12/2017

Typical Sign Base



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Page Number
2 of 2



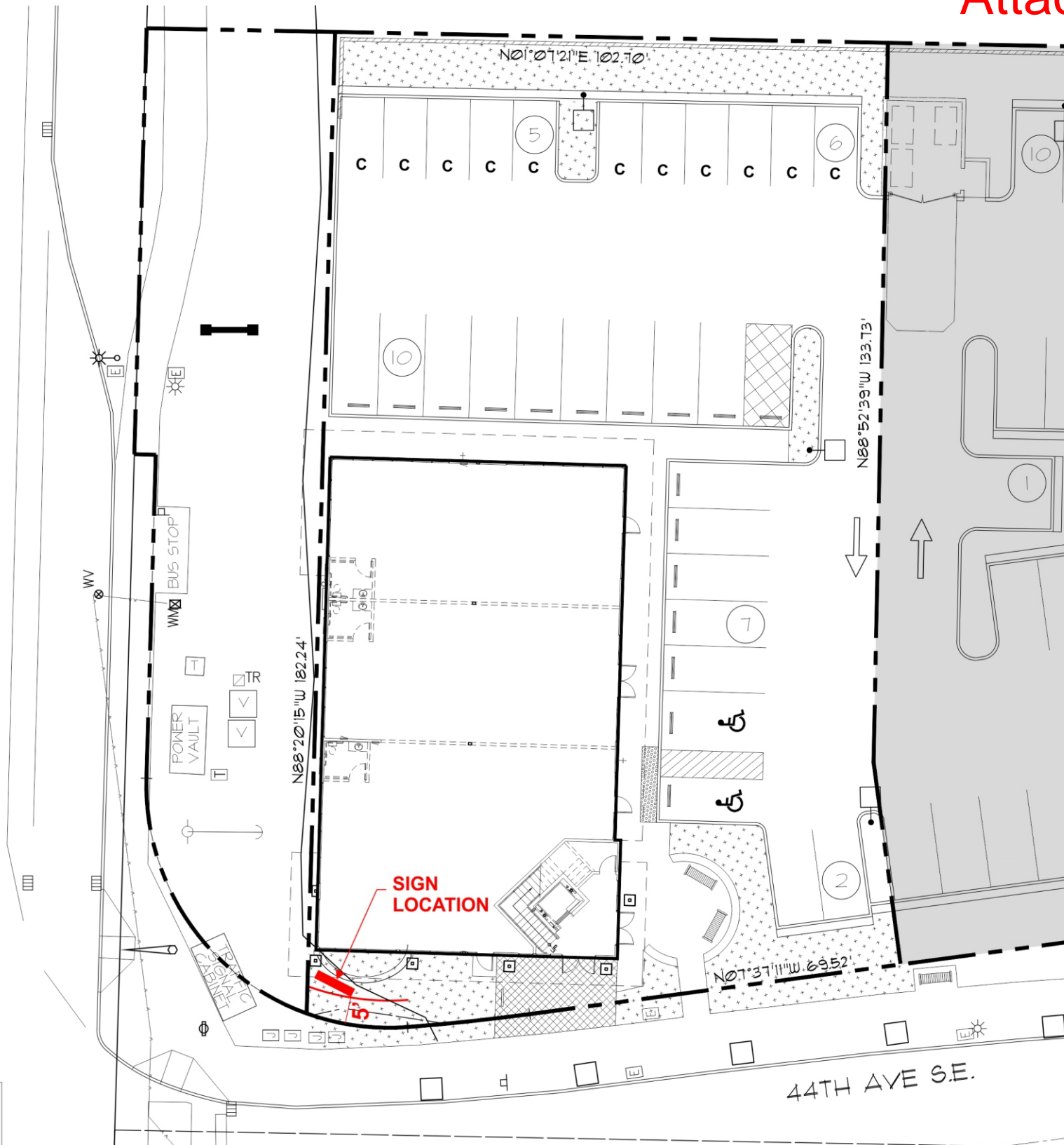
Attachment 3 - Sign Location



766 Marine Drive
 Bellingham, WA 98225
 Phone 360.671.7165
 Fax 360.671.0144
 signsplusnw.com

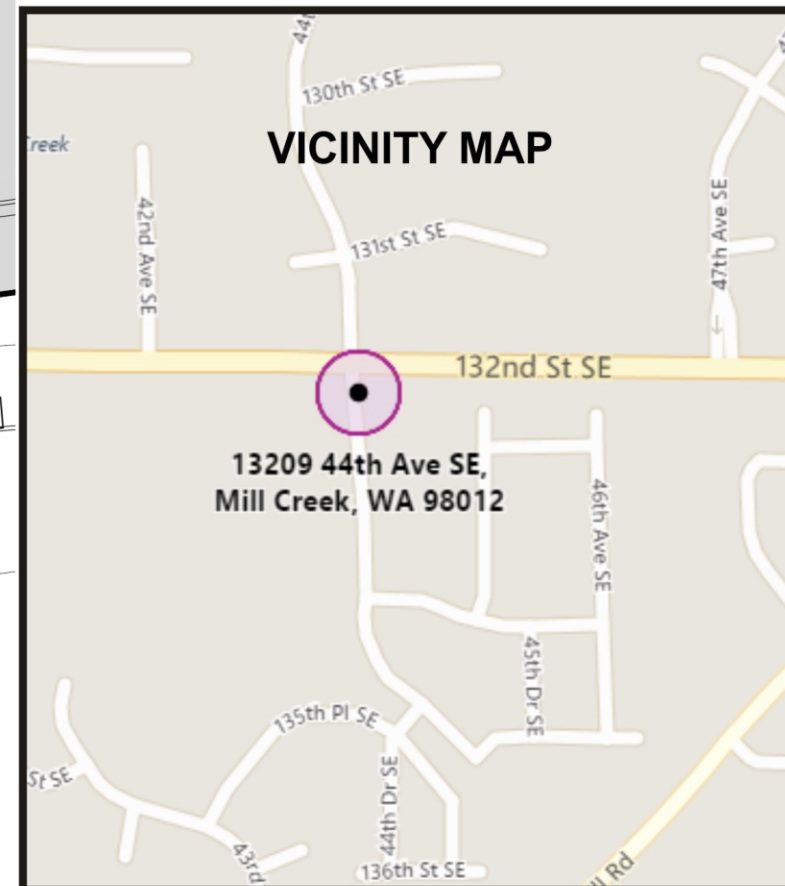
Client: Kids Dentistry
 Date: 09/12/2017
 Sales Executive: Ken Dennis
 Designer: tap
 File: Mill Creek Medical Center/
 Kids Dentistry/
 Permit/
 SFDsitemap003.cdr
 Drawing Scale: as noted
 Revision Date:

