



Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

October 18, 2018

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 August 16, 2018 Meeting Minutes ⁽¹⁾ | |
| IV. NEW BUSINESS: | 5:17 p.m. |
| A. The Farm at Mill Creek Binding Site Plan – Building Elevations Informal Review ⁽²⁾ | |
| V. ADJOURNMENT: | 6:30 p.m. |

ATTACHMENTS:

1. August 16, 2018 Meeting Minutes
2. Proposed Project Narrative, Site Plan, Floor Plan and Buildings Elevations – Mixed-Use Buildings D, E and F



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
August 16, 2018**

Draft

DRB Members:

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

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

I. CALL TO ORDER:

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

II. ROLL CALL:

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

III. MINUTES:

A. Minutes of July 19, 2018

MOTION: Member Hastings moved, seconded by Member Symms, to approve the July 19, 2018 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

The Pointe Condominiums - Monument Sign

Senior Planner Amrine stated that the project before the Board is a proposed residential identification sign for The Pointe Condominiums. She reminded the Board that this project was reviewed at the July meeting and the DRB deferred a decision and asked the applicant to provide a more detailed site plan. Ms. Amrine noted that the applicant submitted a detailed site plan, to scale, with specific measurements and planting details. She noted that the location of the sign has been moved to the east side of the entry. The sign is also

slightly smaller than noted in the original proposal. The sign will meet the setback requirements and will also feature LED up-lighting. Ms. Amrine concluded her presentation and turned the meeting over to the Chair for Board discussion and questions.

The applicant answered several questions for the Board. Several Board Members complimented the applicant on the proposed sign and thanked them for providing the additional requested information.

MOTION: Member Symms moved, seconded by Member Hastings, to approve the proposed monument sign for The Pointe Condominiums as conditioned in the staff report. The motion was approved unanimously.

V. ADJOURNMENT:

Vice Chair Hambelton adjourned the meeting with the consensus of the Board at 5:25 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner

olsonprojects
3624 s manito blvd.
spokane, wa 99203

The Farm at Mill Creek
Informal Design Review

The Farm is a mixed-use development consisting of 6 commercial free standing buildings with 3 mixed use podium residential buildings. The site has a mixture of surface lot, street and structured parking. Primary access resides off 132nd Street NE.

This informal design review meeting is intended to introduce the board to the project and illustrate the scale of the residential structures. The site and pad commercial buildings shall be discussed at a second meeting. The drawings are conceptual in nature.

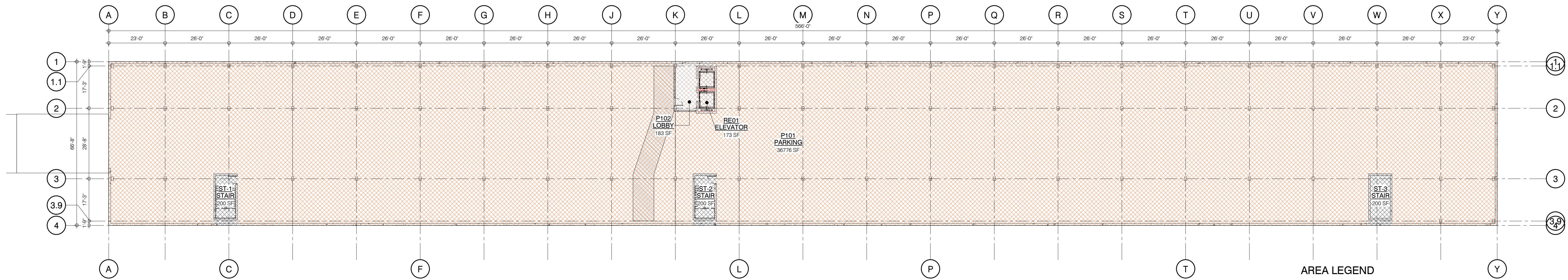
The buildings materials consist of the following:

