



**CITY OF MILL CREEK  
DESIGN REVIEW BOARD MEETING MINUTES  
October 18, 2018**

Approved November 15, 2018

**DRB Members:**

Dave Gunter, Chair  
David Hambelton, Vice Chair (absent)  
Tina Hastings  
Diane Symms  
Beverly Tiedje

Community Development Staff:

Tom Rogers, Development Services Manager  
Christi Amrine, Senior Planner  
Sherrie Ringstad, Associate Planner

**I. CALL TO ORDER:**

Chair Gunter called the meeting to order at 5:16 p.m.

**II. ROLL CALL:**

All members were present as noted above except Vice Chair Hambelton, whose absence is excused.

**III. MINUTES:**

A. Minutes of August 16, 2018

**MOTION: Member Tiedje moved, seconded by Member Symms, to approve the August 16, 2018 minutes as presented. The motion was approved unanimously.**

**IV. NEW BUSINESS:**

The Farm Building Elevations for Buildings D, E and F

Senior Planner Amrine stated that the project before the Board is the informal review for three buildings in the proposed development known as The Farm. She explained that the buildings being reviewed are mixed-use with commercial on the ground floor and four

stories of residential above. Ms. Amrine began with an overview of the Design Review Board (DRB) scope and authority as well as a review of the EGUV area showing a site plan and including a brief review of the development that has occurred to date. She noted that Vice Chair Hambelton submitted written comments prior to the meeting, which have been provided to the applicant and distributed to the Board.

Ms. Amrine introduced the architect Chris Olson and invited him to lead the discussion on the proposed building elevations for Buildings D, E and F.

#### Building D

Mr. Olson noted that the intent is to have a different look for each of the buildings but to incorporate subtle details that tie the project together. He noted that Building D is the smallest mixed-use building. Ground level commercial is proposed, probably a smaller market, as well as a small retail bay in the back, and behind the building facing the wetland will be a maintenance area. He stated that the building pad is relatively level. They are working on the modulation – right now the end walls appear somewhat flat and blank. Proposed materials include brick veneer, horizontal lap siding, cement board panel, metal siding, low slopped roof with gutters, steel decks with vinyl windows. Mr. Olson noted that this building will front the festival street. Chair Gunter said that he likes the color palette shown on the rendering rather than the elevations, which look a little darker. He added that he likes the building but agreed that they need to work on the modulation. Senior Planner Amrine said that in general for all buildings the roof runoff, awnings and downspouts need to be designed to be tight-lined and routed away from the landscaping and pedestrian areas.

#### Building E

Mr. Olson stated that Building E is 600 feet long building with 12 feet of grade change and subterranean parking under the building. There are two areas that cut through the building providing pedestrian access. He explained that they are using modulation to create the illusion of smaller towers/columns. The ceiling height on the commercial space is in the 18 to 20-foot range. The grade changes will be separated with planters. Mr. Olson stated that the commercial store fronts will be further developed with more interest and modulation. Chair Gunter stated that similar to Building D, he feels the colors in the perspective rendering is lighter and looks better. Several Board Members said that they like the two building breaks with the proposed cut-through. Member Hastings referenced the south elevation of Building E and said that it appears dark on the base and suggested a brighter color. Chair Gunter stated that the color variation in this building needs to be distinct enough that it helps with modulation. Member Hastings asked to see a section of this building showing the grade changes.

#### Building F

Mr. Olson described Building F as a C-shaped building with a parking garage in the middle. The live-work units are the north elevation, fronting the top walkway and 132<sup>nd</sup> Street SE. He stated that an office space/medical office use is proposed on the southern elevation which fronts on the spine road. He said that the ceiling heights in the live-work units will

be in the 13-17 foot range and the units will be approximately 900 square feet with commercial windows and doors. Member Symms suggested some type of awnings or cover over the live-work entries would be nice. Several Board Members said that they like the fact that Building F has a different look, and in particular they liked the vertical element on the south elevation. Chair Gunter noted that they will probably want to consider a design element on the planter walls that will deter skateboarders. Member Hastings expressed a concern that the white on Building F may be hard to keep clean. Mr. Olson explained that it is more of an off-white color, not bright white. Member Symms and Chair Gunter said that they like the lighter color but there may be a happy medium that is light but will not show dirt as well.