132ND ST SE. (SR 96)



SITE PLAN
 SCALE: 1" = 25'
 SCALE: 1" = 10'

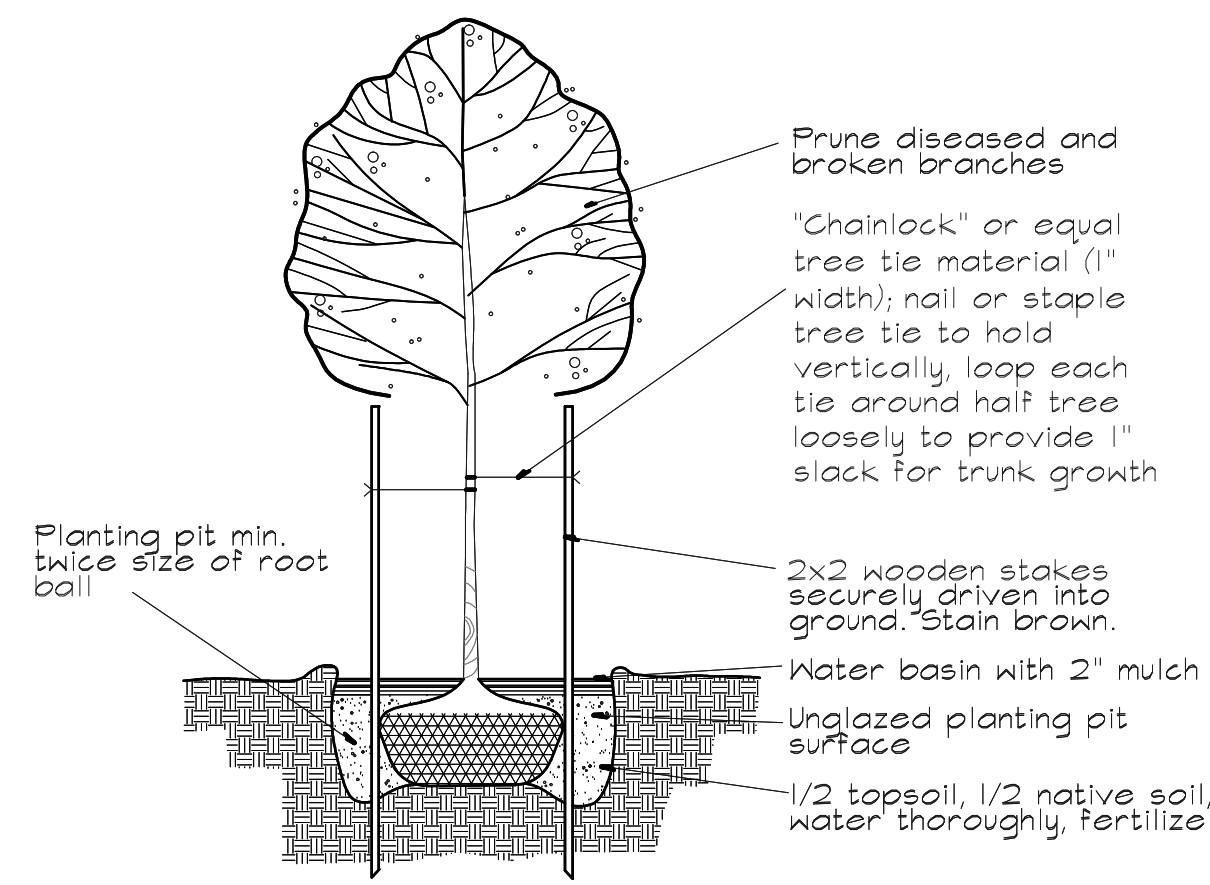
JOB SITE
 13209 44th Ave. SE
PARCEL #
 28053300109700



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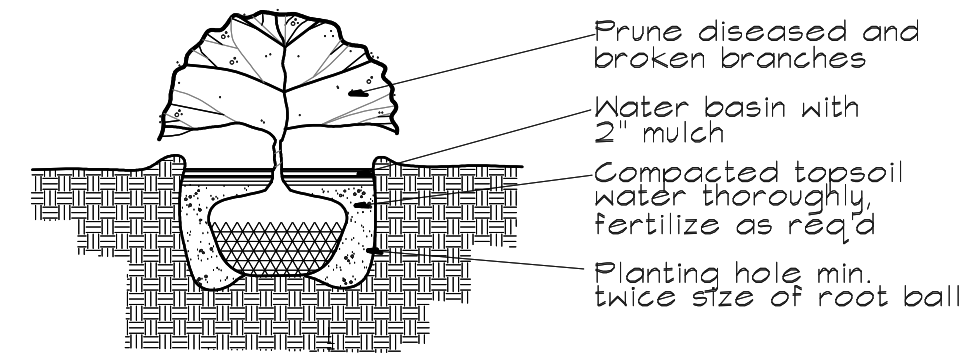


