

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2020-0013**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Central Market Exterior Remodel

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

LOCATION: The project is located at 15605 Main Street, Mill Creek, Washington.

PROPOSAL: Proposed revisions to building elevations and landscaping

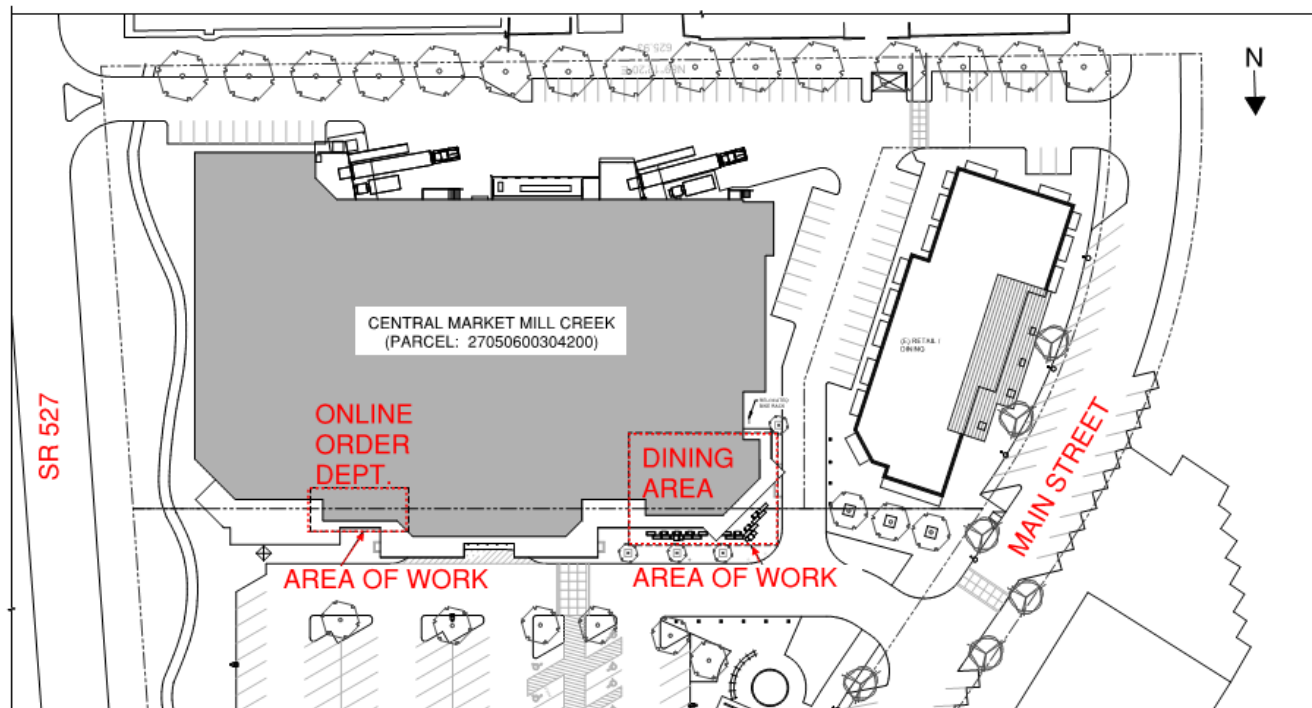
ZONING: PCB – Planned Community Business

PART II – DESIGN REVIEW BOARD AUTHORITY

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020.1 and 2, the Design Review Board (DRB) shall review building elevations, materials, and 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 and the landscaping Design Guidelines are set forth in MCMC Chapter 17.34.040.H.

PART III – BACKGROUND AND PROJECT DESCRIPTION

Central Market was opened in 2005 in the City of Mill Creek Town Center as an anchor tenant and has remained substantially unchanged with minor alterations for fifteen years. The existing grocery building is 60,205 square feet with the main public entries on the north side of the building with parking on the north, west and south side and along the east is a 35-foot roadway buffer abutting SR 527. Central Market is proposing an exterior remodel to enhance the market’s outdoor “Seating Area” and to establish an “Online-Order” fulfillment service department that is forward-facing to the customers at the front of the store. As part of the remodel, the façade will be updated by adding new building materials and colors. All the remodel work is proposed within the existing private sidewalks and beneath existing canopies. See excerpt below from **Attachment 1 - Site Plan** showing the two areas of where the remodel is proposed.



SEATING AREA

To accomplish the new indoor/outdoor dining area, the applicant is proposing to expand the existing outdoor dining area by relocating the cart corral area and create an inviting indoor-outdoor seating space that will be a vibrant gathering space for the community. Portions of the existing metal trusses will be removed and new exterior walls and roof will be added to create an enclosed space for customer seating adjacent to the deli and food service departments. New folding windows and fixed windows will be added as well as new doorways on each end. Windows will be able to open up to the outside, to allow interaction and ventilation between the two dining areas. New wood trellis elements will be added above the outdoor seating area to create an intimate seating area and to integrate with the existing wood beams design for the overall building. The addition of a landscape buffer along the exterior seating area is proposed to be created from a variety of planters that are proposed between the outdoor dining area and the walkways to provide a vegetative buffer for privacy from the parking lot. See **Attachment 2 – Existing Conditions, Building Perspectives and Material Board, Attachment 3 - Building Elevations, Floor Plans and Wall Sections and Attachment 4 – Landscape Plan and Plant Photos.**

ONLINE-ORDER AREA

To accomplish the new online-order fulfillment department, the applicant is proposing to convert the existing outdoor floral counter and relocate the outdoor floral area to the northeast corner of the building. Portions of the existing metal trusses will be removed and new exterior walls and roof will be added to create an enclosed space for staff use. New windows will be added at the exterior wall to provide a visual connection to the outside and allow staff to see as customers arrive at designated parking spaces for online-order pick-up. Currently, Central Market has designated parking spots for online grocery order north of the ADA stalls by the easternmost public entry, which provides access to the produce department. The proposed location of the online-order department will be well-integrated with the customer’s shopping experience and is designed for convenience and efficiency.

Please note that the applicant will be installing wall and direction signage, which will be administratively 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 elevations and exterior materials and colors add a variety of materials, textures, and colors to the existing building, which is primarily grey and blue and comprised of concrete, metal and wood materials, which will meet the City’s design criteria. See **Attachment 2 – Existing Conditions, Building Perspectives and Material Board, Attachment 3 - Building Elevations, Floor Plans and Wall Sections** for a depiction of the proposed exteriors. Materials proposed include:



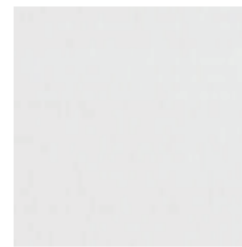
CEMENTITIOUS LAP SIDING
HARDIE BOARD (BEVELED)
SW 6334
FLOWER POT
115-C6



WOOD BEAM/TRIM STAIN
(MATCH EXISTING)



EXPOSED CONCRETE
(CONCRETE CURBS)



WINDOW/DOOR FRAMES
ANODIZED ALUMINUM
(CLEAR)



PLANTERS (CUSTOM COLOR)
SW 9140
BLUSTERY SKY
221-C5

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 and doors will be added and covered to prevent roof run off dripping onto customers/employees, see **Attachment 3 – Building Elevations, Floor Plans and Wall Sections (Sheets A201-202 and A301-302)** for a sections of the rooflines. As you can see on **Attachment 2 – Sheet 5**, the material type for the base of the outdoor bench has yet to be determined, so as a Condition of Approval staff is recommending that the applicant select a material type that is complimentary to the overall design.

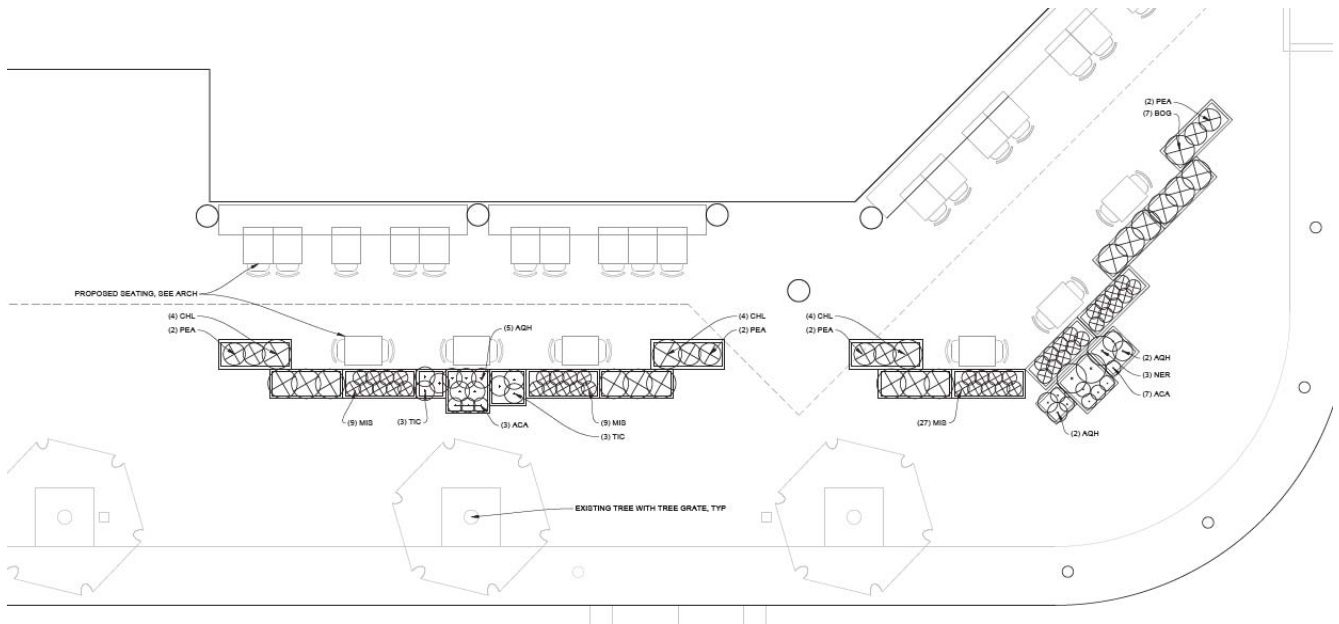
As proposed with the one condition noted above, staff believes that the building elevations and materials are in compliance with the design guidelines contained in the MCMC 17.34.

LANDSCAPING OBJECTIVES:

City Code, MCMC 17.34.040.H 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 and irrigation is required. Use of native plants and the retention of existing vegetation are strongly encouraged. In addition, required perimeter setback areas are to be densely landscaped with a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

Proposed Landscape Plan:

The applicant is proposing to retain all existing landscaping and enhance the existing plant palette by adding a vegetative barrier between the outdoor seating areas and the walkway to create an inviting outdoor eating area. The vegetative screen will be created using a variety of sizes of rectangular and square planters as shown below, the colors will all be in SW Blustery Sky as shown on **Attachment 4 – Landscape Plan and Plant Photos** (see excerpts below).



FIBERGLASS PLANTERS



SQUARE PLANTER, MODERN
(CUSTOM COLOR: SW BLUSTERY SKY)



XANDER PLANTER
(CUSTOM COLOR: SW BLUSTERY SKY)



PLANTERS (CUSTOM COLOR)
SW 9140
BLUSTERY SKY
221-C5

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. The building 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. 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 issuance of the building permit, pursuant to MCMC Section 16.16.040.
3. Revise the plan set to add/select a material type for the base of the outdoor bench that is complimentary to the overall design.