Commercial Levels

- Concrete
- Brick Veneer
- Steel Awnings
- Aluminum Storefront

Residential Levels

- Steel Siding
- Cement Board panel
- Vinyl lap
- Painted trim
- Steel decks

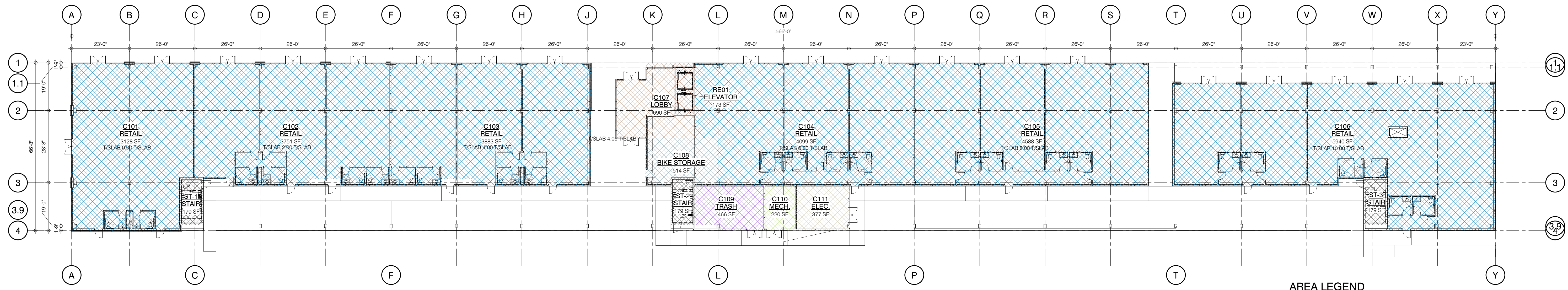


P1 LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

AREA LEGEND

- ELEVATOR
- LOBBY
- PARKING
- STAIR

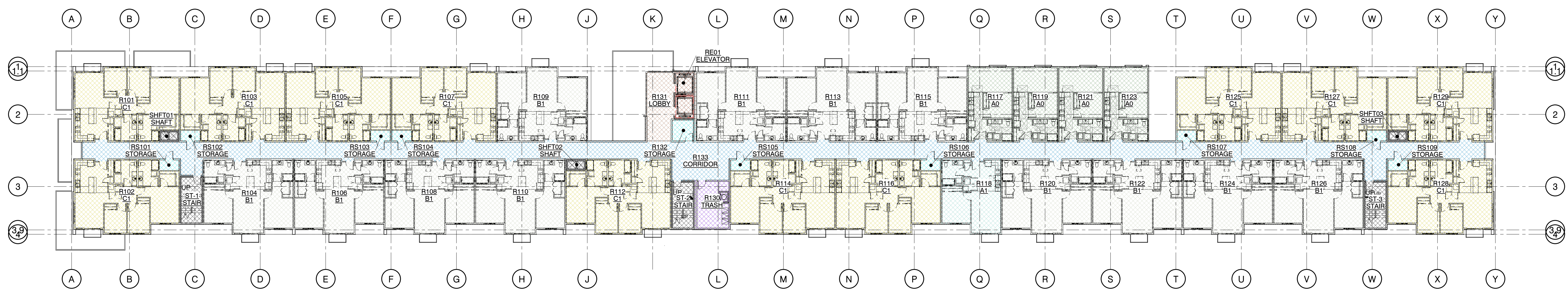


C1 LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

AREA LEGEND

- BIKE STORAGE
- ELEC.
- ELEVATOR
- LOBBY
- MECH.
- RETAIL
- STAIR
- TRASH



R1 LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

AREA LEGEND

- A0
- A1
- B1
- C1
- CORRIDOR
- ELEVATOR
- LOBBY