Attachment 4 - Approved Landscape Plan



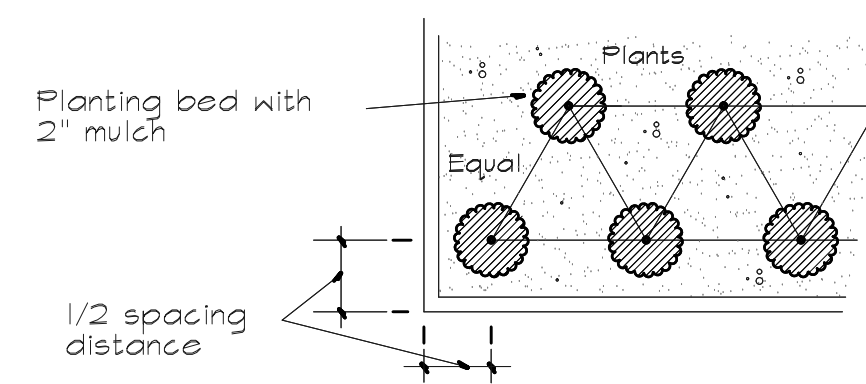
DECIDUOUS TREE PLANTING DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



GROUND COVER SPACING DETAIL

No Scale- Triangular Spacing

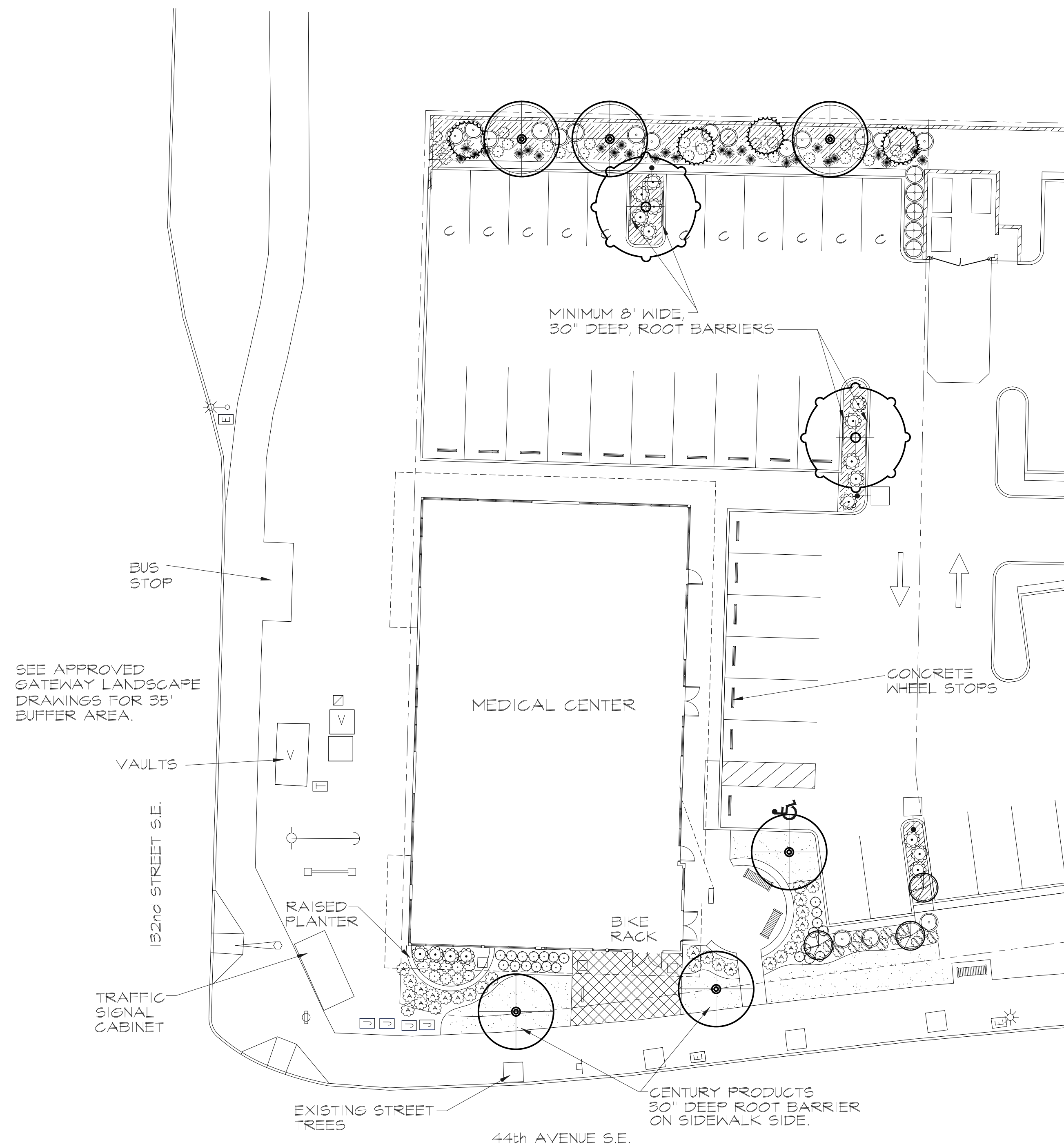
NOTES

- Subgrades, including berms, to within 1 1/10th foot provided by General Contractor unless otherwise noted.
- Subgrade shall be scarified or rototilled if conditions require.
- 4" depth 3-way topsoil or equal in all planting areas.
- 2" depth fine grade bark mulch in all planting beds.
- All plant material shall be healthy, full and conform to USA standard nursery stock, latest edition.
- Plant material of size or kind not available may be substituted only with approval of Landscape Architect or Owner.
- All mass plantings shall have triangular spacing.
- All tree pits shall be inspected to insure proper drainage.
- Positive drainage shall be maintained. Mound planting areas minimum 6".
- Landscape Contractor shall maintain site until final inspection and acceptance by Owner.