ATTACHMENTS:

Attachment 1 - Site Plan

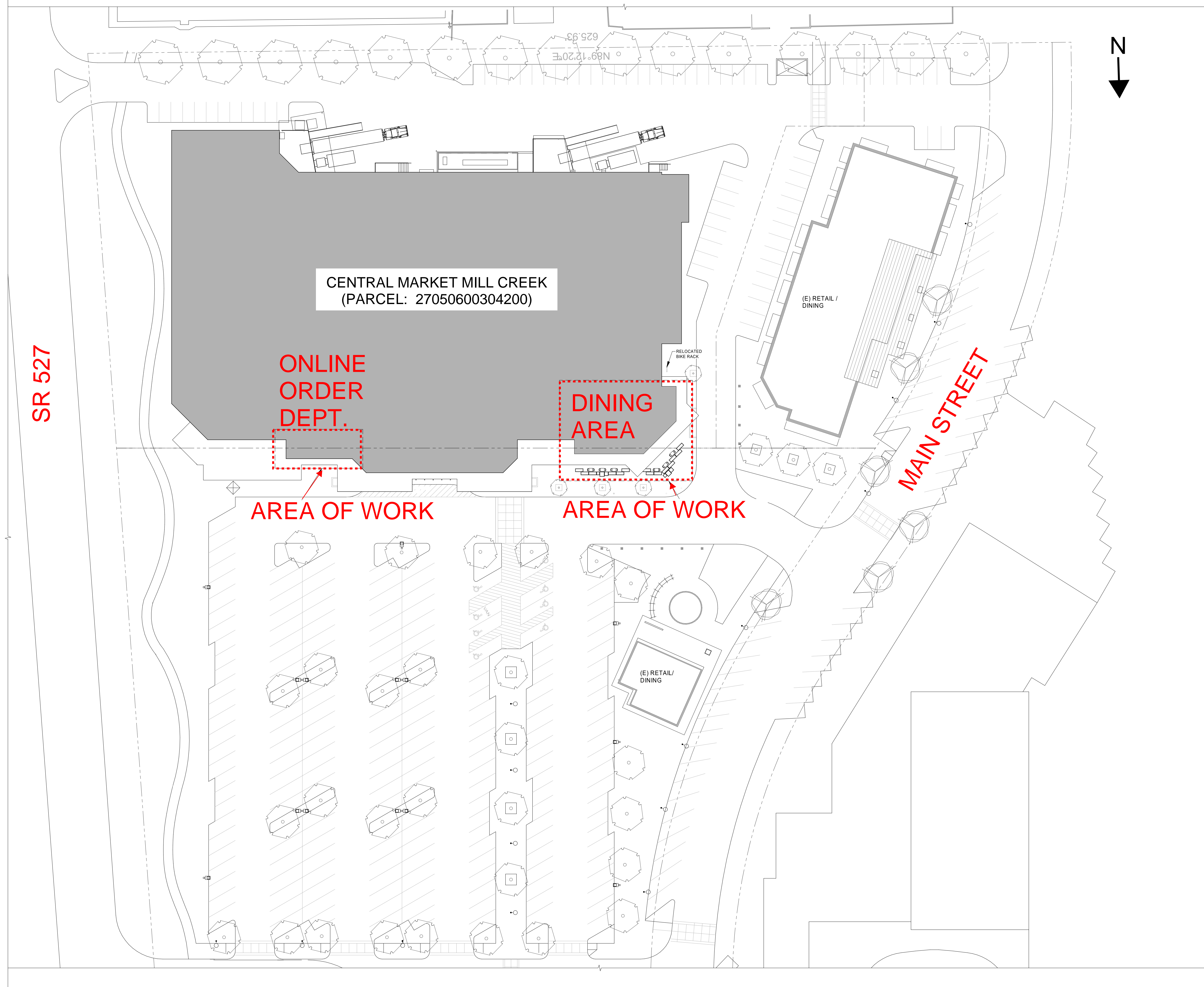
Attachment 2 – Existing Conditions, Building Perspectives and Material Board

Attachment 3 - Building Elevations, Floor Plans and Wall Sections

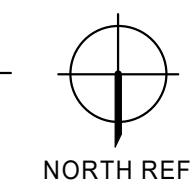
Attachment 4 – Landscape Plan and Plant Photos

GENERAL SITE PLAN NOTES

- A. ALL SCOPES OF WORK ARE INSIDE THE PERIMETER OF CENTRAL MARKET'S EXISTING SIDEWALKS AND BENEATH EXISTING CANOPIES.
- B. EXISTING COMPLIANT SETBACKS WILL BE MAINTAINED AND ADA ACCESSIBILITY WIDTHS PROVIDED.
- C. EXISTING VEGETATION TO BE RETAINED.
- D. NO REVISIONS TO PARKING PROPOSED.
- E. NO GRADE CHANGE AND USE OF EXISTING CONCRETE PAD PROPOSED.



1 SITE PLAN (FOR REFERENCE ONLY)
G104 1" = 30'-0"



15605 MAIN ST., MILL CREEK WA 98012
CENTRAL MARKET MILL CREEK - TENANT IMPROVEMENT

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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DESIGN DEVELOPMENT

2020.10.30
PROJECT | TNC_MILL - PH2
DESIGNED BY | KE/AW
DRAWN BY | RK/BF
REVISIONS

ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)

G104

TOWN & COUNTRY MARKETS, INC.

CENTRAL MARKET MILL CREEK | MILL CREEK, WA

DESIGN REVIEW | 2020.10.30 | CUSHING TERRELL



PROJECT INFORMATION

Project Address: 15605 Main St., Mill Creek, WA 98012

Parcel Number: 27050600304200

Legal Description: Section 6 Township 27 Range 5 Quarter SW1/4 LOT 5 OF WAKEFIELD CENTER BSP 03-54 REC AFN200312055017 BEING A PTN OF NE1/4 SW1/4

DESIGN NARRATIVE

Our design intent with the exterior addition remodel at Central Market Mill Creek is to enhance the market's outdoor "Seating Area" and also establish an "Online-Order" fulfillment service department that is forward-facing to the customers at the front side of the store. Our objective is to create an inviting indoor-outdoor seating space that will be a vibrant gathering space for the community and to create an online-order fulfillment department that is well-integrated with the customer's shopping experience.

We are proposing for the existing exterior seating area at northwest corner of the building to be converted into a new indoor-outdoor customer "Seating Area." Portions of the existing metal trusses will be removed and new exterior walls and roof will be added to create an enclosed space for customer seating that adjacent to the Deli and food service departments. New folding windows and fixed windows will be added to create a sense of visual connection between the indoor-outdoor seating and allow for good ventilation. New wood trellis elements will be added above the outdoor seating area to create an intimate seating area and to integrate with the existing wood beams design at the overall building. New planters will be provided along the exterior seating area to bring more physical protection for the seating area and add more natural elements to form an inviting space.

We are proposing for the existing floral department on the northeast side of the building to be converted into a new "Online-Order" fulfillment department. Portions of the existing metal trusses will be removed and new exterior walls and roof will be added to create an enclosed space for staff use. New windows will be added at the exterior wall to provide visual connection into the outside and allow the staff to see as customers arrive at designated parking spaces for online-order pick-up.

The design element for the proposed exterior additions in both the "Seating Area" and "Online-Order" fulfillment area will complement the overall building design and the surrounding buildings. New exterior walls will be constructed with cementitious lap siding with a red color tone to bring more warmth to the building and to blend in with the color tone of the brick buildings in the surrounding shopping plaza. With the proposed exterior additions at Central Market Mill Creek, the new spaces will enhance the outdoor design elements at the store as well as create a more well-connected and engaging gathering space for the community.

TOWN & COUNTRY MARKETS, INC.

CENTRAL MARKET MILL CREEK | MILL CREEK, WA

DESIGN REVIEW | 2020.10.30 | CUSHING TERRELL

PROJECT INFORMATION | 02



EXISTING CONDITIONS

EXISTING OUTDOOR SEATING AREA



EXISTING OUTDOOR FLORAL AREA



TOWN & COUNTRY MARKETS, INC.

CENTRAL MARKET MILL CREEK | MILL CREEK, WA

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EXISTING CONDITIONS | 03

SEATING AREA - PERSPECTIVE



TOWN & COUNTRY MARKETS, INC.

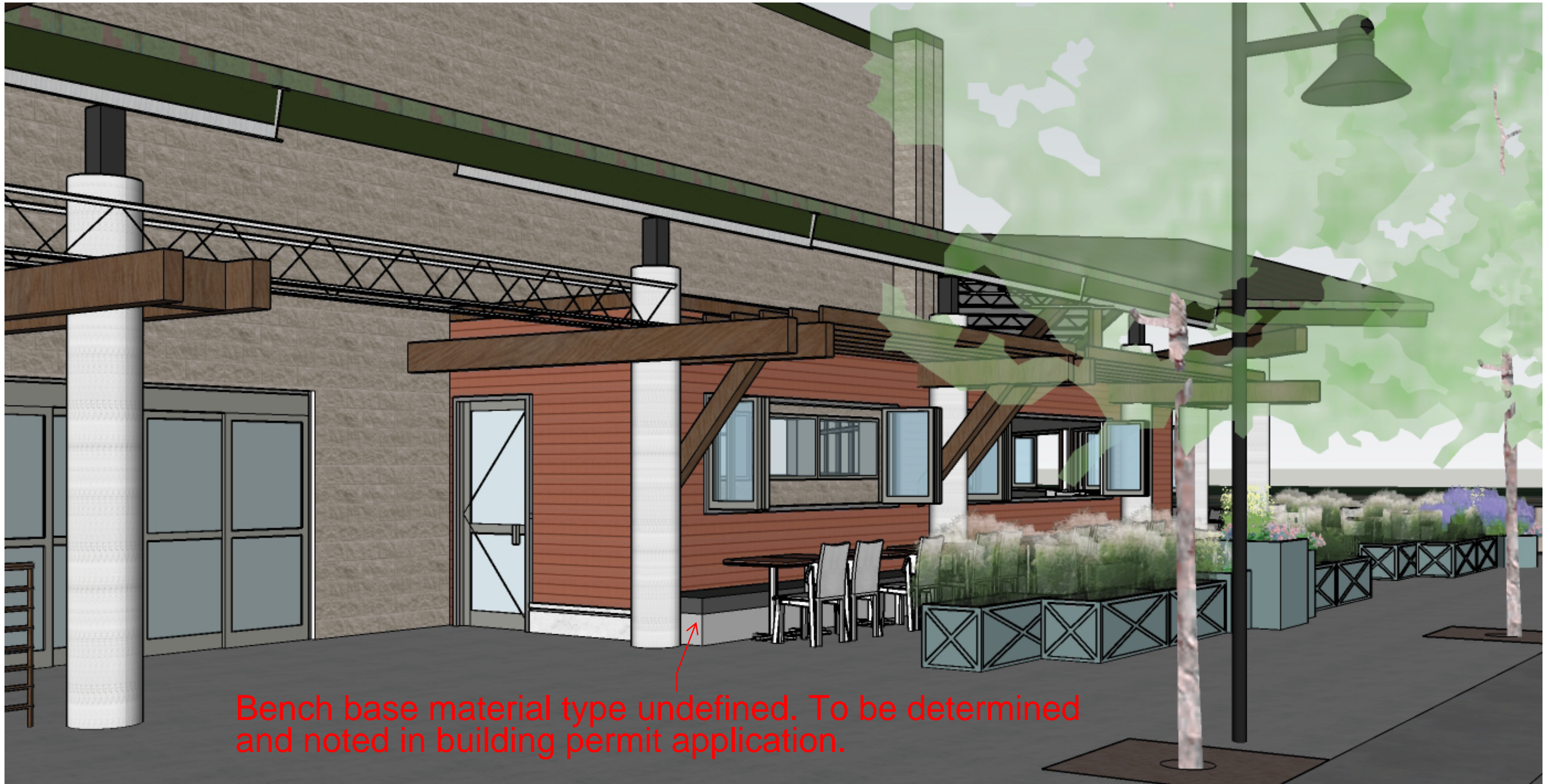
CENTRAL MARKET MILL CREEK | MILL CREEK, WA

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EXTERIOR DESIGN | 04



SEATING AREA - PERSPECTIVE



Bench base material type undefined. To be determined and noted in building permit application.

TOWN & COUNTRY MARKETS, INC.