- SHAFT
- STAIR
- STORAGE
- TRASH

the LAB
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spokane, wa

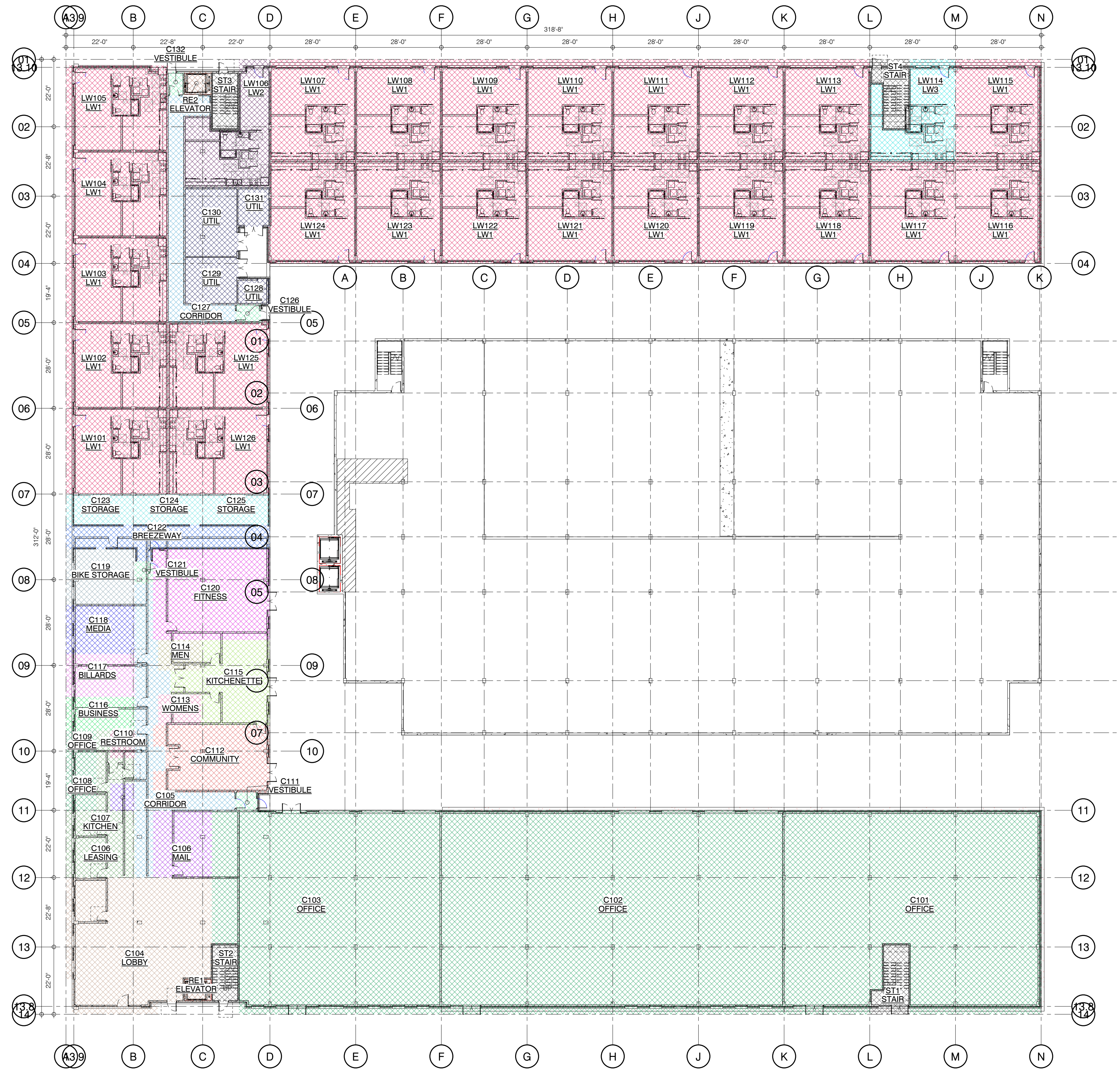
**THE FARM at
MILL CREEK
BUILDING E**
132nd STREET SE (EGLU)
MILL CREEK, WASHINGTON

REVISIONS

#	DESCRIPTION	DATE

PROJ. # 1801
DRAWN: LAB
CHECKED: CO
DATE: 09.25.2018

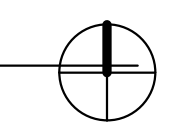
AREA PLANS
A0000



AREA LEGEND

	BIKE STORAGE		LEASING		STAIR
	BILLIARDS		LOBBY		STORAGE
	BREEZEWAY		LW1		UTIL
	BUSINESS		LW2		VESTIBULE
	COMMUNITY		LW3		WOMENS
	CORRIDOR		MAIL		
	ELEVATOR		MEDIA		
	FITNESS		MEN		
	KITCHEN		OFFICE		
	KITCHENETTE		RESTROOM		

C1 FLOOR PLAN
SCALE: 1" = 20'-0"