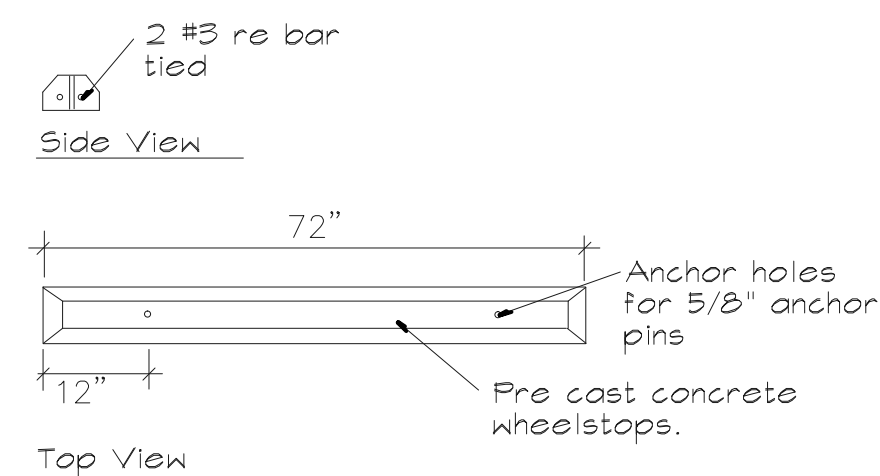
PLANT LIST

SYMBOL	BOTANICAL / COMMON	QUANTITY*	SIZE	SPACING	CONDITION
	Acer truncatum A. platanoides Kalthstrom PP #7529 / Norwegian Sunset Maple	1	2-1/2" cal.	per plan	B&B
	Pyrus calleryana Chanticleer' / Chanticleer Pear	3	2-1/2" cal.	per plan	B&B
	Acer rubrum Bow Hall' / Bow Hall Red maple	4	2-1/2" cal.	per plan	B&B
	Juniperus chinensis Blue Point' / Blue Point Juniper	3	6' min.	per plan	B&B
	Chamaecyparis thiodos Redstar' / Redstar White Cedar	4	6' min.	per plan	B&B
	Mahonia aquilifolium / Tall Oregon Grape	19	5 gallon	per plan	full & bushy
	Thuja O. Emerald Green' / Emerald Green arborvitae	5	6' min.	per plan	B&B
	Kalmia latifolia Elf' / Elf Mountain Laurel	17	2 gallon	per plan	full & bushy
	Azalea Vuyk's Scarlet	25	2 gallon	per plan	full & bushy
	Cornus sericea Kelseyil' / Kelsey Dogwood	27	2 gallon	per plan	full & bushy
	Calluna V. Firefly' / Firefly Heath	12	2 gallon	per plan	full & bushy
	Nandina domestica Harbour Dwarf' / Harbour Dwarf Nandina	23	1 gallon	per plan	full & bushy
	Polystichum Munium / Swadfern	29	1 gallon	per plan	full & bushy
	Arctostaphylos uva-ursi Vancouver Shade' / Sodded lawn	per plan	4" pots	24" o.c.	Full

* Confirm all plant quantities

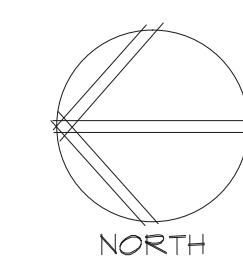


NOTE:
ALL NEW LANDSCAPED AREAS
WILL IRRIGATED WITH A BIDDER
DESIGN AUTOMATIC IRRIGATION
SYSTEM.



WHEEL STOPS

No Scale



LANDSCAPE PLAN

SCALE: 1" = 16'



DETERMINED TO BE IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS AND SPECIAL CONDITIONS OF APPROVAL, IF ANY

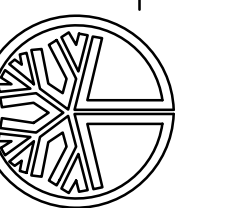
Christi Shind
DEPT. OF COMMUNITY DEVELOPMENT OFFICIAL

08/12/2015

job no.	drawn	checked	date	no.	revision	date
15	KL		2/12/15			

MILL CREEK MEDICAL CENTER II
4401 142ND ST
MILL CREEK, WA 98012
FOR: DR. PAUL SINGH

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KEN LONEY
CERTIFICATE No. 383



MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
9402 Tidal Court,
Burienridge Is., WA 98110
(206) 842-7886

Sheet
LANDSCAPE PLAN

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2017-0020**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Gateway Shopping Center Exterior Remodel

APPLICANT: Emily Gilbert
Cushing Terrell Architects & Engineers
200 West Mercer Street, Suite 503
Seattle, Washington 98119

LOCATION: The project is located at 13314 Bothell-Everett Highway, Mill Creek, Washington.

PROPOSAL: Review of building elevations

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) shall review building elevations, materials, and colors for commercial and industrial developments. Design guidelines for commercial, business park/industrial buildings are set forth in MCMC Section 17.34.040.B.