Mr. Olson explained that his intent is to refine the elevations based on the Board's comments and bring back conceptual elevations for the commercial storefronts for an informal review at the November meeting. He thanked the Board for their input.

V. **ADJOURNMENT:**

**Chair Gunter adjourned the meeting with the consensus of the Board at 6:20 p.m.**

Submitted by:

  
Sherrie Ringstad, Associate Planner



**CITY OF MILL CREEK  
DESIGN REVIEW BOARD MEETING MINUTES  
November 15, 2018**

Approved December 20, 2018

**DRB Members:**

Dave Gunter, Chair  
David Hambelton, Vice Chair  
Tina Hastings  
Diane Symms  
Beverly Tiedje (absent)

Community Development Staff:

Tom Rogers, Planning and Development Services Manager  
Christi Amrine, Senior Planner  
Sherrie Ringstad, Associate Planner

**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 except Member Tiedje, whose absence is excused.

**III. MINUTES:**

A. Minutes of October 18, 2018

**MOTION:** Member Hastings moved, seconded by Member Symms, to approve the revised October 18, 2018 minutes as presented. The motion was approved unanimously.

**IV. NEW BUSINESS:**

The Farm Binding Site Plan Elevations - Commercial Buildings and Storefront Elevations  
Senior Planner Amrine stated that the project before the Board is the second informal review for The Farm Binding Site Plan and noted that last month the DRB looked at

residential conceptual designs. Ms. Amrine distributed a copy of the DRB comments from the October meeting. She turned the meeting over to Chris Olson, the project architect.

Chris Olson, Olson Projects, 3424 South Manito Boulevard, Spokane, WA 99203

Mr. Olson stated that they have integrated some of the big picture comments that were easier to address, as well as provided more perspectives on how the site integrates with the sidewalk and the elevation change. In addition, concept elevations for the pad retail are provided. He noted that the pad retail designs are being done by a separate architectural firm so they are similar yet different.

#### Building D

Mr. Olson noted that the DRB comments regarding the north wall being blank have been addressed by material changes and additional recesses. He stated that they are still working on the rear elevations with regard to the comments on awnings and transparency.

#### Building E

Mr. Olson stated that, because the DRB was drawn to the bright and lighter colors, they have omitted some of the dark gray and added lighter tones. They also added siding to the back with punches of color in the recessed area, entries and cut-through. Mr. Olson stated that at this point the design is still evolving. Some of the awnings are deeper and thinner. He presented a slide of the perspective drawings that show the planters and steps that cut down into the lower area and noted that some of the storefronts have been recessed.

#### Building F

Mr. Olson noted that the office use in Building F will not have as many store fronts but they are still using the same planters along sidewalk, with the addition of benches. He noted the grade change is more gradual than on the retail side.

#### Commercial Building Concepts

Mr. Olson displayed a slide showing commercial pads A3 and A4 which adjoin the plaza. Ms. Amrine noted that the packet and the PowerPoint presentation have an Option 1 and Option 2 for the commercial pads and the applicant has submitted an additional Option, which was distributed this evening and will be called Option 3. Mr. Olson explained that some of the materials used within the residential buildings repeat in the materials for the commercial pads, but they use more wood look elements so there will be a distinct visual difference between the two. Member Symms asked about the peach color shown in Option 3. Roger Sortino confirmed that the color that is showing as peach is really more of a light tan. He noted that the wood look product is aluminum known as Longboard Siding.

The DRB discussed the various options and it was the consensus of the Board that they preferred Option 3 with the exception of the awning supports. They preferred the less obtrusive supports shown in Option 1.

V. ADJOURNMENT:

**Chair Gunter adjourned the meeting with the consensus of the Board at 6:10 p.m.**

Submitted by:

  
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Sherrie Ringstad, Associate Planner



**CITY OF MILL CREEK  
DESIGN REVIEW BOARD MEETING MINUTES  
February 21, 2019**

Approved April 18, 2019

**DRB Members:**

Dave Gunter, Chair  
David Hambelton, Vice Chair  
Tina Hastings  
Diane Symms  
Beverly Tiedje

Community Development Staff:  
Sherrie Ringstad, Associate Planner  
Christi Amrine, Senior Planner

**I. CALL TO ORDER:**

Chair Gunter called the meeting to order at 5:17 p.m.

