

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2019-0024**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Freestanding sign re-branding Clock Tower Storage to Smart Stop Self Storage

APPLICANT: Hans Visser
Culbertson Sign Service
5209 122nd Street East
Tacoma, WA 98446

OWNER/DEVELOPER: SSGT II 16618 Bothell Everett Hwy LLC
10 Terrace Road
Ladera Ranch, CA 92694

LOCATION: The project is located at 16618 Bothell- Everett Highway (on the west side of the highway near the intersection with old Seattle Hill Road) in Mill Creek, Washington.

PROPOSAL: Review of monument sign and materials

ZONING: Business and Industrial Park - BP

PART II – DESIGN REVIEW BOARD AUTHORITY

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review building elevations, landscape plans and monument signs for commercial developments. Design guidelines are set forth in MCMC Section 17.34.040.B. Commercial and Business Park/Industrial Building Design.

The applicant has submitted for the re-branding of the monument sign and submitted for building permits for new wall signs, which are approved administratively see **Attachment 1 – Re-Branding Plan Set** which contains 9 sheets for the full site re-branding proposal. The DRB has authority to review the freestanding monument sign.

PART III – BACKGROUND AND PROJECT DESCRIPTION

The existing site is zoned Business and Industrial Park - BP, and a mini-storage facility is a permitted use in the BP zone district. Clocktower Storage (owner by Lighthouse Self Storage) was constructed in 2003 and was recently sold in early November 2019.

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, a business in an industrial park may have one freestanding sign not exceeding 34 square feet in area and having a maximum height of 42 inches. 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.

Existing – Monument Sign

The existing monument sign, which was previously approved by the DRB in 2014, is located to the south of the access drive in the roadway buffer along SR 527. The existing sign area is approximately 23 square feet. The sign height is 42 inches (including a 5 inch base) and the sign length is 104 inches. A red neon band is located at the top of the sign.

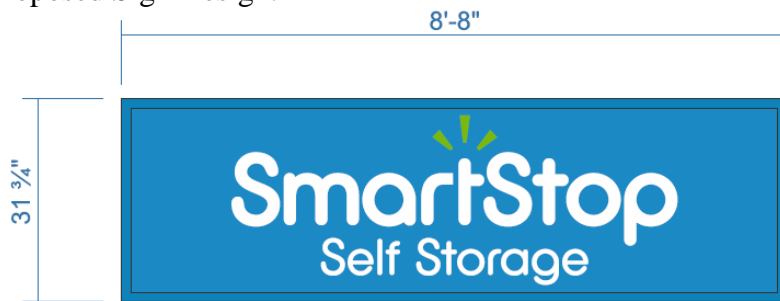
Existing Sign Design:



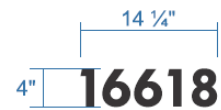
Proposal – Monument Sign

The new monument sign design is proposed to use the same base and is a two-sided retro-fit over the old sign frame, see **Attachment 1 – Re-Branding Plan Set (Sheets 3:9 and 4:9)** for the sign location, size dimensions and design details. The proposed sign is approximately 23 square feet and approximately 40 inches high (including base and topper), which is below the code maximum sizes of 34 square feet and 42 inches high. The new sign face is proposed to be a routed aluminum skin painted in Dynamic Blue with push thru white plex letter with “SmartStop Self Storage” and the corporate logo in Outrageous Green. The lettering is proposed to be internally light and the red neon band is proposed to be replaced with a blue neon band. The applicant is proposing to paint the existing brown base and topper to white and install black address numbers on both sides of the sign. The proposed design is consistent with the City’s design guidelines.