PART III – BACKGROUND AND PROJECT DESCRIPTION

In 1997 the City approved the Binding Site Plan for the Gateway Shopping Center. The site was developed with Safeway as the anchor tenant. On July 25, 2015, Safeway closed their store. The 55,000 square foot space formerly occupied by Safeway (13314 Bothell-Everett Highway) has been leased to two new tenants: Sprouts and Planet Fitness. Sprouts will be occupying 29,942 square feet and Planet Fitness will be occupying 25,058 square feet. To update the exterior of the new lease area building frontage, the applicant is proposing to demolish the existing curved façade and construct two clearly identifiable store entrances with geometric lines and a modern neutral color scheme. As a side note, the owner will be removing the existing parking lot surface and subsurface, installing new drainage and repaving the parking lot and landscape islands north of the SR 527 drive aisle for these new tenants. The pavement improvements are not subject to Design Review Board review.

See **Attachment 1- Site Plan**, **Attachment 2 – Photos** and **Attachment 3 – Project Narrative** to see the existing site layout and building exteriors along with a description of the project.

Please note that the wall signage shown in the attachments is conceptual in nature and will be reviewed by staff at a future date.

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.

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

Proposal – Building Elevations, Materials and Colors and Outdoor Mechanical Equipment

The proposed building exterior materials and colors (See **Attachment 4 – Building Elevations and Materials, Sheets G201 and A202**) will include removal of the existing curved façade and installation of a new geometric design façade, which will visually divide this large space into two tenant spaces. Materials proposed include a combination of split face concrete masonry units (CMU) in the color grey (Soft Cotton) and two different colors of brick veneer consisting of neutral colors (Desert Tan and Denver Claret) and seven different neutral colors of paint (Olympic Mountains, Bennington Grey, Gettysburg Grey, Baffin Island, Swing Brown, Squirrel Tail, and White Zinfandel). Proposed materials will be arranged in horizontal bands of varying width and vertical patterns to help break up the building bulk and create prominent entry points. New windows will be added. An awning will be added to the Sprouts entry to provide weather protection. The Planet Fitness space has an existing awning that will be painted. The cornice along the upper rooflines will be flat to match the new geometric lines of the building.

As proposed, staff believes that the building elevations are in compliance with the design guidelines contained in the Code. However, to blend the new exterior building design with the remaining buildings in the Gateway Shopping Center (the 13402, 13416, 13206 and 13300 buildings – see **Attachment 2 – Site Photos**), staff is recommending as a Condition of Approval that the applicant paint the exterior of all these building to be consistent and compatible with the color scheme of the new tenant spaces to meet the City’s Design Guidelines in MCMC 17.34.040B.1.C. In addition, staff is recommending as a Condition of Approval that all roof top equipment (HVAC) be screened in a manner that is integrated into the building design to meet the City’s Design Guidelines in MCMC 17.34.040.E.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that the proposed building elevations will be consistent with the design guidelines set forth in MCMC Section 17.34.040 and is recommending approval subject to the following conditions.

1. The building elevations, materials, colors, and design shall be as portrayed in the application.
2. The exterior of the 13402, 13416, 13206 and 13300 buildings shall be painted to match the color scheme of the new tenant spaces (13314 building).
3. All roof top equipment shall be either screened in a manner that is integrated into the building design.

ATTACHMENTS:

Attachment 1- Site Plan

Attachment 2 – Site Photos

Attachment 3 – Project Narrative

Attachment 4 – Building Elevations and Materials, Sheets G201 and A202

EXISTING SITE WORK PHOTOS



Location A



Location B



Location C



Location D



Location A
Door Location



Location B
Cart Area with Pony Wall



Location D
Side of Building Front

13314 BOTHELL EVERETT HWY
MILL CREEK, WA 98012
GATEWAY CENTER - LANDLORD'S WORK

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DRB PACKAGE

08.29.2017
DRAWN BY | KMH
CHECKED BY |
REVISIONS

Attachment 2 – Photos



Attachment 2 – Photos



Attachment 2 – Photos



13416 Bothell-Everett Highway Building



13300 Bothell-Everett Highway Building

Attachment 2 – Photos



13206 Bothell-Everett Highway Building

08.29.2017

To Whom it May Concern,

The project is a former 55,000 square foot Safeway grocery store that acts as the architectural focal point of the Gateway Shopping Center located at 13314 Bothell Everett Highway. The goal of this project is to update the large, singular building façade to reflect the interior demising into (2) tenant spaces, at the same time working to create a renewed sense of permanence and timelessness through the use of new geometries, materials, and modern color schemes.

The new composition of the façade use unique and prominent geometry as well as a change in materials to create clearly identifiable store entrances and visual interest. These geometries also modulate the façade visually breaking up the mass of the building. Traditional building materials like brick and masonry ground the building in the site and along with stucco/EIFS align with the surrounding shopping center buildings, and wood provides a natural accent, tying into the landscape. The design retain much of the original glazing on the south half while large glazing elements on the north half (Sprout) break up the larger bulk of the wall. In addition to the vertical building elements, the clean simple awnings create a horizontal visual line as well as providing shelter. The color scheme of the new design incorporates earthy tones that stand out against, yet speaks to, the natural backdrop. At the same time, the consistent use of color on for both tenant spaces creates a design hierarchy that uses the contrast of darker tones against lighter tones, with the lighter tones giving prominence to entry elements.

The completion of this project allows the two separate tenants to retain their distinct identities, while reducing the overall bulk and mass of the building by creating proportional façade sections. The updated design palette works to create a consistent character through materials, colors, and design philosophy that ties the individual elements, and compliments the overall language of the Gateway Shopping Center.

