



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
March 16, 2017**

Approved April 20, 2017

DRB Members:

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

Community Development Staff:
Christi Amrine, Senior Planner
Sherrie Ringstad, Planning Specialist
Tom Gathmann, Senior Project Manager

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.

III. MINUTES:

A. Minutes of January 19, 2017

MOTION: Member Tiedje moved, seconded by Member Bisom, to approve the January 19, 2017 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

Arena Sports – Building Elevations, Materials and Colors, Landscaping and Signage
Senior Planner Christi Amrine noted that the project before the Design Review Board (DRB) is for Arena Sports for building elevations, landscaping and signage. She reminded the Board that this project came before them for informal review in January. The project was approved by the Hearing Examiner on February 8, 2017. Ms. Amrine

presented the staff report, which included an aerial map, an overview of the Binding Site Plan, and a review of the design requirements. Ms. Amrine noted that the DRB had concerns at the informal review regarding modulation. To address those concerns the applicant has provided modulation using different materials, which include several different colors of vertical corrugated metal siding. In addition, arbors have been added to provide modulation.

A long discussion ensued regarding whether the plan meets the City's requirement for modulation. Member Hastings asked if the wall signs are being used for modulation. Senior Planner Amrine confirmed that they are. Vice Chair Hamblton asked if plants are proposed on the arbor.

Geoffrey Grice, Senior Associate, MG2 Architecture, 1101 2nd Avenue #100, Seattle, WA 98101

Mr. Grice stated that the arbors are stand alone with plantings under and around them but they are not proposing any climbing vegetation.

Member Hastings suggested adding additional elements to the east elevation to create modulation such as adding another building material or extending a trellis. Mr. Grice stated that they could adjust the panel length with the darker bronze material and pull it toward the center a little. He explained that they were trying not to over clutter that end since it faces the street. Vice Chair Hamblton suggested extending the dark brown panel as far as the trellis and the light brown panel over to the N in Arena to help break-up this elevation.

Member Hastings stated for the record that she is concerned about allowing the wall graphic because it is precedent setting.

Mr. Grice answered several questions for the Board regarding the arbors, and other architectural elements.

Landscaping

Senior Planner Amrine reviewed the landscape design requirements and gave the Board an overview of landscaping proposed. She pointed out that the Hearing Examiner added a Condition of Approval requiring a fence on both sides of the access drive off Dumas Road. A suggestion that came out of the informal review, which has been implemented, was to remove the sidewalk along the western elevation and increase the width of the landscape bed adjacent to the building. Ms. Amrine noted that the applicant has proposed deciduous trees in this landscape bed and staff is recommending that they be replaced with a narrow evergreen to provide year around screening of the building.

Corky Brown, WBLA Landscape Architects, 7413 152nd Ct NE, Redmond, WA 98052

Mr. Brown responded to a question by explaining that the reason trees are not proposed along the entire western elevation is because of the proposed trellis. He responded to staff's suggestion that evergreen trees be used along the western elevation and suggested

that a smaller variety of Western Red Cedar such as Excelsa, Hogan's, or Vincensini might be appropriate. He also noted that this landscape bed will be densely planted with shrubs and groundcover, including Viburnum Spring Bouquet, Otto Luyken and Kinnikinnick.

Dan Cordwell, Rivendale HOA Board

Mr. Cordwell suggested that an existing tree adjacent to the southern end of the landscape berm be removed to allow the berm to be increased in height on that end. Ms. Amrine stated that the City's Code requires the preservation of healthy, mature trees. This tree is very large and it already providing significant screening especially for the residents of the Monterra Apartments. She stated that staff would not recommend removal of the tree.

A lengthy discussion regarding the benefit of leaving the tree versus removing the tree and building up the berm, resulted in the consensus that the existing tree be saved and the need for additional screening on the southern end of the berm be addressed by proposing clusters of taller trees on this end of the berm.

Ms. Amrine noted that the Trash enclosure plans were distributed this evening. She described the plan as being CMU in colors similar to the building with a black chain link gate with black slats. She noted that the enclosure would also conceal the transformer.

Signage

Ms. Amrine explained that the monument sign will be located on the shared access drive on the Bothell-Everett Highway. The proposed sign is a metal oblong on a concrete base displaying the business name and address, and meets the design and dimensional requirements in the Code.

MOTION: Vice Chair Hambelton moved, seconded by Member Bisom, to approve the proposed building elevations, materials and colors, landscaping and signage for Arena Sports as conditioned in the staff report and as modified by the Design Review Board as follows:

- **Use a variety of Western Red Cedar such as Excelsa, Hogan's, or Vincensini in the landscape bed on the western elevation.**
- **Modify the eastern elevation to extend the dark brown as far as the trellis and the light brown over to the N in Arena to add modulation to this elevation.**
- **Modify the landscape plan to cluster several groupings of taller evergreens on the southern end of the berm.**

The motion was approved unanimously.

North Pointe Park – Landscaping

Planning Specialist Sherrie Ringstad stated that the project before the Board is proposed landscaping for North Pointe Park. She presented the staff report, which included a background, overview of the master plan process, and the approved master plan. Ms. Ringstad noted that the landscape plan is divided into individual areas, with a plant

palette proposed for each area. The areas are: Lowland Meadow, Marsh/Creek (for the rain garden), Woodland Forest, and lawn.

- The *Lowland Meadow* landscape beds are around the perimeter of the rain garden and along the southern property boundary between the sidewalk and the street. The Lowland Meadow plant palette consists of mostly drought tolerant plants, with a mix of evergreen and perennials.