Proposed Sign Design:



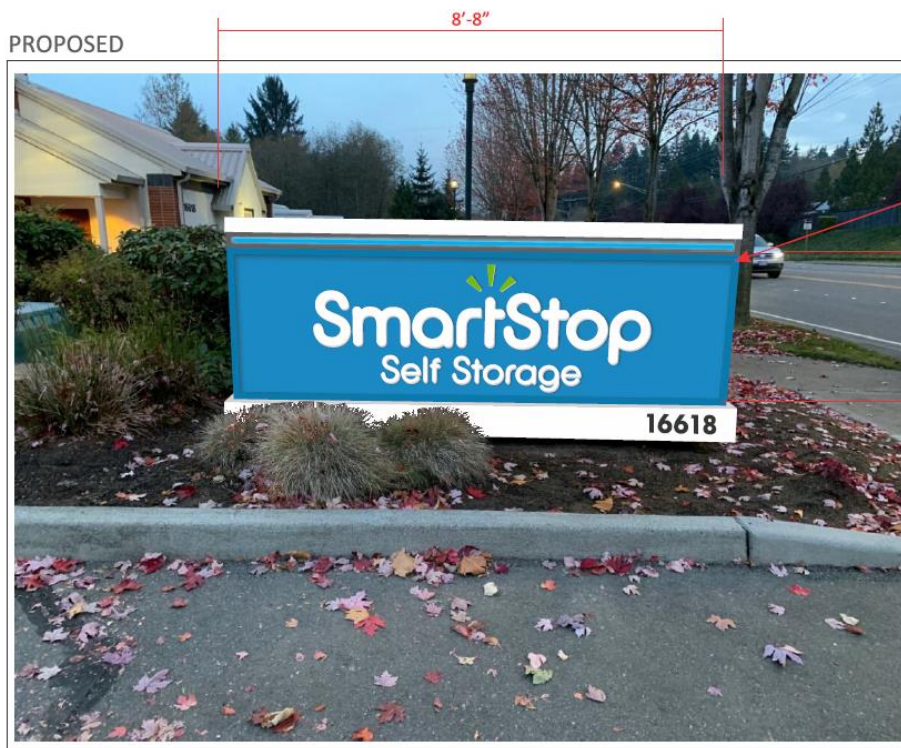
ROUTED ALUMINUM FACES WITH PUSH THRU WHITE PLEX



SCALE: 3/4"=1'-0"

3M OPAQUE BLACK VINYL
APPLIED 1ST SURFACE TO
BOTH SIDES OF MONUMENT

QUANTITY: (2) TWO



SCALE: 3/8"=1'-0"

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that the proposed freestanding sign 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 sign elevations, materials, colors, and design shall be as portrayed in the application.
2. A building permit shall be submitted and issued prior to installing the new monument sign.

ATTACHMENT:

Attachment 1 – Re-Branding Plan Set (9 Sheets)

Attachment 1 – Re-Branding Plan Set



**16618 Bothell Everett Hwy
Mill Creek, WA 98012**



SITE

N



Code:

* Signage must be approved thru Design Review Board prior submitting for permit.
 The maximum sign area of wall signs for a business or use, excluding directional and information signs not subject to design review, shall not exceed 15 percent of the storefront surface area as described below.
 Storefront surface area = 12 x 35' lineal feet of building frontage.

SQ. / FT

SIGN 1



23

SIGN 2



25.3

SIGN 3



25.3

SIGN 4



2



Address _____

 16618 Bothell Everett Hwy
 City _____ Mill Creek
 State _____ WA 98012

Account Representative:
 _____ **Stacie Hicks**

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes
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Designer _____ JW
 Design # _____ Vx1500578
 Original Date _____ 11/04/19
 Revision Date _____ 00/00/19

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards.



* All electrical components shall be U.L. Listed.
 * Sign shall be grounded per N.E.C. Article 250.
 * Insulated conductors as per N.E.C. Code 310.8.
 type to be used - metallic insulated sealite.
 * Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

2:9

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

MONUMENT



SCOPE OF WORK:

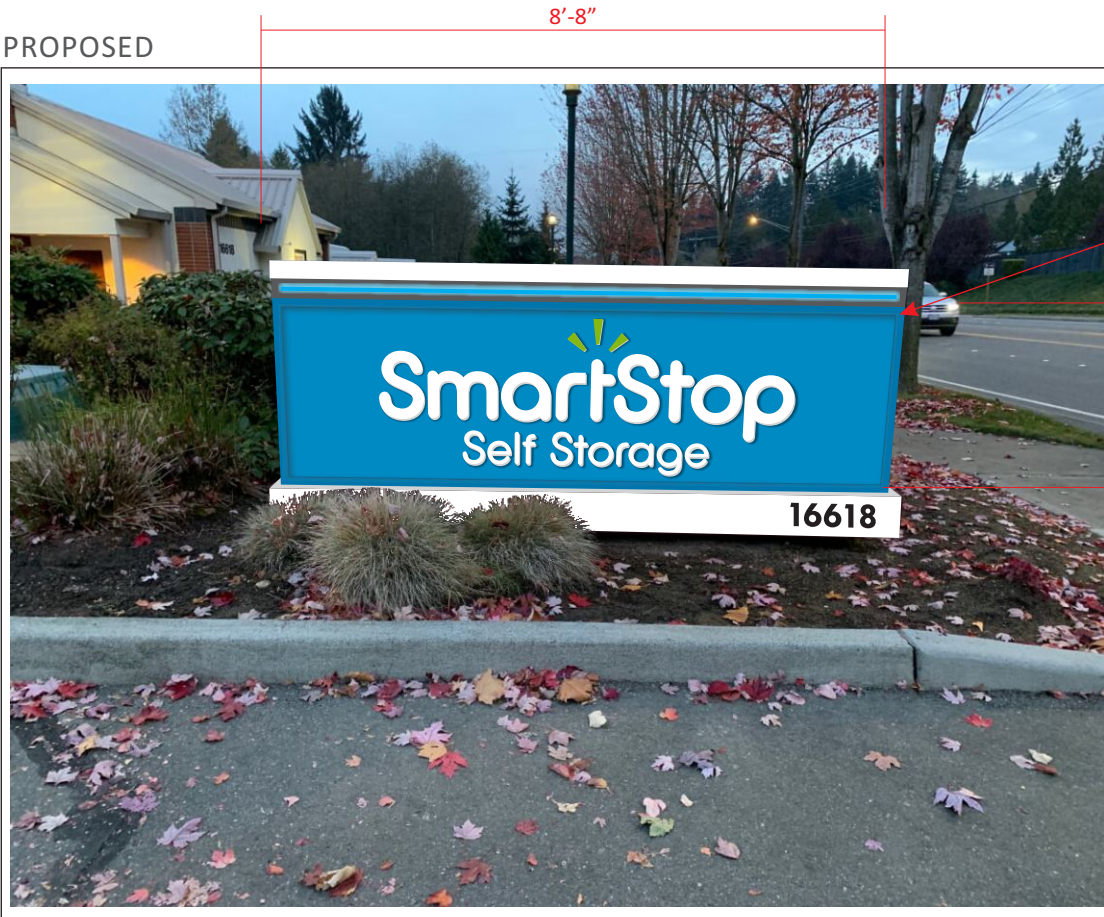
- Cut out (2) 31.75" x 104" Clock Tower Self Storage" aluminum faces.
- Leave 1.5" all around to attach new faces.
- Manufacture and install (2) new 31.75" x 104" " Smart Stop Self Storage" routed aluminum faces with push thru white plex.
- Repaint cabinet Blue with topper and base painted White.
- Replace 16618 address number to be black vinyl.
- Replace red neon to blue

EXISTING



Overall height 4'

PROPOSED



LEAVE 1.5" ALL AROUND TO ATTACH NEW FACES

31 3/4"

SCALE: 3/8"=1'-0"



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sign & lighting

3:9

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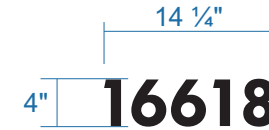
FACE REPLACEMENTS



QUANTITY: (2) TWO

SCALE: 1/2"=1'-0"

SQ/FT = 23.0



SCALE: 3/4"=1'-0"