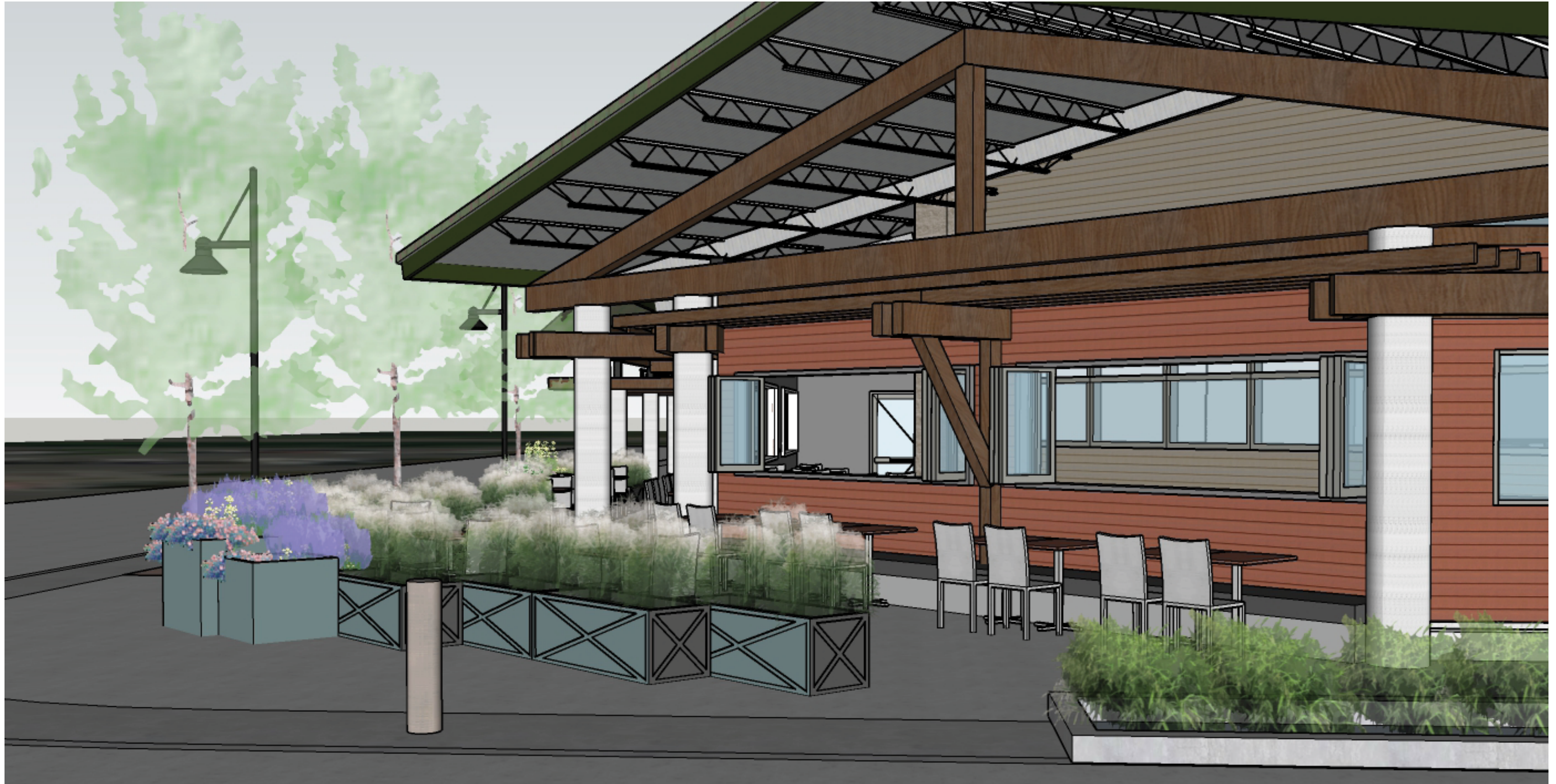
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EXTERIOR DESIGN | 05



SEATING AREA - PERSPECTIVE



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EXTERIOR DESIGN | 06



SEATING AREA - PERSPECTIVE



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EXTERIOR DESIGN | 07

ONLINE-ORDER - PERSPECTIVE



TOWN & COUNTRY MARKETS, INC.

CENTRAL MARKET MILL CREEK | MILL CREEK, WA

DESIGN REVIEW | 2020.10.30 | CUSHING TERRELL

EXTERIOR DESIGN | 08



MATERIALS & COLORS

COLORS



CEMENTITIOUS LAP SIDING
HARDIE BOARD (BEVELED)
SW 6334
FLOWER POT
115-C6



WOOD BEAM/TRIM STAIN
(MATCH EXISTING)



EXPOSED CONCRETE
(CONCRETE CURBS)

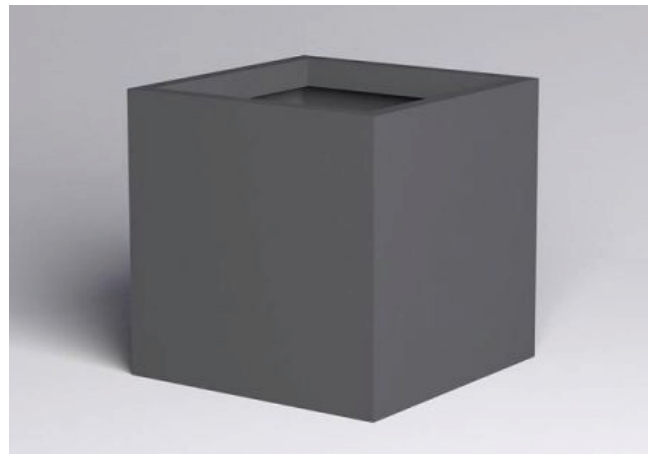


WINDOW/DOOR FRAMES
ANODIZED ALUMINUM
(CLEAR)



PLANTERS (CUSTOM COLOR)
SW 9140
BLUSTERY SKY
221-C5

FIBERGLASS PLANTERS



SQUARE PLANTER, MODERN
(CUSTOM COLOR: SW BLUSTERY SKY)



XANDER PLANTER
(CUSTOM COLOR: SW BLUSTERY SKY)

TOWN & COUNTRY MARKETS, INC.

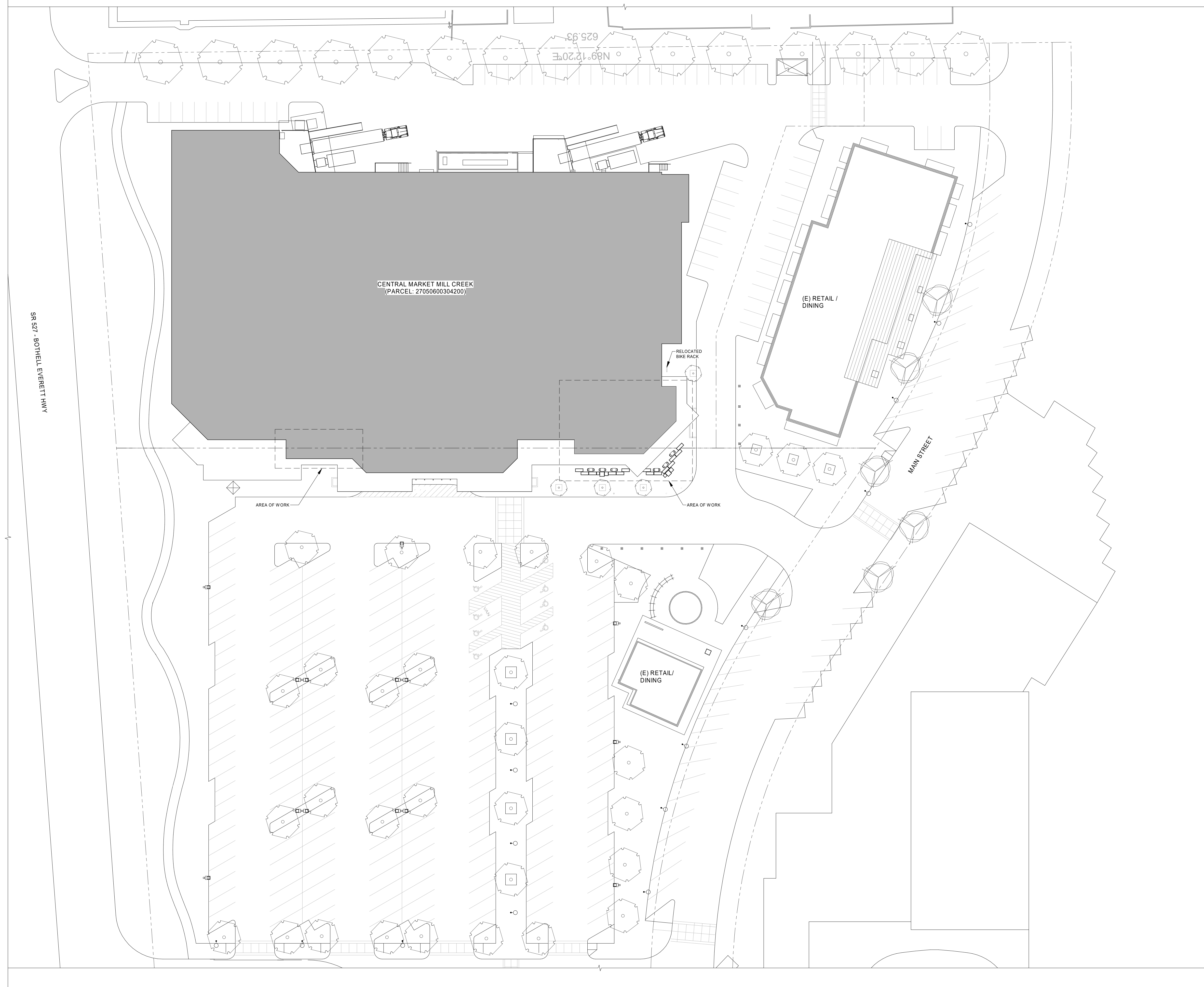
CENTRAL MARKET MILL CREEK | MILL CREEK, WA

DESIGN REVIEW | 2020.10.30 | CUSHING TERRELL

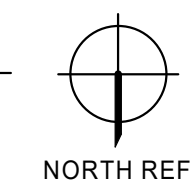
GENERAL SITE PLAN NOTES

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- B. EXISTING COMPLIANT SETBACKS WILL BE MAINTAINED AND ADA ACCESSIBILITY WIDTHS PROVIDED.
- C. EXISTING VEGETATION TO BE RETAINED.
- D. NO REVISIONS TO PARKING PROPOSED.
- E. NO GRADE CHANGE AND USE OF EXISTING CONCRETE PAD PROPOSED.

Attachment 3



1 SITE PLAN (FOR REFERENCE ONLY)
G104 1" = 30'-0"



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

15605 MAIN ST., MILL CREEK WA 98012
CENTRAL MARKET MILL CREEK - TENANT IMPROVEMENT

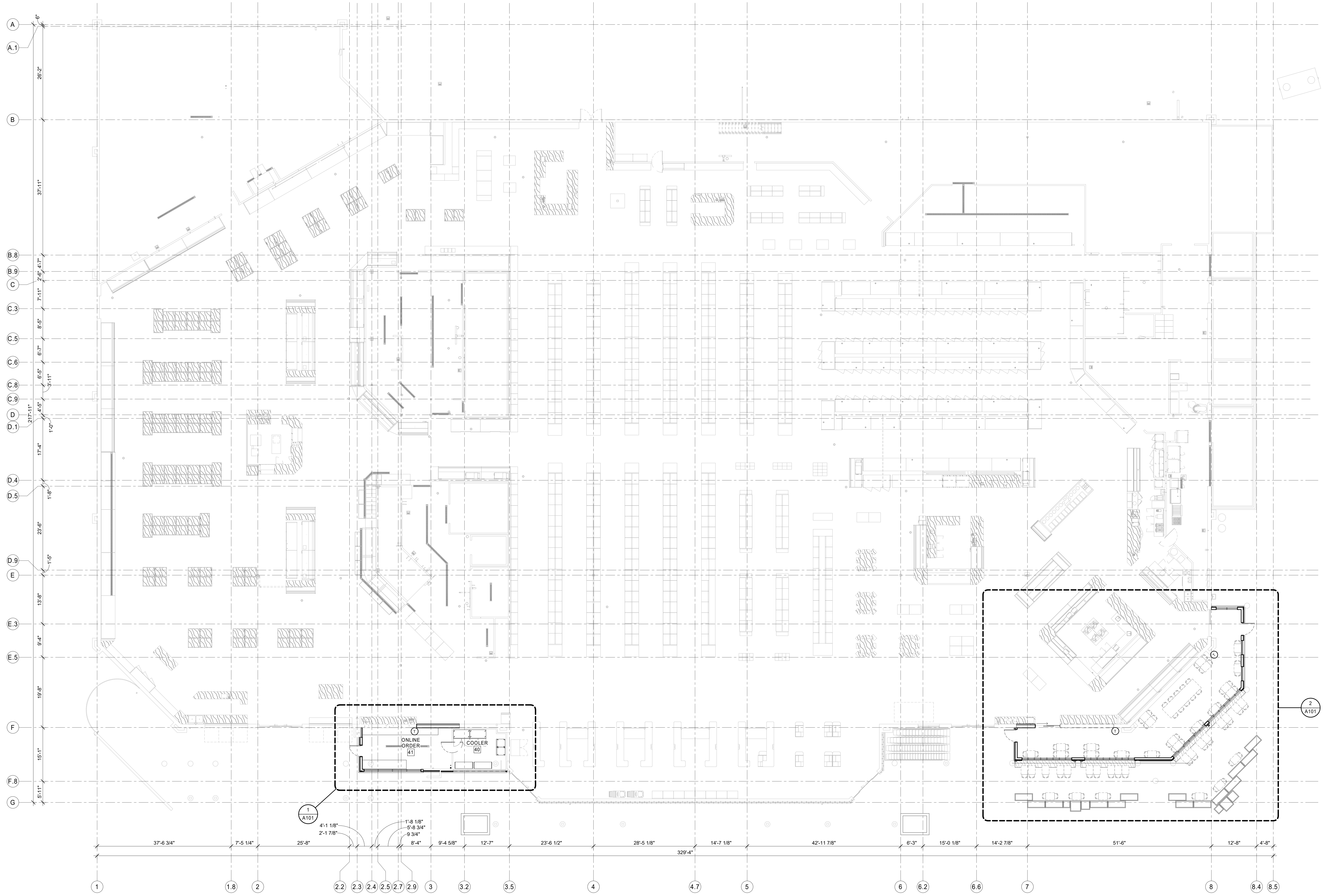
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DESIGN DEVELOPMENT