Sincerely,

Emily Gilbert

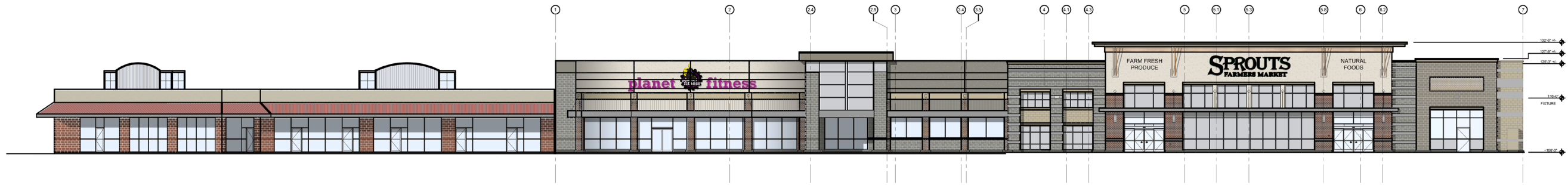
Architecture

d 206.395.7601 | o 206.282.6222

Cushing Terrell Architects Engineers

Pioneering Environments

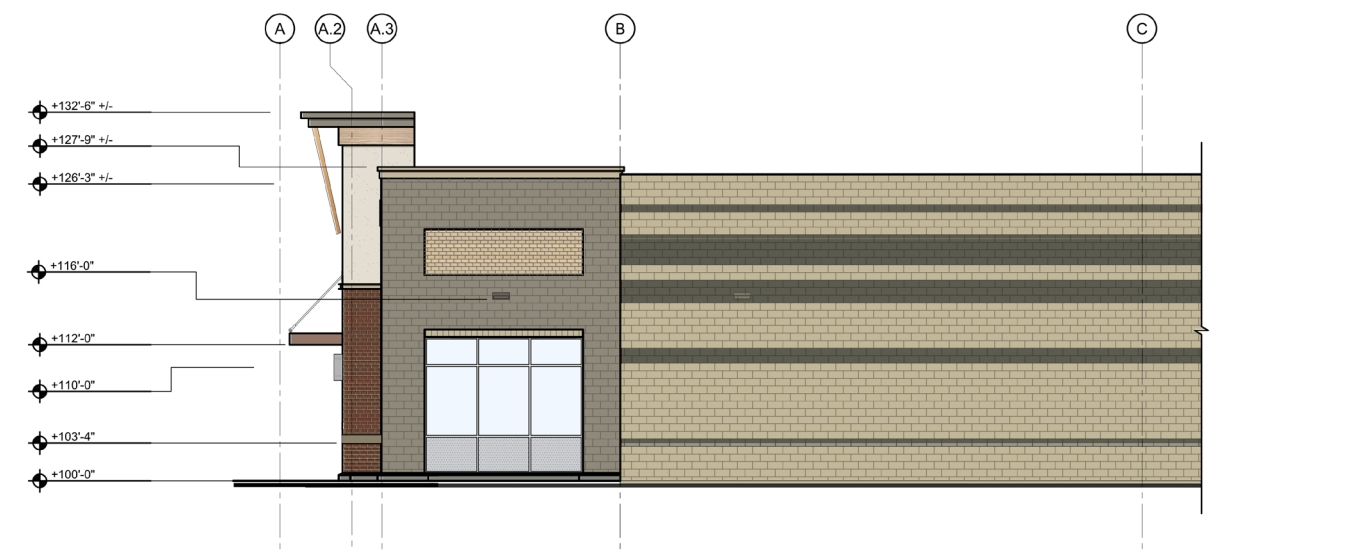
www.CTAGROUP.com



1 EAST ELEVATION - OVERALL
A202 3/16"=1'-0"

Attachment 4 - Building Elevations and Materials

MATERIALS LEGEND	
	1 - PAINT BENJAMIN MOORE #971 OLYMPIC MOUNTAINS
	2 - PAINT BENJAMIN MOORE #HC-82 BENNINGTON GRAY
	3 - PAINT BENJAMIN MOORE #HC-107 GETTYSBURG GRAY
	4 - PAINT BENJAMIN MOORE #243 BAFFIN ISLAND
	5 - PAINT SHERWIN WILLIAMS #SW6046 SWING BROWN
	6 - PAINT BENJAMIN MOORE #1476 SQUIRREL TAIL
	7 - PAINT BENJAMIN MOORE #880 WHITE ZINFANDEL
	10 - CMU OLDCASTLE SPLIT FACE - SOFT COTTON
	13 - MULLIONS CLEAR ANODIZED ALUMINUM
	15 - BRICK ACME THIN BRICK DESERT TAN
	16 - BRICK ACME THIN BRICK DENVER CLARET
	EXISTING - CMU
	EXISTING - METAL CANOPY
	EXISTING - ALUMINUM SIDING
	EXISTING - STUCCO



2 NORTH ELEVATION - SPROUTS
A201 1/8"=1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - SPROUTS
A201 1/8"=1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