3M OPAQUE BLACK VINYL
APPLIED 1ST SURFACE TO
BOTH SIDES OF MONUMENT

QUANTITY: (2) TWO

ROUTED ALUMINUM FACES WITH PUSH THRU WHITE PLEX



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sign & lighting

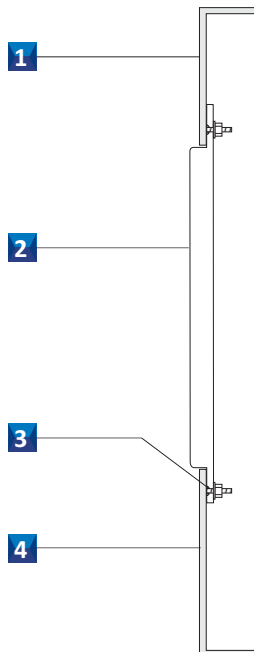
4:9

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SPECIFICATION

- 1** .125" ALUMINUM FACE PAINTED DYNAMIC BLUE WITH ROUTED OPENING FOR PUSH-THRU COPY & LOGO
- 2** WHITE ACRYLIC ROUTED WITH COPY AND LOGO PUSHED THRU ALUMINUM FACE
- 3** FASTENERS WELDED TO BACK OF ALUMINUM FACE PINNED THROUGH ACRYLIC BACKER
- 4** EXISTING FRAME (EXISTING FRAME TYPE MAY VARY)

SECTION DETAIL



COLOR SCHEDULE

-  PMS-7461
Paint-SW 6958 "Dynamic Blue"
Vinyl-3M 3630-57 "Olympic Blue"
-  PMS-376
Paint-SW 6922 "Outrageous Green"
3M 3630-106 "Brilliant Green"
-  Paint-SW 7006 Extra White
Smooth Satin Finish

***** Any Cabinet to be Painted to Match SW 6958 Blue*****

***** Any Pole, Pole Cover or Skirt to be Painted Sherwin Williams 7006 Extra White Smooth Satin Finish.*****

BUILDING CLOCK TOWER - FRONT



SCOPE OF WORK:

Manufacture and install (1) set 3'-2" x 9'-0" "Smart Stop Self Storage" raceway mounted channel letters.

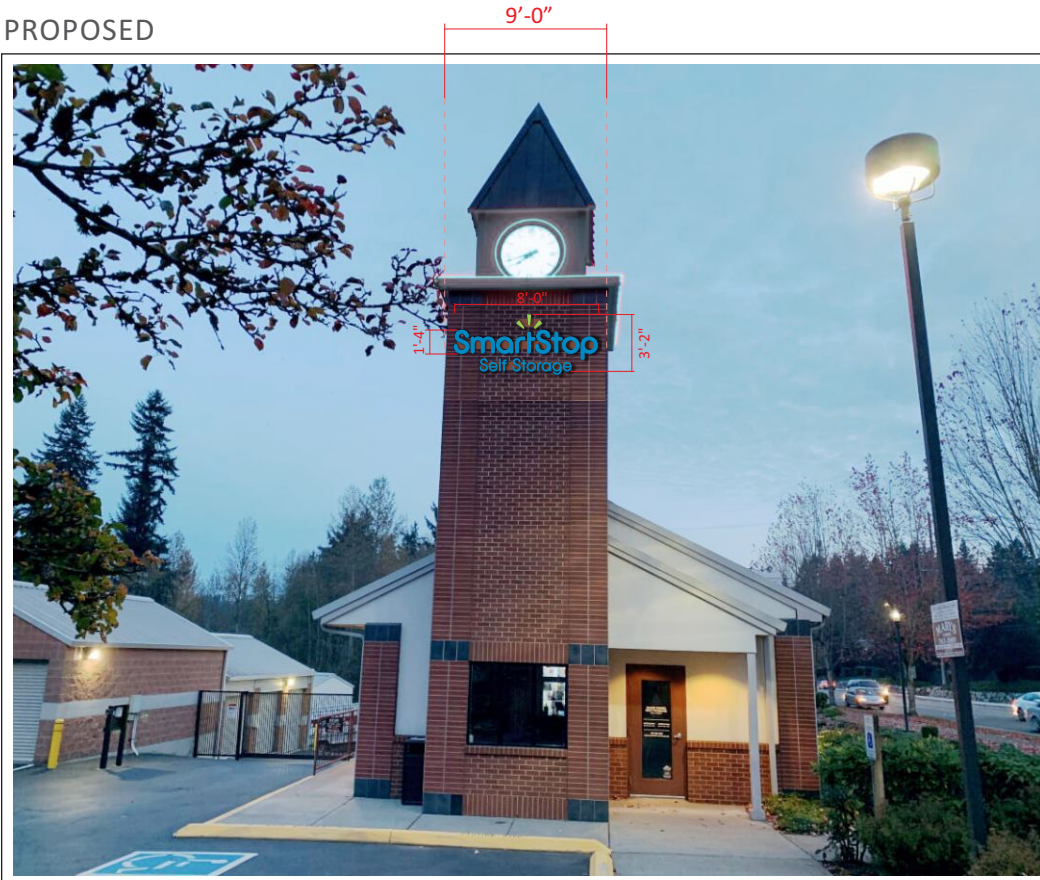
Raceway to be painted Sherwin Williams #7701 "Cavern Clay"