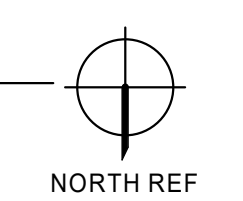
2020.10.30
PROJECT | TNC_MILL - PH2
DESIGNED BY | KE/AW
DRAWN BY | RK/BF
REVISIONS

ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)

G104



1 FIRST FLOOR
3/32" = 1'-0"



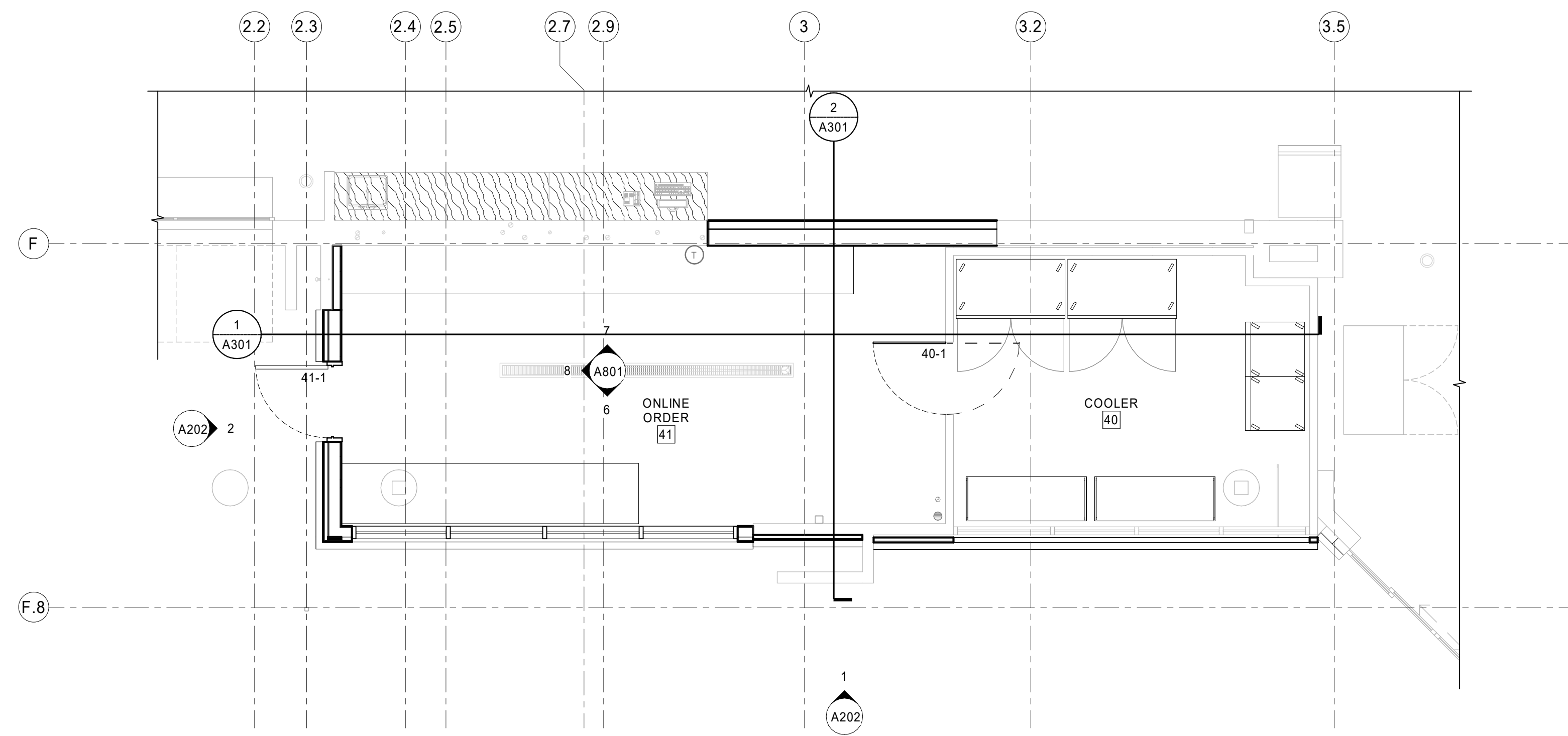
GENERAL NOTES

- A. SEE SHEET A001 FOR WALL TYPE LEGEND, REF A001 FOR ASSEMBLY TAG NOTES.
- B. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF EXISTING, OR CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON PLAN.
- C. UNLESS OTHERWISE NOTED, ASSUME ALL WALL MATERIAL EXTEND TO UNDERSIDE OF ROOF DECK.
- D. ALL DOOR FRAMES SHALL BE 6" FROM ADJACENT STUD WALL, UNLESS NOTED OTHERWISE.
- E. MILLWORK TO BE OWNER PROVIDED SCOPE, FOR OWNER DIRECT CONTRACTOR.
- F. REF SHEETS A700s FOR WALL TAGS & DIMENSIONING.

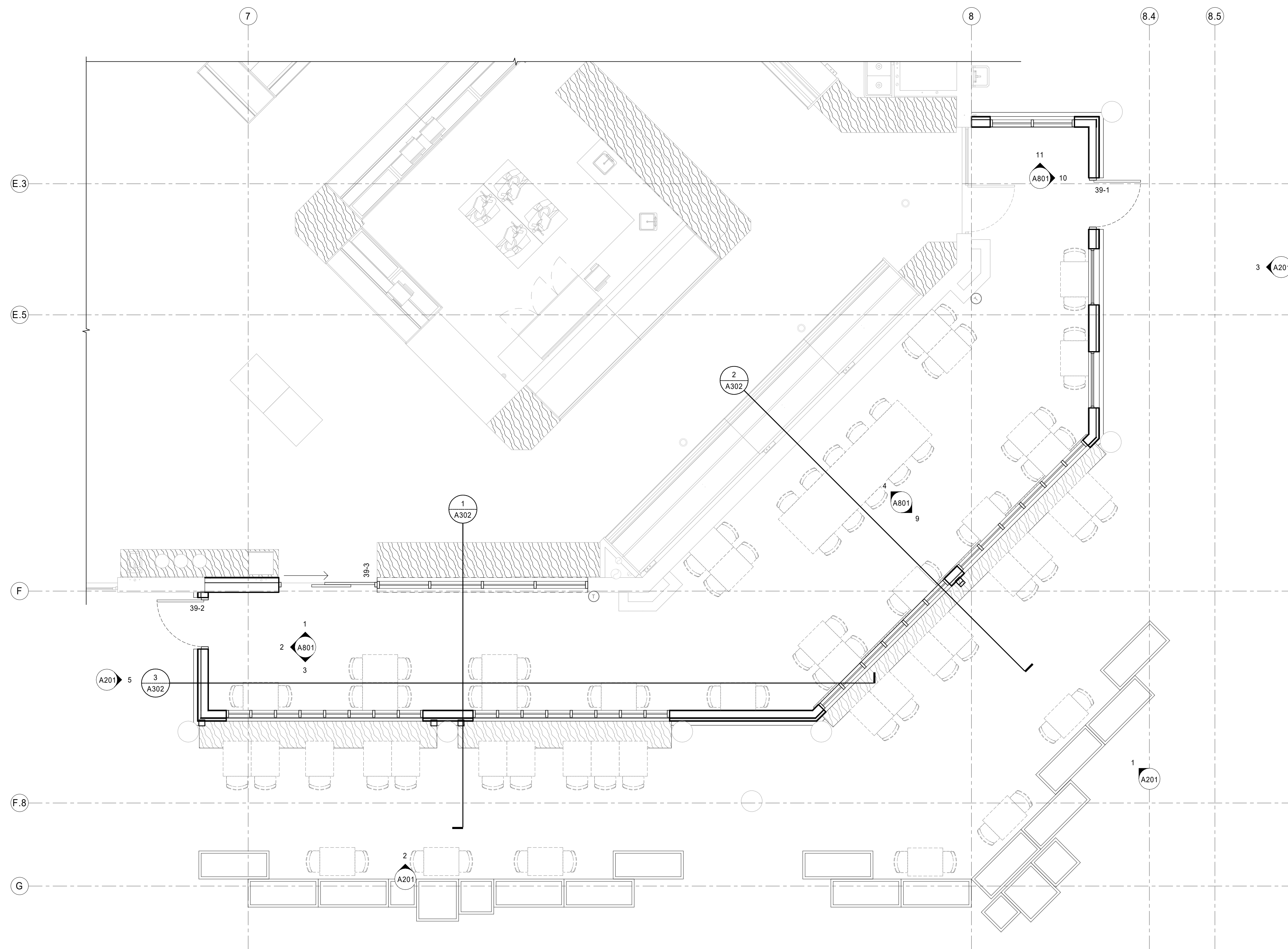
PLAN LEGEND

- ASSEMBLY TYPE (SEE ASSEMBLIES SHEET)
- ASSEMBLY MODIFIER, PER TYPE
- ROOM NAME AND NUMBER
- WINDOW TYPE (SEE A600s)
- KEYNOTE
- DIRECTION OF VIEW, IF APPLICABLE
- DRAWING NUMBER
- SHEET WHERE DRAWN
- DOOR NUMBER (SEE SHEET A601)
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- DIMENSION TO CENTER LINE