Board Consensus: Remove Tufted Hair Grass and Western Sword Fern.

- The *Woodland Forest* is proposed for the top of the berm on either side of the foot bridges, in the dry creek bed, and along the western boundary of the property between the sidewalk and the street, as well as at the eastern entrance by the park sign. The plants are natives and are primarily drought tolerant with about half being evergreen.

Board Consensus: Remove Tufted Hair Grass and Lady Fern and replace the Bald-Hip Rose with another a rose cultivar more suited to the sunny location.

Vice Chair Hambelton suggested that the plants with thorns not be used adjacent to the pedestrian walkways.

- The *Marsh / Creek* area is on the northwest boundary at the base of the dry creek bed. The plant palette proposes mostly native plants with a mix of evergreen and deciduous plants.

Board Consensus: Remove Skunk Cabbage and Goat's Beard and make sure the Iris Tenax is used only in the driest areas of the rain garden. Increase the selection of Zone 2 and Zone 3 plants by adding plants from the Lowland Meadow and Woodland Forest palettes, such as: add Oregon Grape, Pacific Nine Bark and Snowberry for Zone 2 and Lavender, Maiden Grass, and Red Currant for Zone 3 plants.

- The *Lawn* covers almost half of the park with a small area across the top between the sidewalk and another landscape bed.

Board Consensus: Remove the small lawn area across the top and replace it with a Lowland Meadow landscape bed.

Ms. Ringstad stated that another area where the Board's guidance is being sought is the proposed tree selection. There are five categories of trees proposed: *accent trees* to be used at the entry and in the Lowland Meadow landscape bed on the southern boundary between the sidewalk and the street, *conifer trees* proposed on the berm, *shade trees* primarily to be used around the perimeter of the park, *small trees* used in the Woodland

Meadow landscape bed on the western boundary and on the berm, *wet tolerant trees* to be used in the dry creek bed and on the edge of the rain garden.

Shade Trees Board Consensus: Remove the London Plane because of allergy concerns and use the American Elms around the perimeter and use the Ginkgo across the top of the berm.

Accent Trees Board Consensus: Remove the Dove Tree and use the Dogwood, Fragrant Snowbell, and the Magnolia in pairs.

Wet Tolerant Trees Board Consensus: Recommend using the Tupelo by the Rain Garden and the Katsura in the landscape bed on the southern boundary and concurred with the use of the Birch by the dry creek bed

Conifers Board Consensus: Agree with the Western Red Cedar and recommend the Mountain Hemlock rather than the Western Larch for the other two conifers proposed on the berm.

Small Trees Board Consensus: Recommend the Vine Maple in the bed between the play area and the street and two Serviceberry on the berm.

Street Trees Board Consensus: The two street trees just south of the entry are failing – replace with Green Ash.

Vice Chair Hambelton stated that he does not like the idea of naming the park North Pointe Park because it gives the impression that it is a private park just for the North Pointe neighborhood rather than a public neighborhood park. Senior Project Manager Tom Gathmann explained that the City has a process, established by Resolution, on how to name a City park. The Parks and Recreation Board will make a recommendation to the City Council and they can either come up with a name on their own or use a public process to come up with a name. One suggestion that has come up is Penny Creek Park since the natural park theme is intended to reflect the area, which is located in the Penny Creek basin.

Brice Maryman, MIG/SvR

The Landscape Architect suggested that the Board consider using the Nootka Rose in the Woodland Forest plant palette since it is a native and works in a sunny location. The Board agreed with the suggestion.

Member Hastings complimented the Landscape Architect on the design of the park and said that she feels it will be an asset for the City.

MOTION: Member Bisom moved, seconded by Vice Chair Hambelton, to approve the proposed landscaping for North Pointe Park as conditioned in the staff report and as modified by the Design Review Board as follows:

- *Lowland Meadow:* Remove Tufted Hair Grass and Western Sword Fern.
- *Woodland Forest:* Remove Tufted Hair Grass and Lady Fern and replace the Bald-Hip Rose with Nootka Rose. The plants with thorns are not to be used adjacent to the pedestrian walkways.
- *Marsh / Creek:* Remove Skunk Cabbage and Goat's Beard and make sure the Iris Tenax is used only in the driest areas of the rain garden. Increase the selection of Zone 2 and Zone 3 plants by adding plants from the Lowland Meadow and Woodland Forest palettes, such as: add Oregon Grape, Pacific Nine Bark and Snowberry for Zone 2 and Lavender, Maiden Grass, and Red Currant for Zone 3 plants.
- *Lawn:* Remove the small lawn area across the top and replace it with a Lowland Meadow landscape bed.
- *Shade Trees:* Remove the London Plane and use the American Elms around the perimeter and use the Ginkgo across the top of the berm.
- *Accent Trees:* Remove the Dove Tree and use the Dogwood, Fragrant Snowbell, and the Magnolia in pairs.
- *Wet Tolerant Trees:* Use the Tupelo by the Rain Garden and the Katsura in the landscape bed on the southern boundary and use the Birch in the dry creek bed
- *Conifers:* Agree with the Western Red Cedar and recommend the Mountain Hemlock for the other two conifers proposed on the berm.
- *Small Trees:* Recommend the Vine Maple in the bed between the play area and the street and the two Serviceberry on the berm.
- *Street Trees:* Replace the two street trees just south of the entry that are failing.

The motion was approved unanimously.

V. ADJOURNMENT:

Chair Gunter adjourned the meeting with the consensus of the Board at 7:10 p.m.

Submitted by:

Sherrie Ringstad, Planning Specialist