13314 BOTHELL EVERETT HWY
MILL CREEK, WA 98012
GATEWAY CENTER - LANDLORD'S WORK

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DRB PACKAGE
08.29.2017
DRAWN BY | KMH
CHECKED BY |
REVISIONS



1 EAST ELEVATION - OVERALL
A202 3/64"=1'-0"

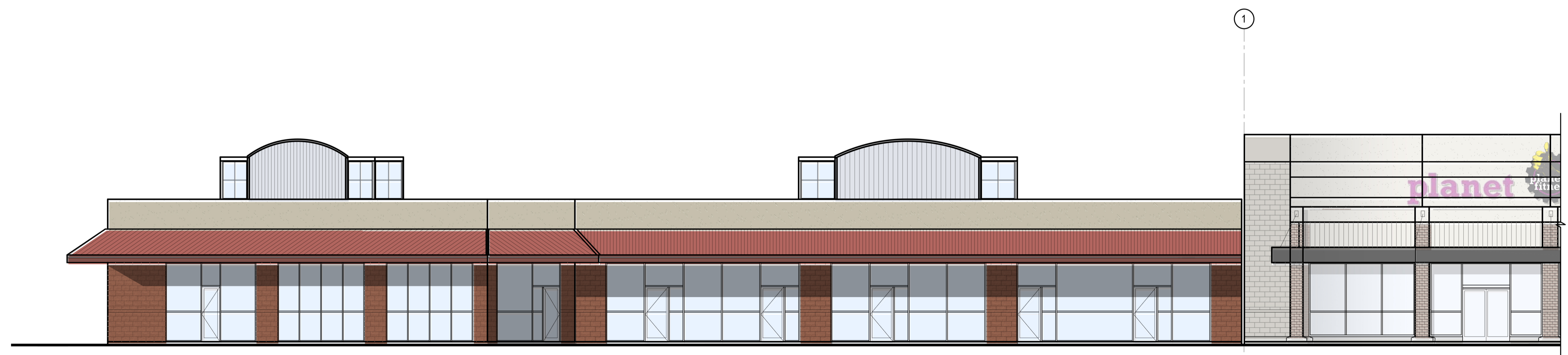
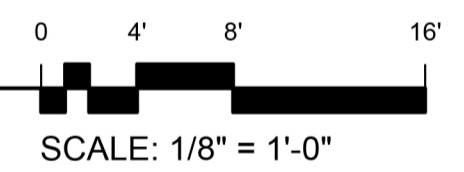
Attachment 4 - Building Elevations and Materials

MATERIALS LEGEND

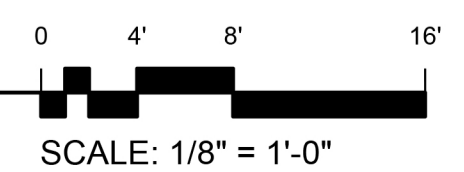
- 1 - PAINT
BENJAMIN MOORE
#971 OLYMPIC MOUNTAINS
- 2 - PAINT
BENJAMIN MOORE
#HC-82 BENNINGTON GRAY
- 3 - PAINT
BENJAMIN MOORE
#HC-107 GETTYSBURG GRAY
- 4 - PAINT
BENJAMIN MOORE
#243 BAFFIN ISLAND
- 5 - PAINT
SHERWIN WILLIAMS
#SW6046 SWING BROWN
- 6 - PAINT
BENJAMIN MOORE
#1476 SQUIRREL TAIL
- 7 - PAINT
BENJAMIN MOORE
#880 WHITE ZINFANDEL
- 10 - CMU
OLDCASTLE
SPLIT FACE - SOFT COTTON
- 13 - MULLIONS
CLEAR ANODIZED ALUMINUM
- 15 - BRICK
ACME THIN BRICK
DESERT TAN
- 16 - BRICK
ACME THIN BRICK
DENVER CLARET
- EXISTING - CMU
- EXISTING - METAL CANOPY
- EXISTING - ALUMINUM SIDING
- EXISTING - STUCCO



2 EAST ELEVATION - PLANET FITNESS
A202 1/8"=1'-0"



3 EAST ELEVATION - TENANT SPACE
A202 1/8"=1'-0"



13314 BOTHELL EVERETT HWY
 MILL CREEK, WA 98012
GATEWAY CENTER - LANDLORD'S WORK

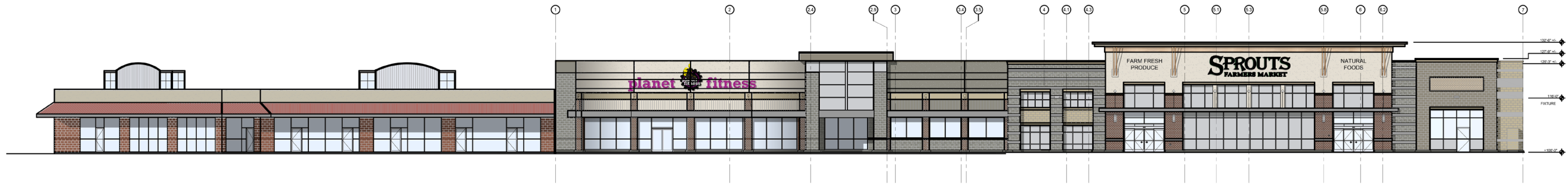
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REVISIONS