KEYNOTES



1 ENLARGED PLAN - ONLINE ORDER
A101 1/4" = 1'-0"



2 ENLARGED PLAN - OUTDOOR SEATING
A101 1/4" = 1'-0"

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CENTRAL MARKET MILL CREEK - TENANT IMPROVEMENT

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DESIGN DEVELOPMENT

2020.10.30
PROJECT# | TNC_MLL - PH2
DESIGNED BY | KE/AW
DRAWN BY | RK/BF
REVISIONS

ENLARGED FLOOR PLANS

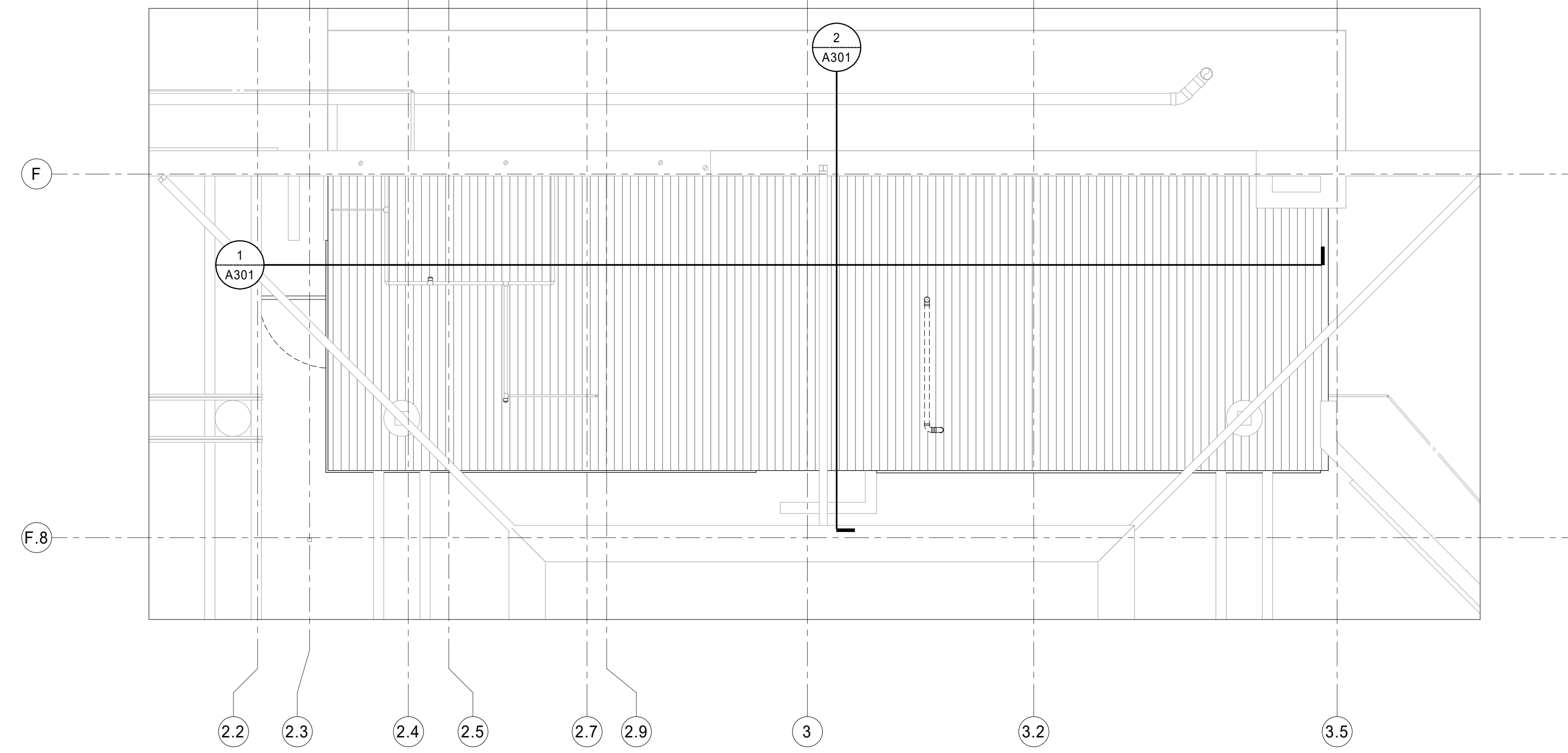
A101

GENERAL ROOF NOTES

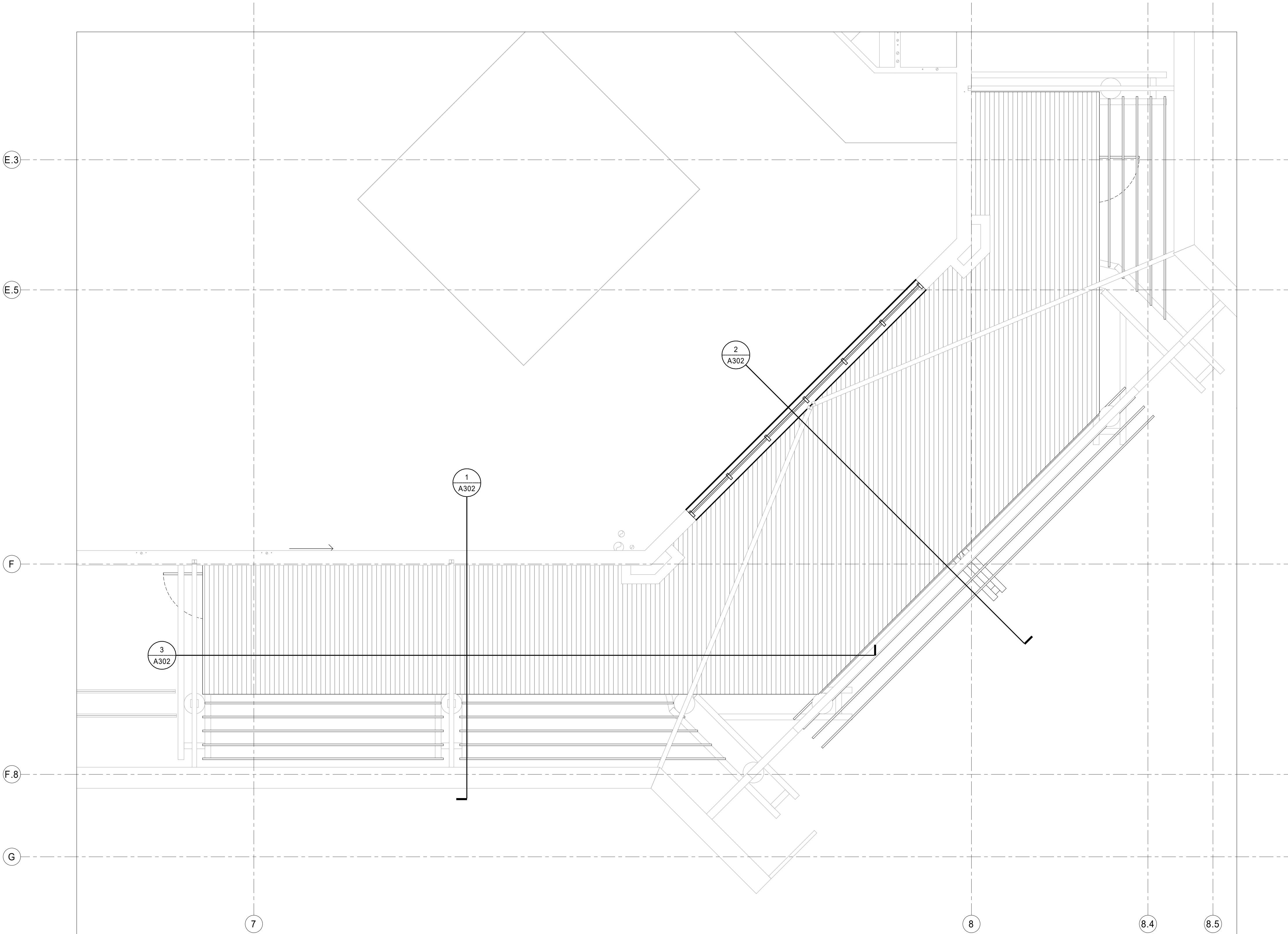
- A. SEE SHEET G101 FOR PLAN LEGEND
- B. ROOFTOP EQUIPMENT SHOWN FOR REFERENCE ONLY - REFER TO M/E/P SHEETS FOR DETAILED INFORMATION.
- C. ALL PENETRATIONS TO BASE SHEET G101 FOR PLAN LEGEND.
- D. ALL PENETRATIONS TO BE 18" MINIMUM FROM ANY ROOF OPENING.
- E. REFER TO ROOFTOP RESPONSIBILITY MATRIX FOR COORDINATING SCOPE OF WORK. WALKING PADS FROM ROOF HATCH TO ALL ROOFTOP EQUIPMENT TO BE INSTALLED BY LANDLORD (CORE & SHELL CONTRACTOR).
- F. ALL ROOFTOP EQUIPMENT (BY LANDLORD) TO BE MINIMUM 10' FROM ROOF EDGES WITH PARAPETS LESS THAN 30°
- G. SLOPE/CRICKET ROOF (BY LANDLORD) AS REQUIRED AROUND ROOFTOP WORK TO ENSURE PROPER DRAINAGE.
- H. 8" MINIMUM FROM ANY ROOF OPENING.
- I. REFER TO ROOFTOP RESPONSIBILITY MATRIX FOR COORDINATING SCOPE OF WORK. WALKING PADS FROM ROOF HATCH TO ALL ROOFTOP EQUIPMENT TO BE INSTALLED BY LANDLORD (CORE & SHELL CONTRACTOR).
- J. ALL ROOFTOP EQUIPMENT (BY LANDLORD) TO BE MINIMUM 10' FROM ROOF EDGES WITH PARAPETS LESS THAN 30°
- K. SLOPE/CRICKET ROOF (BY LANDLORD) AS REQUIRED AROUND ROOFTOP WORK TO ENSURE PROPER DRAINAGE.

KEYNOTES

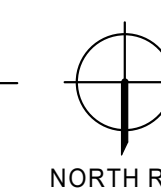
- 1 EXISTING ROOFTOP FAN
- 2 EXISTING RTU



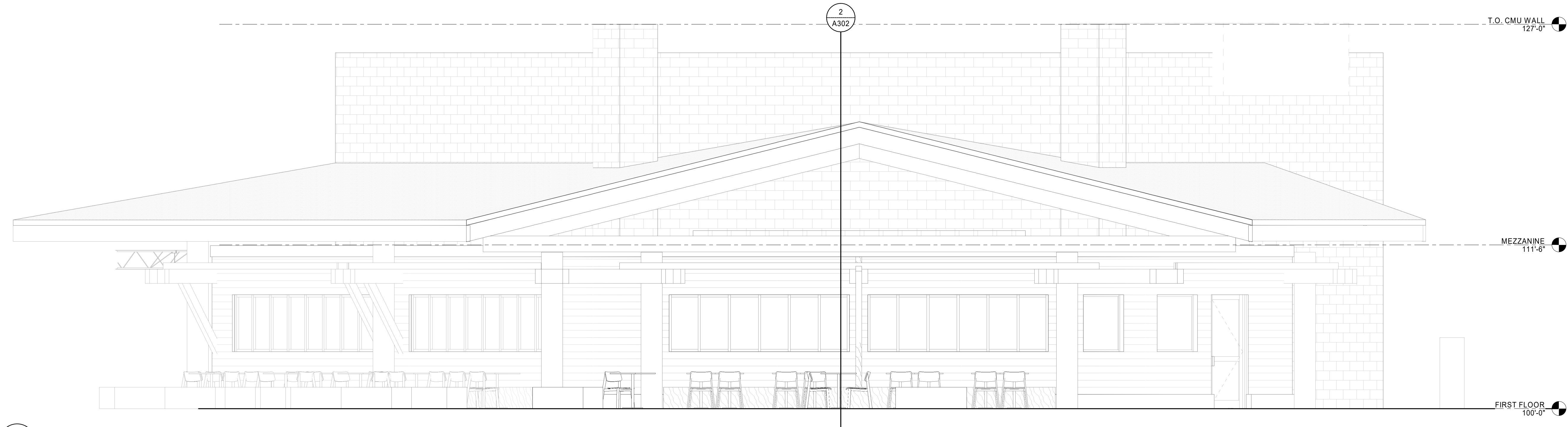
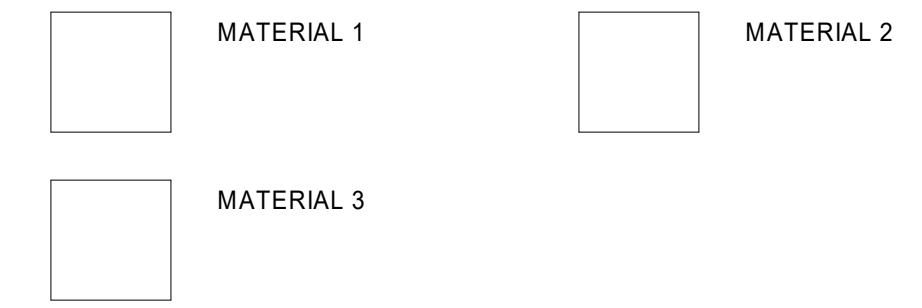
1 ROOF PLAN - ONLINE ORDER
1/4" = 1'-0"



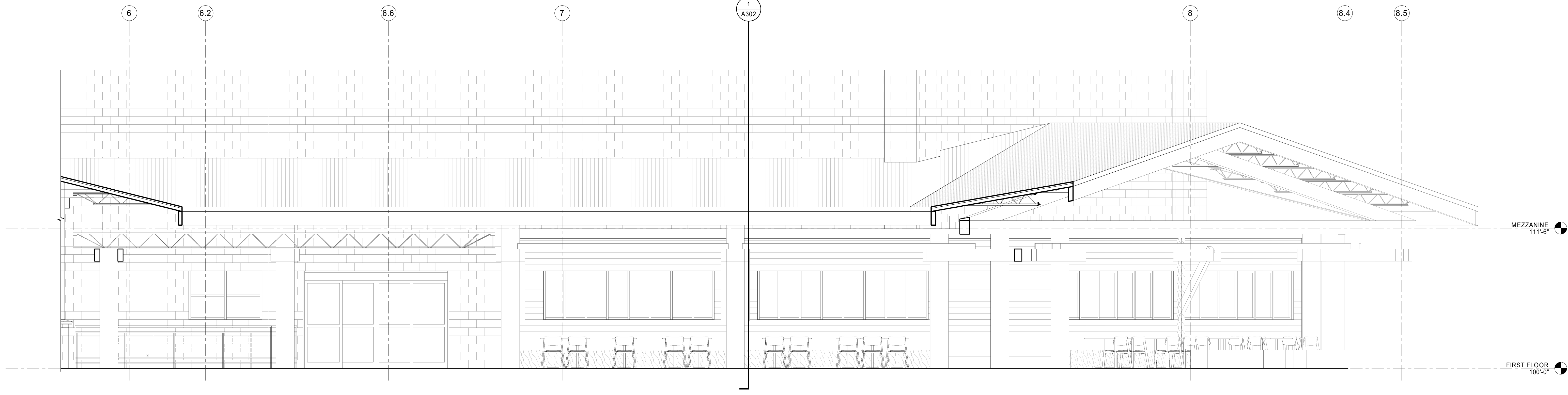
2 ROOF PLAN - OUTDOOR SEATING
1/4" = 1'-0"