Replace red neon to blue – both around perimeter of the tower and face of clock

EXISTING



PROPOSED



SQUARE FEET CALCULATIONS

Allowable	Existing	Proposed
63	48	25.3

SCALE: 3/32"=1'-0"



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- * type to be used - metallic insulated sealtite.
- * Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

5:9

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BUILDING CLOCK TOWER - REAR



SCOPE OF WORK:

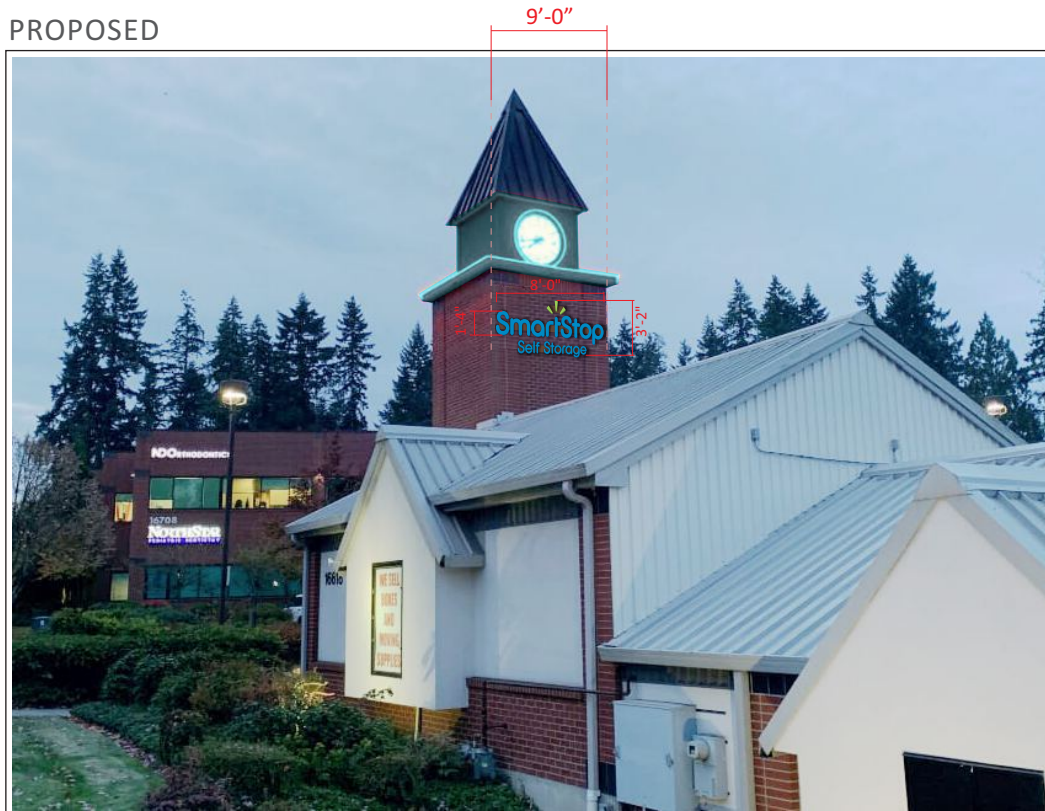
Manufacture and install (1) set 3'-2" x 9'-0" "Smart Stop Self Storage" raceway mounted channel letters.

