



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
January 21, 2016**

Approved February 18, 2016

Members:

Dave Gunter, Chair
Beverly Tiedje, Vice Chair (5:17 p.m.)
D. Wayne Bisom
David Hambelton
Tina Hastings

Community Development Staff:
Christi Amrine, Senior Planner
Sherrie Ringstad, Planning Specialist

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.

III. MINUTES:

A. Minutes of December 17, 2015

MOTION: Member Bisom moved, seconded by Member Hambelton, to approve the December 17, 2015 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

PL2015-0028 Mill Park Vista Building Elevations, Landscaping and Monument Sign

Senior Planner Christi Amine stated that application before the Board is building elevations, colors and materials for the Mill Park Vista development. She introduced the owner, architect and landscape architect and noted that they are available to answer questions.

Ms. Amrine explained that the project before the Board is for a Binding Site Plan that was approved in 2004 and the frontage improvements were constructed in 2010. The property has been recently sold and the new owner is requesting approval of building elevations, landscaping, lighting and a monument sign for a three building business and industrial park complex. She presented the staff report and presentation, which included a description of the location, existing site conditions, a description of the overall site plan and a review of the applicable design guidelines. Ms. Amrine also displayed the material sample board.

Senior Planner Amrine described the individual buildings as follows:

Building A, which will contain the commercial day care facility, is consistent with design criteria, providing modulation and a consistent level of detail on all sides of the building. Thus, no Conditions of Approval are recommended.

Building B, which is proposed as an office / warehouse spec building, is located on the south side of the access drive. Ms. Amrine stated that staff is recommending a Condition of Approval that stone veneer be added to the lower three feet of the building on the south elevation.

Vice Chair Tiedje noted that two elevations are labeled as the north elevation.

Mel Maertz, M2 Architects, 1111 Cleveland Avenue, Suite 102, Mt. Vernon, WA 98273
Mr. Maertz, the project architect, confirmed that the elevation showing the garage doors is the south elevation.

Member Bisom suggested that the pedestrian doors on the south elevation would benefit from weather protection. Mr. Maertz said that they could look at adding a metal canopy over the pedestrian doors.

Member Hastings suggested that bollards be added around the pedestrian doors for safety. Mr. Maertz confirmed that they would be adding bollards.

Building C - Senior Planner Amrine stated that in order to provide a consistent level of detail on Building C, staff is recommending that fir trellis detail similar to other sides of the building be added both above door and window on the south elevation. Staff is also recommending that stone veneer be provided on the east elevation.

Member Hastings suggested that rather than the fir trim, weather protection may be a better option over the door. Mr. Maertz confirmed that they could add a metal awning over the door. Following a brief board discussion regarding using both the awnings and the trellis over the windows on the south elevation of Building C, it was agreed that it may be preferable to require just the weather protection over the doors. Ms. Amrine confirmed that the awning would be sufficient to add a consistent level of detail.

Member Hastings asked what approximate age is the landscaping shown in the renderings.

Patrik Dylin, Echos Design, 505 South 1st Street, #B, Mount Vernon, WA

Mr. Dylin stated that the renderings depict ten years full growth. He added that when the firs are planted, they will be in the six foot range and you could expect approximately three feet of growth per year.

Ms. Amrine reviewed the Guidelines regarding screening of outdoor mechanical equipment and dumpsters and stated that staff believes the proposed project meets these requirements; thus, no Conditions of Approval have been proposed. She also described the lighting guidelines and the proposed lighting and stated that no Conditions of Approval are proposed.

Senior Planner Amrine described the landscape design guidelines. She added that staff has one Condition of Approval. In order to protect infrastructure, staff is recommending that the Douglas fir proposed for the landscape island in the parking lot be replaced with another species of evergreen that is more suited to the confined space.

Ms. Amrine described the proposed monument sign and stated that the size proposed is larger than allowed by Code; thus, staff has a Condition of Approval that the sign size be reduced to the maximum size allowed by Code.

Chair Gunter suggested that the Board breakout the final discussion and motion into sections for the building, landscaping and signage.

Building Elevations

The Board noted that lighting fixtures are shown on some elevations but not all. Mr. Maertz confirmed that lights will be used on pedestrian pathways but are not proposed in areas where there is no pedestrian access. Member Hastings said that given the proximity to the property line, it is likely that the south elevation of Buildings B and C will be illuminated with pole mounted, high cut off fixtures.

MOTION: Member Bisom moved, seconded by Member Hamblton, to approve the building elevations, colors and materials for the proposed Mill Park Vista development as conditioned in the staff report with the following additional condition:

- Condition 5 is modified to require weather protection over the door rather than trellis over the windows and door.
- Weather protection is required over the doors on the south elevation of Buildings B and C.
- Building lighting shall be provided along all pedestrian access ways.

The motion was approved unanimously.

Landscaping

A brief discussion of the proposed fencing ensued with the end result being that the fencing as proposed was acceptable.

Member Bisom suggested that the applicant consider either Serbian spruce or Weeping Alaska yellow cedar as a substitute for the Douglas fir mentioned in staff's recommended Condition of Approval.

MOTION: Member Bisom moved, seconded by Member Hambelton, to approve the landscaping for the proposed Mill Park Vista development as conditioned in the staff report with the following additional condition:

- **Replace the proposed Douglas fir in the landscape island with either Serbian spruce or Weeping Alaska yellow cedar.**

The motion was approved unanimously.

Monument Sign

MOTION: Member Hambelton moved, seconded by Vice Chair Tiedje, to approve the monument sign for the proposed Mill Park Vista development as conditioned in the staff report. The motion was approved unanimously.

V. ADJOURNMENT:

MOTION: Chair Gunter adjourned the meeting with the consensus of the Board Members at 5:50 p.m. The motion was approved unanimously.

Submitted by:

Sherrie Ringstad, Planning Specialist