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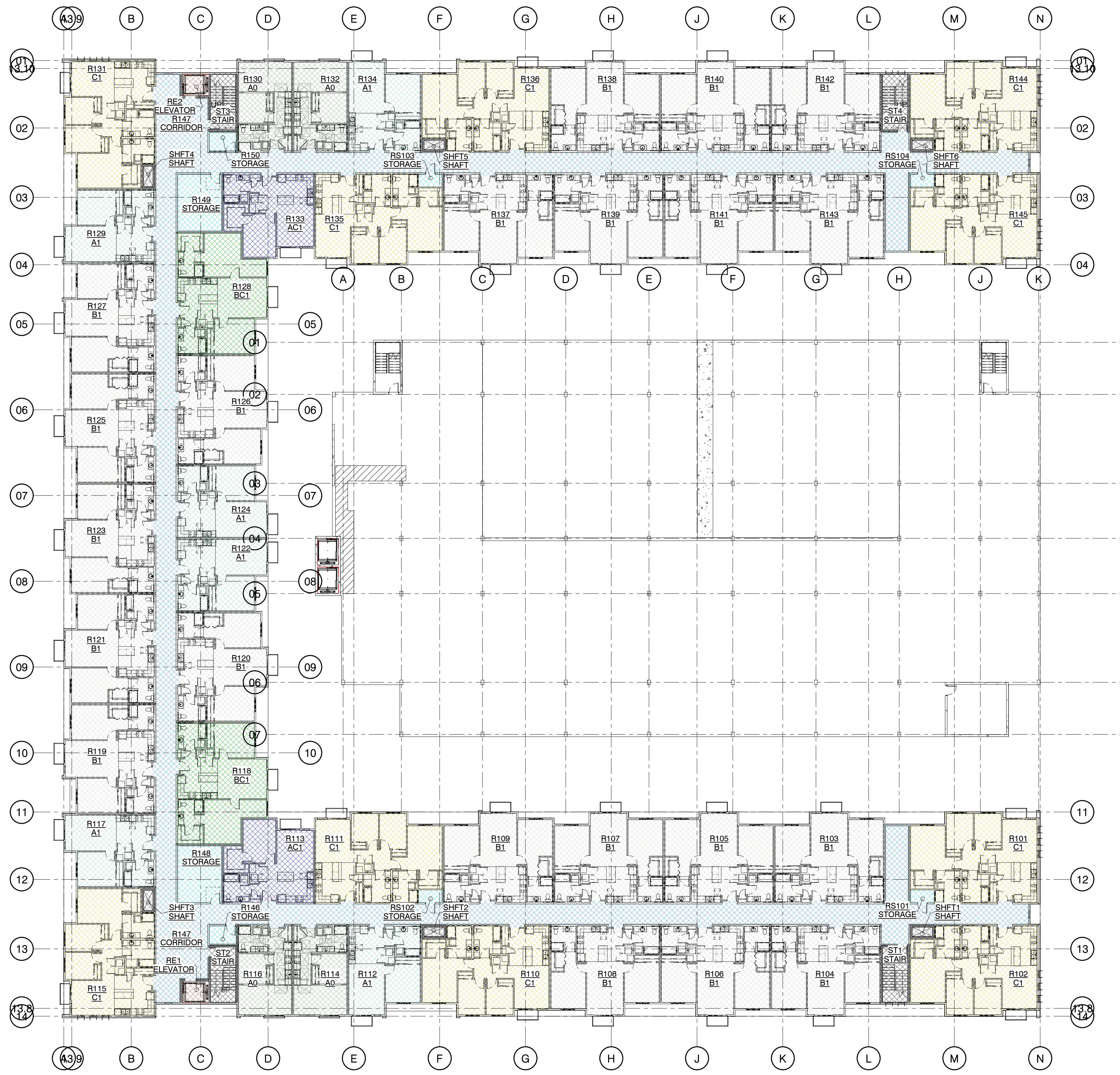
THE FARM at
MILL CREEK
BUILDING F
132nd STREET SE (EGLU)
MILL CREEK, WASHINGTON

REVISIONS

#	DESCRIPTION	DATE

PROJ. # 1801
DRAWN: LAB
CHECKED: CO
DATE: 10.01.2018

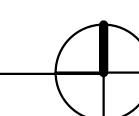
AREA PLANS
A0000



AREA LEGEND

[Pattern]	A0
[Pattern]	A1
[Pattern]	AC1
[Pattern]	B1
[Pattern]	BC1
[Pattern]	C1
[Pattern]	CORRIDOR
[Pattern]	ELEVATOR
[Pattern]	SHAFT
[Pattern]	STAIR
[Pattern]	STORAGE