Raceway to be painted Sherwin Williams #7701 "Cavern Clay"

EXISTING



PROPOSED



SCALE: 3/32"=1'-0"

SQUARE FEET CALCULATIONS

Allowable	Existing	Proposed
63	48	25.3



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- type to be used - metallic insulated sealite.
- *Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

6:9

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STACKED RACEWAY MOUNT CHANNEL LETTER SET

SIGN 2
SIGN 3

SQ/FT
25.33



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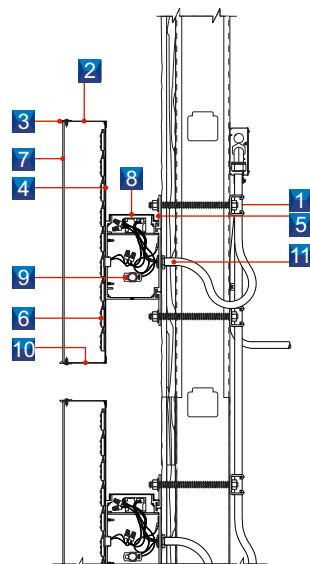
SCALE: 3/8"=1'-0"

SIGN WEIGHT: approx. 60lbs total (all sections combined)

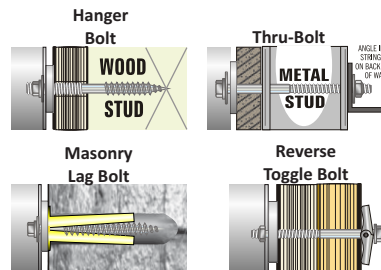
SPECIFICATIONS

- 1** NON-CORROSIVE INSTALLATION HARDWARE: SEE DETAIL
- 2** 5" FABRICATED .040" ALUMINUM LETTER RETURNS PAINTED TO MATCH FACE PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 3** 1" TRIM CAP RETAINER PAINTED TO MATCH RETURNS
- 4** FLAT ALUMINUM BACK WELDED TO RETURNS
- 5** 1/4" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
- 6** LED DIODE MODULE WHITE
- 7** 3/16" THICK PLEX/POLYCARBONATE FACE WHITE WITH 1ST SURFACE TRANSLUCENT VINYL AS SHOWN
- 8** LOW VOLTAGE ELECTRONIC TRANSFORMER MOUNTED IN A 7 1/4" X 7 1/4" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED SHERWIN WILLIAMS #7701 "CAVERN CLAY"
- 9** VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 10** 1/4" WEEP HOLES (2) TWO PER LETTER
- 11** GROUNDED WALL PASS-THRU SEALED WATER TIGHT

SIDE SECTION VIEW



MOUNTING OPTIONS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE

- PMS-7461
Paint-SW 6958 "Dynamic Blue"
Vinyl-3M 3630-57 "Olympic Blue"
- PMS-376
Paint-SW 6922 "Outrageous Green"
3M 3630-106 "Brilliant Green"

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- * type to be used - metallic insulated sealithe.
- * Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

7:9

ATTACHMENT: 3/8" bolts w/ masonry anchors @ 30" OC along the raceway.