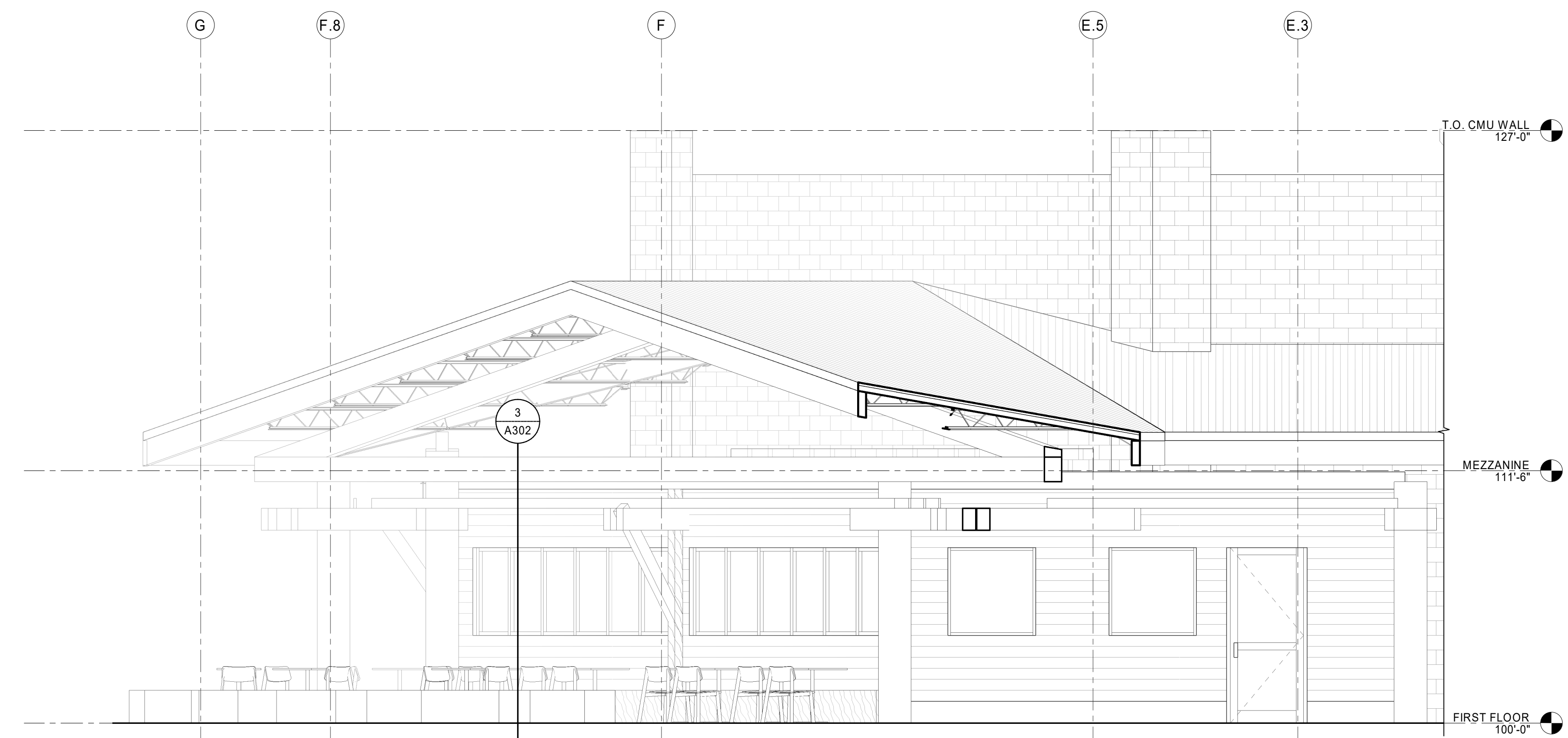
MATERIALS LEGEND



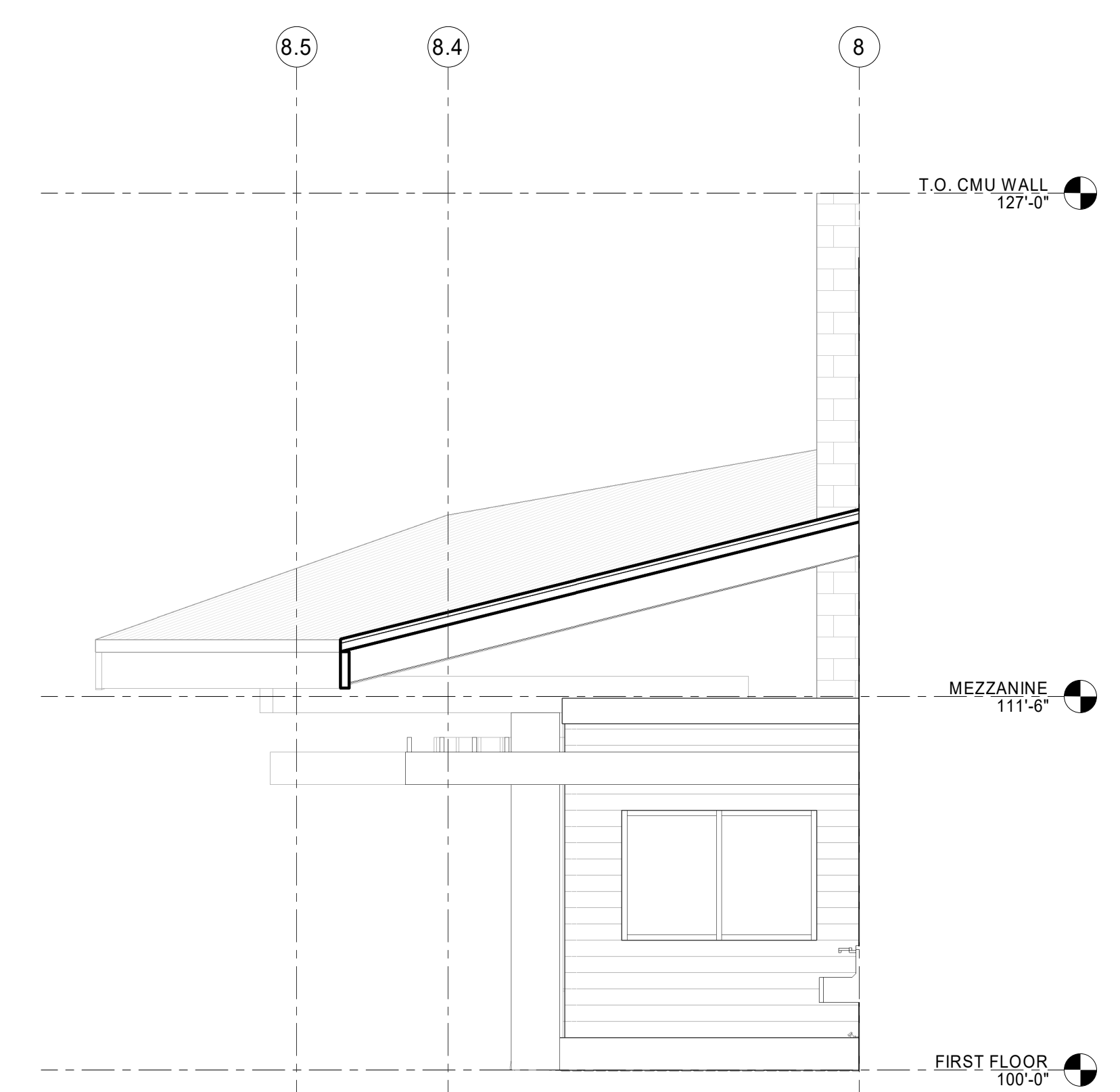
1
A201
EXTERIOR ELEVATION @ SEATING AREA NORTHWEST
1/4" = 1'-0"



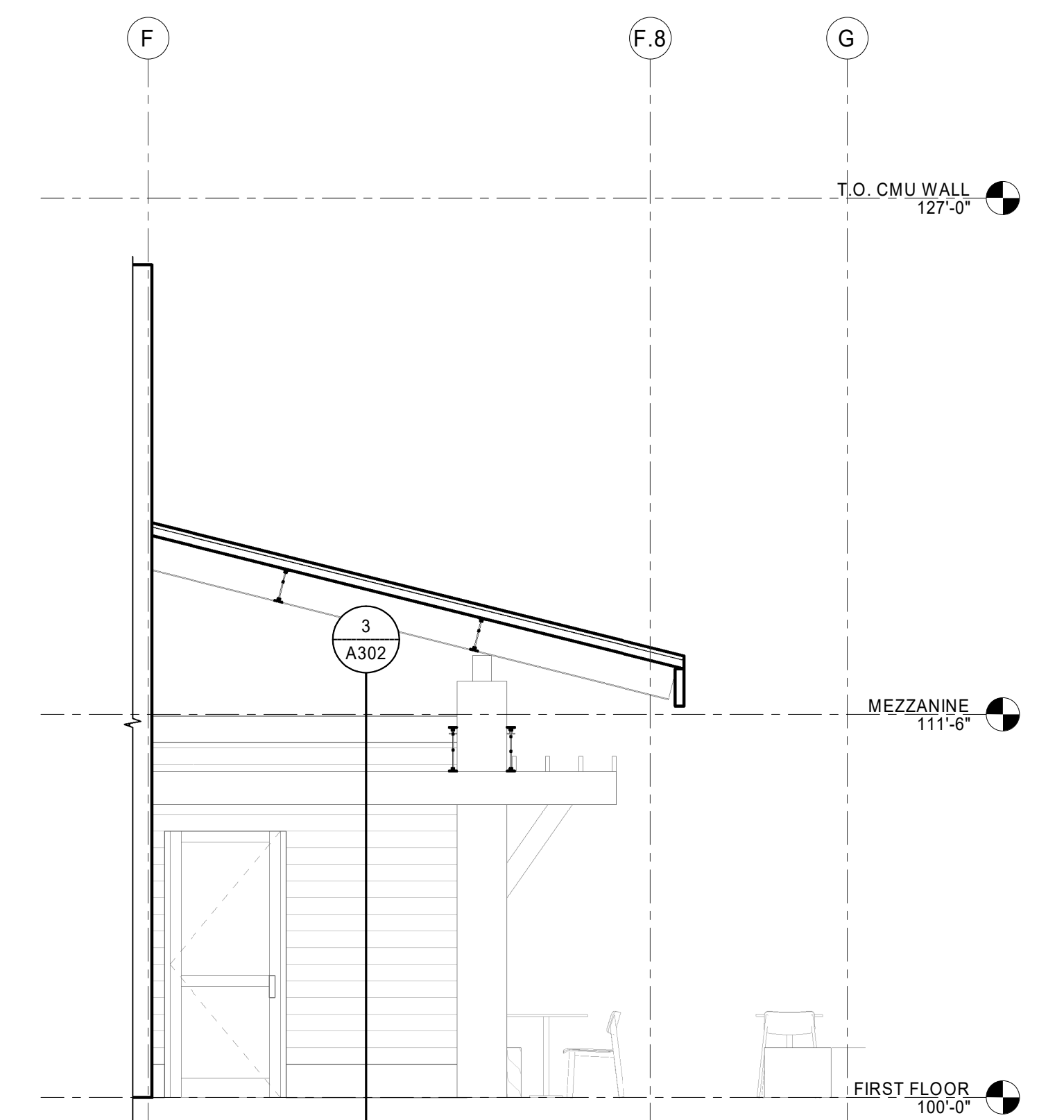
2
A201
EXTERIOR ELEVATION @ SEATING AREA NORTH
1/4" = 1'-0"