EXTERIOR
ELEVATIONS

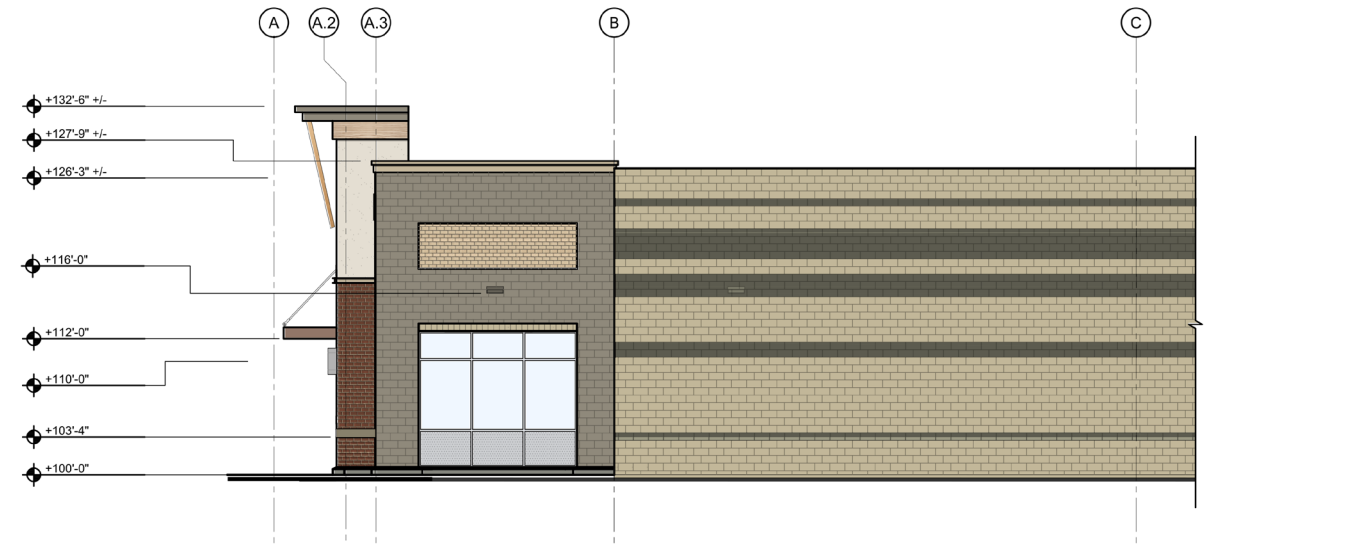
A202



1 EAST ELEVATION - OVERALL
A202 3/16"=1'-0"

Attachment 4 - Building Elevations and Materials

MATERIALS LEGEND	
	1 - PAINT BENJAMIN MOORE #971 OLYMPIC MOUNTAINS
	2 - PAINT BENJAMIN MOORE #HC-82 BENNINGTON GRAY
	3 - PAINT BENJAMIN MOORE #HC-107 GETTYSBURG GRAY
	4 - PAINT BENJAMIN MOORE #243 BAFFIN ISLAND
	5 - PAINT SHERWIN WILLIAMS #SW6046 SWING BROWN
	6 - PAINT BENJAMIN MOORE #1476 SQUIRREL TAIL
	7 - PAINT BENJAMIN MOORE #880 WHITE ZINFANDEL
	10 - CMU OLDCASTLE SPLIT FACE - SOFT COTTON
	13 - MULLIONS CLEAR ANODIZED ALUMINUM
	15 - BRICK ACME THIN BRICK DESERT TAN
	16 - BRICK ACME THIN BRICK DENVER CLARET
	EXISTING - CMU
	EXISTING - METAL CANOPY
	EXISTING - ALUMINUM SIDING
	EXISTING - STUCCO



2 NORTH ELEVATION - SPROUTS
A201 1/8"=1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - SPROUTS
A201 1/8"=1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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1 EAST ELEVATION - OVERALL
A202 3/64"=1'-0"

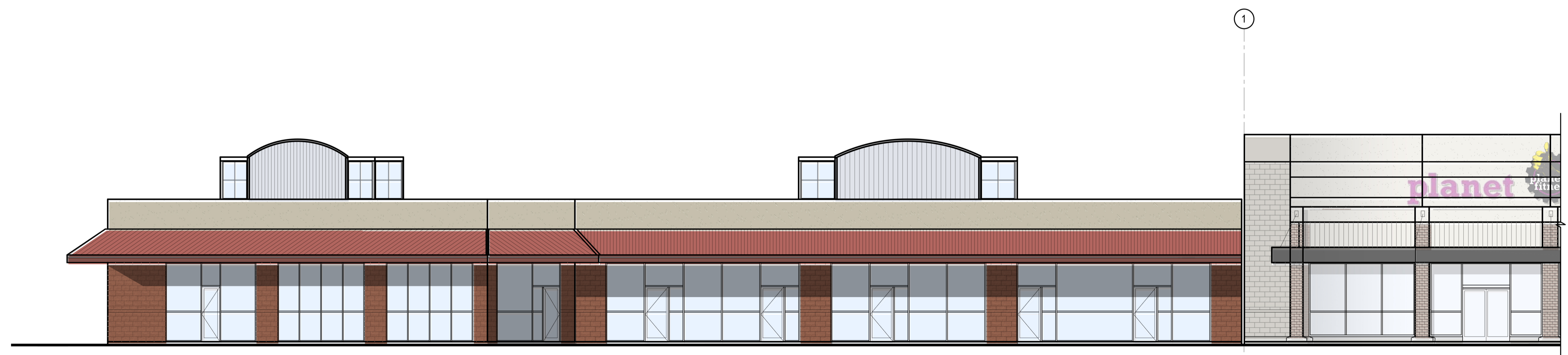
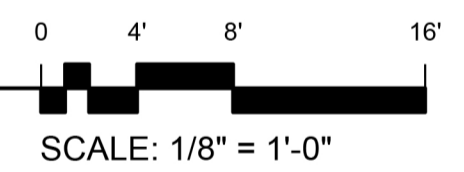
Attachment 4 - Building Elevations and Materials

MATERIALS LEGEND

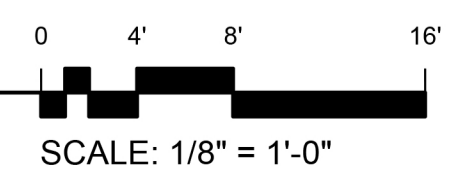
- 1 - PAINT
BENJAMIN MOORE
#971 OLYMPIC MOUNTAINS
- 2 - PAINT
BENJAMIN MOORE
#HC-82 BENNINGTON GRAY
- 3 - PAINT
BENJAMIN MOORE
#HC-107 GETTYSBURG GRAY
- 4 - PAINT
BENJAMIN MOORE
#243 BAFFIN ISLAND
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- EXISTING - ALUMINUM SIDING
- EXISTING - STUCCO



2 EAST ELEVATION - PLANET FITNESS
A202 1/8"=1'-0"



3 EAST ELEVATION - TENANT SPACE
A202 1/8"=1'-0"



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EXTERIOR
ELEVATIONS

A202