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OFFICE ELEVATION



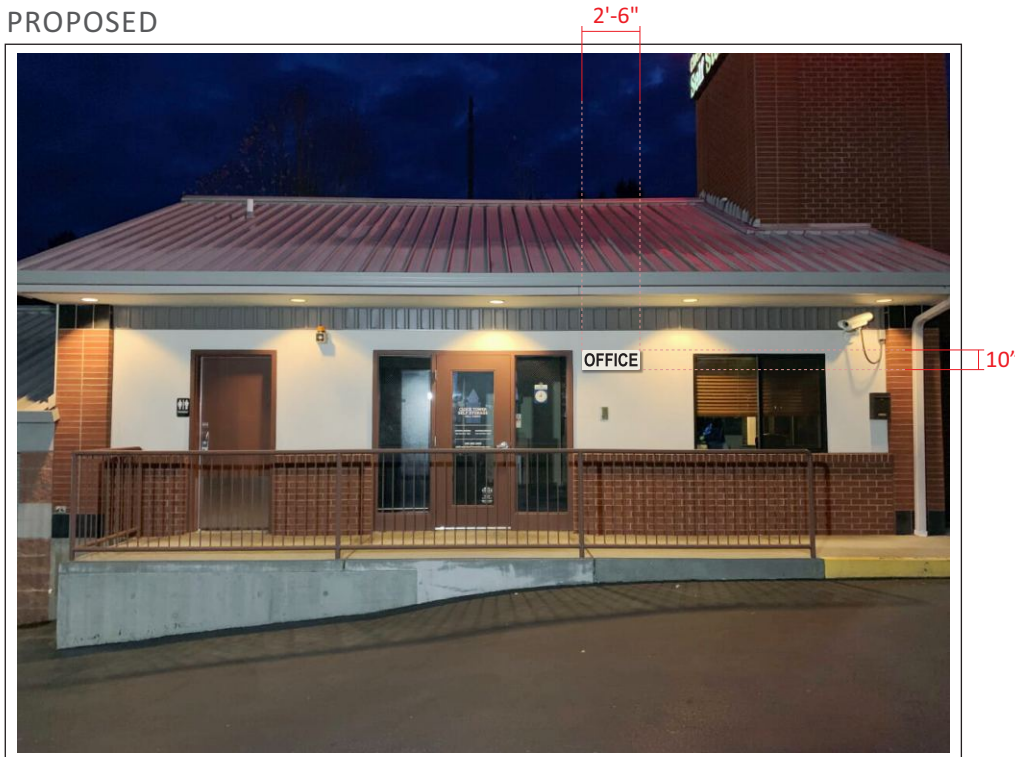
SCOPE OF WORK:

Manufacture and install (1) 10" x 2' 6" "OFFICE" single faced illuminated wall sign.
Provide materials and labor to run (1) dedicated circuit and time clock.

EXISTING



PROPOSED



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



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- type to be used - metallic insulated sealite.
- *Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

8:9

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OFFICE WALL SIGN

SIGN
4

SCALE 1"=1'
2 SQ/FT



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sign & lighting

9:9

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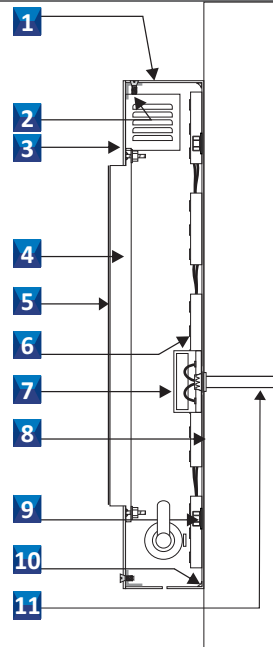


**** Background panel to match fascia****
**** Black copy will be used on lighter colored panel****

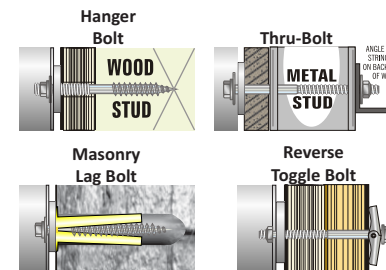
SPECIFICATIONS

- 1** .090" - 2" DEEP FABRICATED ALUMINUM WIREWAY PAINTED PAINTED SHERWIN WILLIAMS #7551 "GREEK VILLA"
- 2** COUNTERSUNK SCREW / INTERNAL CLIP ATTACHMENT
- 3** .090" THICK ROUTED ALUMINUM PLATE FACE
- 4** 3/4" WHITE ACRYLIC, POCKET ROUTED FOR 1/2" PUSH THROUGH VISIBLE
- 5** BLACK PERFORATED VINYL 1ST SURFACE ON PUSH THROUGH ACRYLIC
- 6** WHITE V180 MINI SLOAN LED DIODE MODULE
- 7** LOW VOLTAGE ELECTRONIC TRANSFORMER
- 8** .090" ALUMINUM BACK WELDED TO SIDES
- 9** 3/8" THREADED RIVETS INSERTED FOR INSTALLATION
- 10** SILICONE SEAL ALL INTERIOR SEAMS
- 11** GROUNDED WALL PASS-THRU SEALED WATER TIGHT

SECTION



MOUNTING



***All Hardware to be Galvanized and Non Corrosive**