3
A201
EXTERIOR ELEVATION @ SEATING AREA WEST
1/4" = 1'-0"



4
A201
EXTERIOR ELEVATION @ SEATING AREA SOUTH
1/4" = 1'-0"



5
A201
EXTERIOR ELEVATION @ SEATING AREA EAST
1/4" = 1'-0"

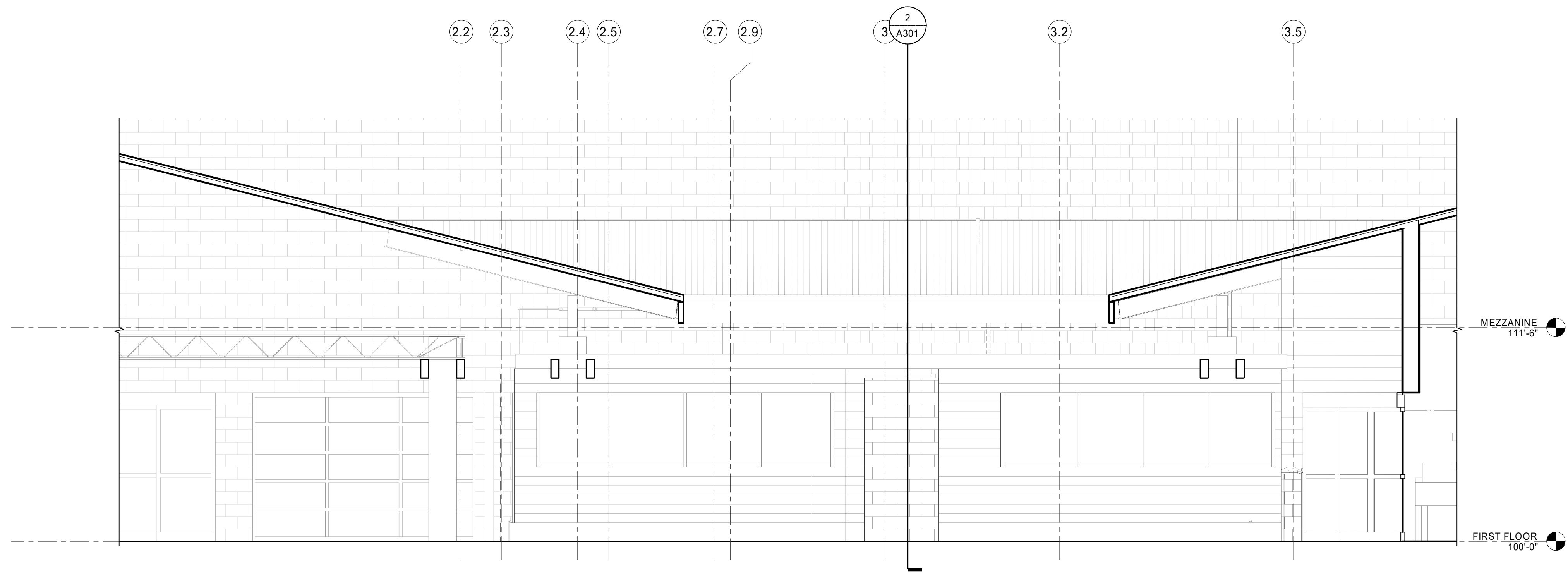
15605 MAIN ST., MILL CREEK WA 98012
CENTRAL MARKET MILL CREEK - TENANT IMPROVEMENT

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

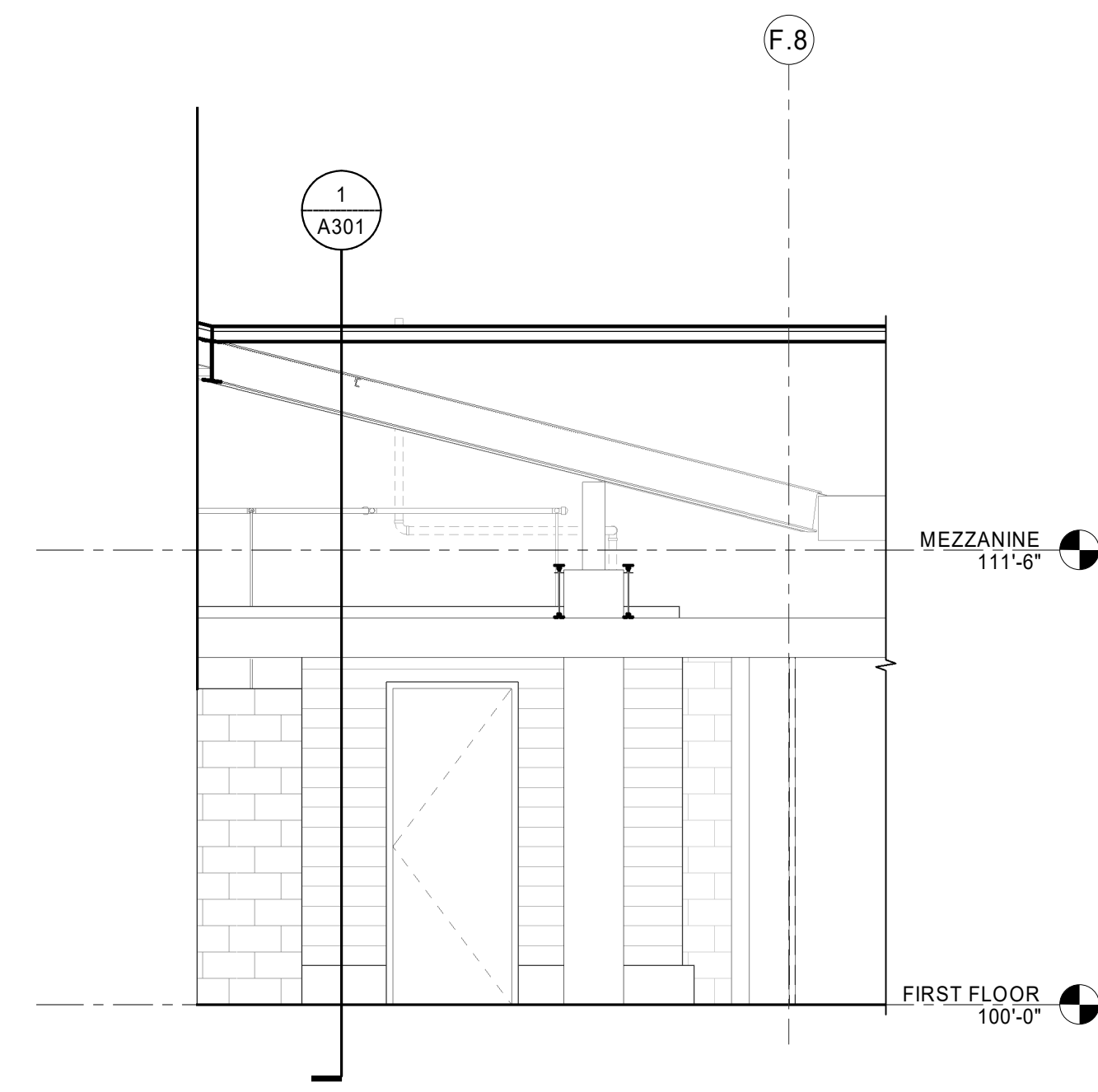
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DESIGN DEVELOPMENT
2020.10.30
PROJECT | TNC_MLL - PH2
DESIGNED BY | KE/AW
DRAWN BY | RK/BF
REVISIONS

EXTERIOR ELEVATIONS

A201



1
A202
EXTERIOR ELEVATION @ ONLINE ORDER NORTH
1/4" = 1'-0"



2
A202
EXTERIOR ELEVATION @ ONLINE ORDER EAST
1/4" = 1'-0"

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

15605 MAIN ST., MILL CREEK WA 98012
CENTRAL MARKET MILL CREEK - TENANT IMPROVEMENT



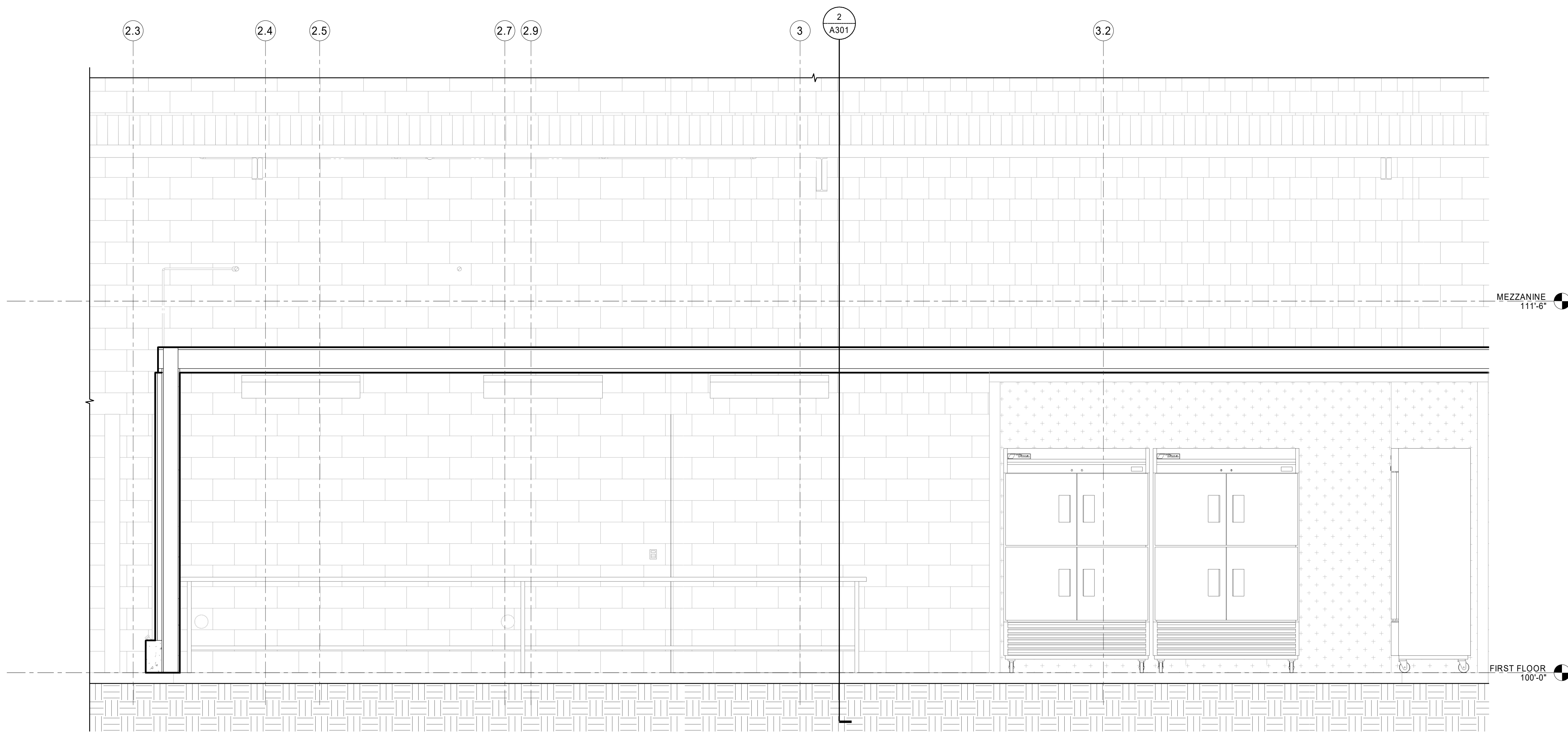
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DESIGN
DEVELOPMENT

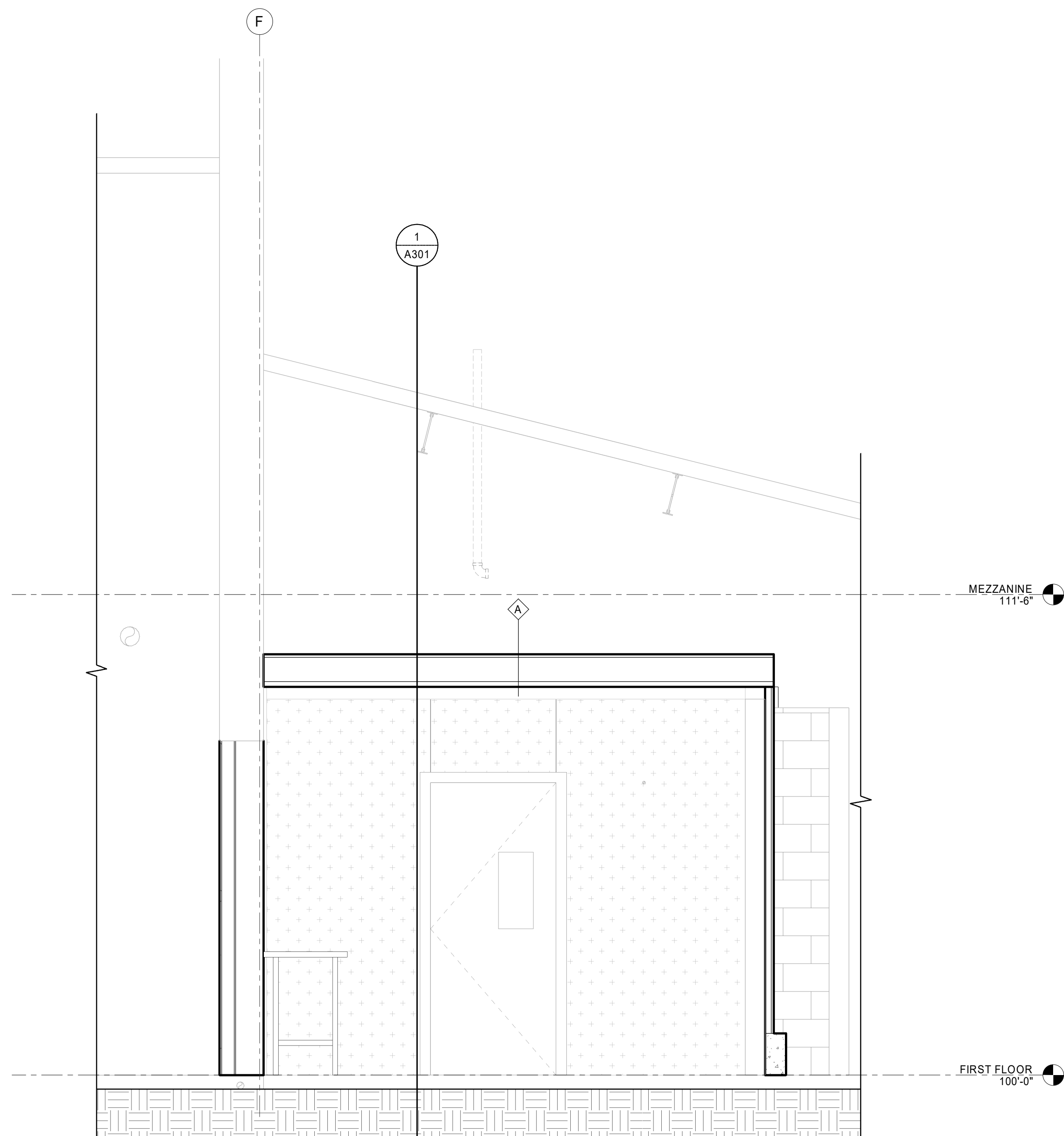
2020.10.30
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REVISIONS