**II. ROLL CALL:**

All members were present as noted above.

**III. MINUTES:**

A. Minutes of December 20, 2018

**MOTION:** Member Tiedje moved, seconded by Vice Chair Hambelton, to approve the December 20, 2018 minutes as presented. The motion was approved unanimously.

**IV. ELECTION OF OFFICERS:**

A. Election of Chair and Vice Chair

**MOTION:** Member Symms moved, seconded by Member Tiedje, that the current Chair and Vice Chair continue in their respective roles. The motion was approved unanimously.

**IV. NEW BUSINESS:**

The Farm Informal Review

Senior Planner Christi Amrine introduced the agenda item, noting that this will be the Design Review Board's third informal review for The Farm at Mill Creek project. She noted that the applicant is specifically looking for input on the entry, public plazas, building elevations, retail elevation options and the area between the parking structure and Building F. She introduced the Architect Chris Olsen and Landscape Architect Roby Snow.

Chris Olson, Olson Projects, 3424 South Manito Boulevard, Spokane, WA 99203

Mr. Olson, the project architect, reviewed the entry and frontage landscaping stating that the roadway buffer will be landscaped with a mix of lawn, street trees, shrubs and seasonal color and will feature a meandering sidewalk.

Roby Snow, Landscape Arch., Blueline, 15200 32<sup>nd</sup> Ave South #210, Tukwila, WA 98188

Mr. Snow, the landscape architect, explained that the landscape and entry design is intended to honor its history with an agrarian/farm character.

The Board discussed the roadway buffer and agreed that they like the use of some lawn areas and concurred that is important that the areas designated for lawn be a usable shape and size.

Chair Gunter suggested that the location for the tenant's mail box be moved off the spine road to an interior location that won't be as likely to interfere with traffic.

The DRB discussed the spine road and some concern was expressed that it is narrower where it turns the corner adjacent to Buildings A3 and A4. Ms. Amrine explained that the road is a public road and will have the full required width; however, no street parking is proposed which makes the street appear narrower than it actually is.

The Board discussed the southern property boundary and Mr. Olson confirmed that it is likely that the applicant will be installing new fences adjacent to the existing residential uses.

The Board discussed the lack of a sidewalk for the two rows of parking adjacent to the wetland buffer and directly west of Building A3. The applicant explained that this area is very constrained because of the wetland and there wasn't room for a sidewalk.

The Board also discussed the use of a pavement change to delineate the pedestrian way when there is a crossing of the spine road.

Member Hastings asked if the applicant would be using the same benches that have been used elsewhere in the East Gateway area? The applicant confirmed that they would likely



use the same benches along the spine road but may use other bench styles more representative of the agrarian theme in areas that are out of the public right-of-way.

Member Hastings expressed a concern about the use of galvanized planters and the potential for zinc to get into the wetland buffer. Several Board Members concurred. It was suggested that poured concrete might be a better alternative.

Member Symms asked about the roadway improvements on 41<sup>st</sup> Avenue SE and Mr. Olson confirmed that the final road will be constructed to full width, so it will be about twice as wide as it is now. Ms. Symms suggested adding lawn area to the 41<sup>st</sup> Avenue entry area.

The Board discussed the transition area between the garage and Building F and Mr. Olson stated that this area is intended for building tenants and not the general public. It will be well lit for safety.

Vice Chair Hambelton expressed a concern about the white walls on the garage. Mr. Olson explained that there is actually quite a bit of variation – it just doesn't show well in the elevation drawings.

Mr. Olson explained that following the Binding Site Plan approval, the applicant will bring the building elevations back for formal review in small groupings or individual buildings. The Board said that it would be helpful to have the landscaping proposed adjacent to the buildings presented at the same time the building is presented.

V. **ADJOURNMENT:**

**Chair Gunter adjourned the meeting with the consensus of the Board at 6:38 p.m.**

Submitted by:

  
Sherrie Ringstad, Associate Planner