R1 FLOOR PLAN
SCALE: 1" = 20'-0"



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**THE FARM at
MILL CREEK
BUILDING F**
132nd STREET SE (EGLU)
MILL CREEK, WASHINGTON

REVISIONS

#	DESCRIPTION	DATE

PROJ. # 1801
DRAWN: LAB
CHECKED: CO
DATE: 10.01.2018

AREA PLANS
A0001

10-18-18 DRB Informal Review for
Mixed-Use Buildings D, E and F
(Ground level commercial with four stories of residential above)



RETAIL - ONE LEVEL

BUILDING A1	10,000 S.F.
BUILDING A2	6,075 S.F.
BUILDING A3	3,650 S.F.
BUILDING A4	3,150 S.F.
BUILDING B	4,400 S.F.
BUILDING C	10,500 S.F.
TOTAL	37,775 S.F

GROUND LEVEL MIXED-USE RETAIL

BUILDING D	7,573 S.F.
BUILDING E	25,389 S.F.
BUILDING F	16,600 S.F.
TOTAL	49,562 S.F

4 STORY RESIDENTIAL

354 RESIDENTIAL UNITS

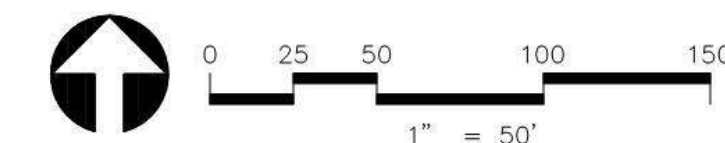
BUILDING HEIGHTS

1 STORY - 20' +/-
A1, A2, A3, A4, B, C

5 STORY - 50' - <60'
D, E, F, GARAGE

LEGEND

- LIVE / WORK
- RETAIL - ONE LEVEL
- MIXED-USE RETAIL W/
RESIDENTIAL ABOVE
- LOUNGE / OFFICE / FITNESS
- PARKING GARAGE



#	DESCRIPTION	DATE

the LAB
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spokane, wa

PROJ. #	1801
DRAWN:	Author
CHECKED:	Checker
DATE:	10.04.18

THE FARM at MILL CREEK

132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

SITE PLAN
DRB002



BLDG. E NORTH ELEVATION - EAST

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



BLDG. E NORTH ELEVATION - WEST

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

#	DESCRIPTION	DATE

the LAB
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 spokane, wa

PROJ. #	1801
DRAWN:	Author
CHECKED:	Checker
DATE:	10.04.18

THE FARM at MILL CREEK
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

BUILDING E ELEVATIONS
DRB102



BUILDING E LOOKING SOUTH EAST

#	DESCRIPTION	DATE

the LAB
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 spokane, wa

PROJ. # 1801
 DRAWN: Author
 CHECKED: Checker
 DATE: 10.04.18

THE FARM at MILL CREEK
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

PERSPECTIVES
DRB109



BUILDING E LOOKING SOUTH EAST

#	DESCRIPTION	DATE

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 architecture collective
 spokane, wa

PROJ. #	1801
DRAWN:	Author
CHECKED:	Checker
DATE:	10.04.18

THE FARM at MILL CREEK
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

PERSPECTIVES
DRB110



SPINE ROAD LOOKING WEST

#	DESCRIPTION	DATE

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THE FARM at MILL CREEK
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

PROJ. #	1801
DRAWN:	Author
CHECKED:	Checker
DATE:	10.04.18

PERSPECTIVES
DRB111



SPINE ROAD LOOKING WEST

#	DESCRIPTION	DATE

the LAB
 architecture collective
 spokane, wa

PROJ. #	1801
DRAWN:	Author
CHECKED:	Checker
DATE:	10.04.18

THE FARM at MILL CREEK
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

PERSPECTIVES
DRB112



BUILDING F LOOKING SOUTH EAST FROM 132ND

#	DESCRIPTION	DATE

the LAB
 architecure collective
 spokane, wa

PROJ. #	1801
DRAWN:	Author
CHECKED:	Checker
DATE:	10.04.18

THE FARM at MILL CREEK
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

PERSPECTIVES
DRB113