EXTERIOR
ELEVATIONS

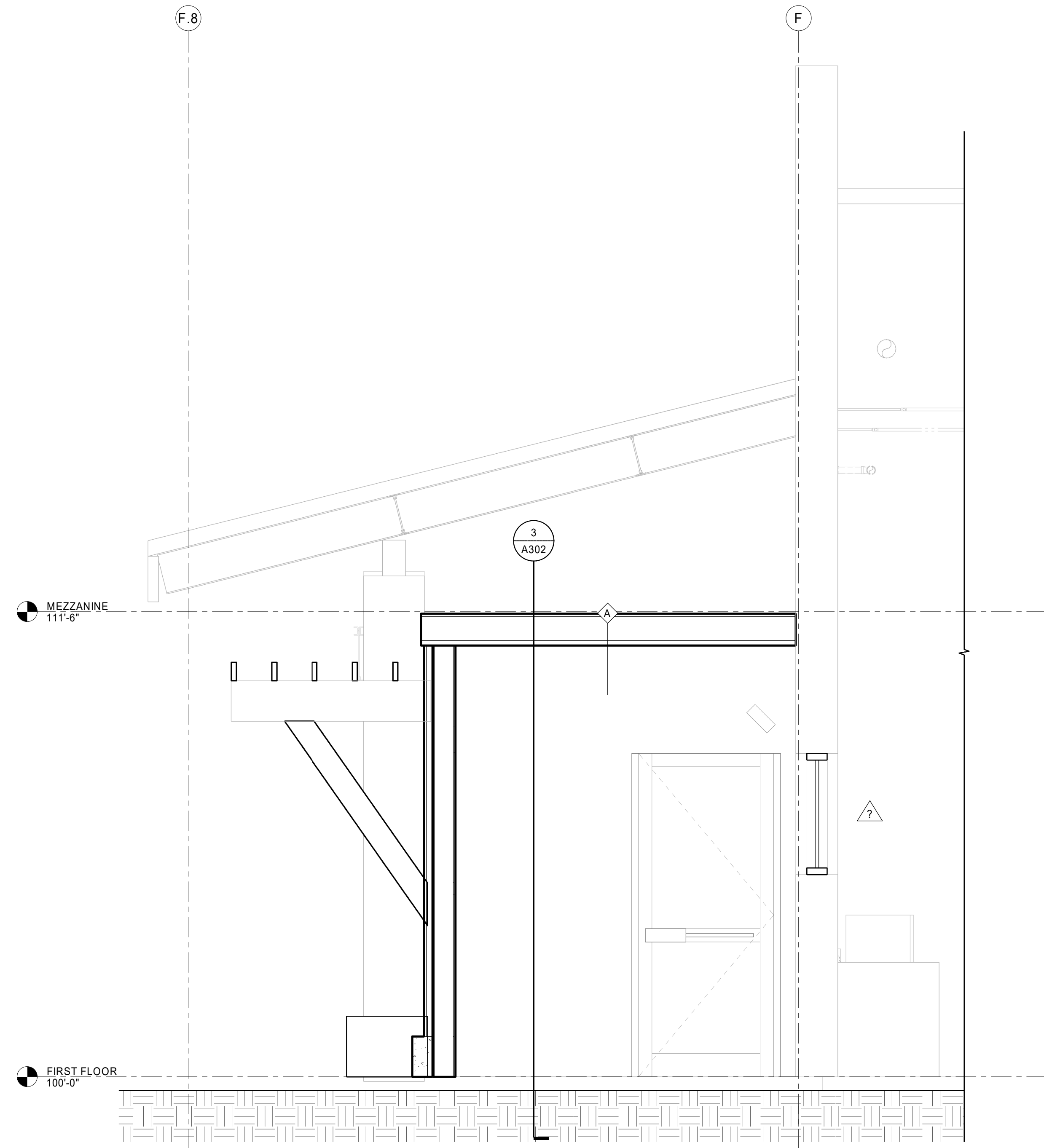
A202



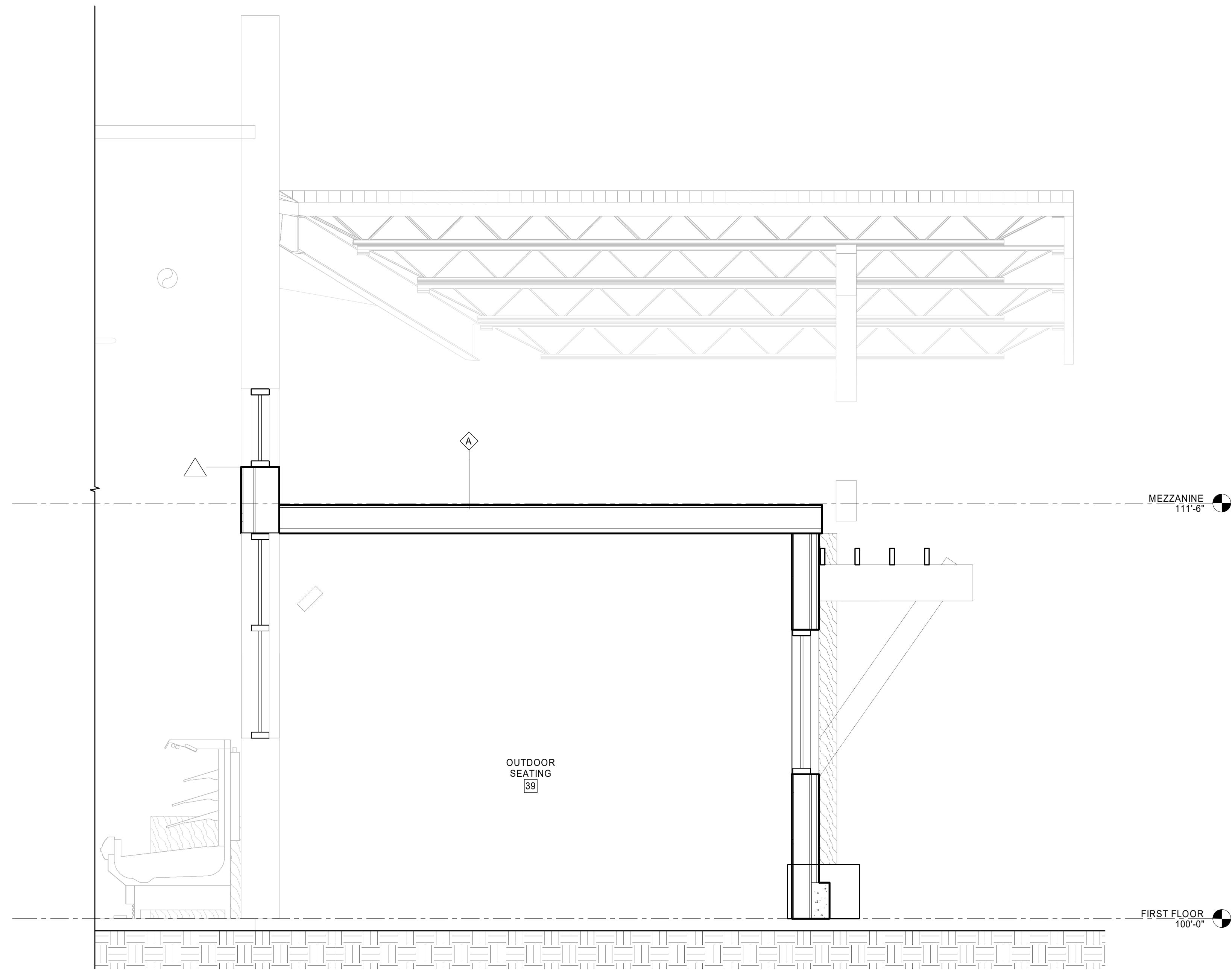
1 WALL SECTION 2 AT ONLINE ORDER
1/2" = 1'-0"



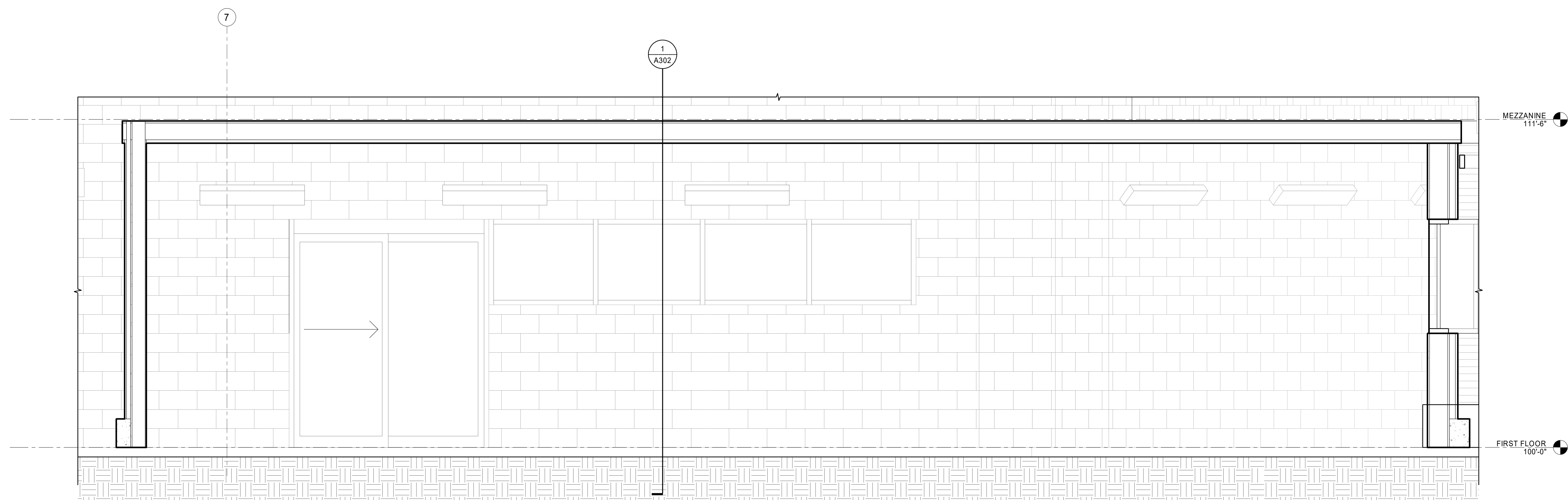
2 WALL SECTION 1 @ ONLINE ORDER
1/2" = 1'-0"



1 WALL SECTION 1 AT OUTSIDE SEATING
A302 1/2" = 1'-0"



2 WALL SECTION 2 AT OUTSIDE SEATING
A302 1/2" = 1'-0"



3 WALL SECTION 3 AT OUTSIDE SEATING
A302 1/2" = 1'-0"

LANDSCAPING

SUN LOVING SPECIES



Miscanthus sinensis 'Little Kitten'



Pennisetum alopecuroides 'Little Bunny'



Nepeta racemosa 'Walker's Low'



Achillea 'Apricot Delight'



Bouteloua gracilis 'Blonde Ambition'

SHADE TOLERANT SPECIES



Aquilegia x hybrida 'Origami Yellow'



Chasmanthium latifolium



Tiarella cordifolia